



AGENDA

Environmental Services Committee Meeting Tuesday, 6 September 2022

Date Tuesday, 6 September 2022

Time 9.30am

Location Council Chamber
District Council Building
King George Place
Timaru

File Reference 1523609

Timaru District Council

Notice is hereby given that a meeting of the Environmental Services Committee will be held in the Council Chamber, District Council Building, King George Place, Timaru, on Tuesday 6 September 2022, at 9.30am.

Environmental Services Committee Members

Barbara Gilchrist (Chairperson), Gavin Oliver (Deputy Chairperson), Steve Wills, Allan Booth, Peter Burt, Richard Lyon, Paddy O'Reilly, Sally Parker, Stu Piddington, Tewera King (Mana Whenua) and Mayor Nigel Bowen

Quorum – no less than 2 members

Local Authorities (Members' Interests) Act 1968

Committee members are reminded that if you have a pecuniary interest in any item on the agenda, then you must declare this interest and refrain from discussing or voting on this item, and are advised to withdraw from the meeting table.

Paul Cooper

Group Manager Environmental Services

Order Of Business

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- 1 Apologies**
- 2 Identification of Items of Urgent Business**
- 3 Identification of Matters of a Minor Nature**
- 4 Declaration of Conflicts of Interest**
- 5 Chairperson's Report**

6 Confirmation of Minutes

6.1 Minutes of the Environmental Services Committee Meeting held on 26 July 2022

Author: Claire Copeland, Executive Assistant Environmental Services

Recommendation

That the Minutes of the Environmental Services Committee Meeting held on 26 July 2022 be confirmed as a true and correct record of that meeting and that the Chairperson's electronic signature be attached.

Attachments

- 1. Minutes of the Environmental Services Committee Meeting held on 26 July 2022**



MINUTES

Environmental Services Committee Meeting Tuesday, 26 July 2022

Ref: 1523609

**Minutes of Timaru District Council
Environmental Services Committee Meeting
Held in the Council Chamber, District Council Building, King George Place, Timaru
on Tuesday, 26 July 2022 at 9.30am**

Present: Gavin Oliver (Deputy Chairperson), Mayor Nigel Bowen, Cr Steve Wills, Cr Allan Booth, Cr Richard Lyon, Cr Paddy O'Reilly, Cr Sally Parker, Cr Stu Piddington.

In Attendance: Bede Carran (Chief Executive), Paul Cooper (Group Manager Environmental Services), Andrew Dixon (Group Manager Infrastructure), Beth Stewart-Wright (Director User Experience & Community Engagement), Jason Rivett (Acting Group Manager Commercial & Strategy), Hamish Barrell (District Planning Manager), Philip Howe (Museum Director), Eric Barnes (Acting Group Manager Recreation & Cultural Services), Michelle Bunt (Water Services Community Engagement Officer) Grant Hall (Drainage & Water Manager) Claire Copeland (Executive Assistant Environmental Services).

1 Apologies

Apology

Resolution 2022/13

Moved: Mayor Nigel Bowen

Seconded: Deputy Chairperson Gavin Oliver

That apologies from Cr Barbara Gilchrist and Cr Peter Burt be received and accepted.

Carried

2 Identification of Items of Urgent Business

No items of urgent business were received

3 Identification of Matters of a Minor Nature

No matters of a minor nature were raised.

4 Declaration of Conflicts of Interest

No conflicts of interest were declared.

5 Chairperson's Report

5.1 Chairpersons Report

Nothing supplied by Chairperson to present in her absence.

6 Confirmation of Minutes

6.1 Minutes of the Environmental Services Committee Meeting held on 14 June 2022

That the Minutes of the Environmental Services Committee Meeting held on 14 June 2022 be confirmed as a true and correct record of that meeting and that the Chairperson's electronic signature be attached.

Resolution 2022/15

Moved: Mayor Nigel Bowen

Seconded: Cr Sally Parker

That the minutes be accepted as a true and correct record.

Carried

7 Reports

7.1 Environmental Services update

Planning Manager (Mr Hamish Barrell) provided a verbal update on the status of the Draft District Plan (DDP) Review which is planned to be presented to council on the 6 September 2022. The DDP is the result of many years of work, covering future development, consultation, engagement, acknowledgement of sights of significance (SMS) to Maori and submissions.

Once the Plan is notified there is an opportunity for feedback resulting in hearing decisions and implementations with legal effect. The goal is to have an operative plan in two years. This time will provide an opportunity for training and targeted engagement around SMS and with iwi.

It was noted that the SMS could create unease around the ability for business as usual for domestic users but it was noted this is targeted at large scale work not, for example incidental and minor domestic works such as a residential fence.

There was a discussion on the involvement of Aoraki Environmental Consultants Ltd on behalf of mana whenua. It was noted that the corporate model is used elsewhere and this is at the request of the Rūnanga as one way to operate /communicate with Council on consent related issues.

8 Consideration of Urgent Business Items

No items of urgent business were received

9 Consideration of Minor Nature Matters

No matters of a minor nature were raised.

10 Update on the Emergency Operations Centre Events

Due to the Emergency Operations Centre events of the prior week the lead local controller (Mr Paul Cooper) was invited to provide an update. Mr Cooper noted that a river bank (on the Opihi River) at the end of Mill Road was at risk of rupture which posed an imminent threat to the public. The decision was made to evacuate the properties in the immediate area. A small number of residents of the affected properties elected to remain.

To ensure safety of all people a decision was made late on the evening of 20 July to declare a state of emergency Following the declaration (at 2220) the remaining residents of the affected properties were safely removed.

It was noted that a state of emergency is the only practicable tool available in such circumstances to EOC to ensure the safety of emergency staff and public notwithstanding it may be perceived as a significant regulatory response to a localised issue. The issue and options will be raised at future Civil Defence and Emergency Management meetings.

The Meeting closed at 10:21am

.....
Gavin Oliver Deputy Chairperson

7 Reports

7.1 2022 Brews on the Bay - Proposed Alcohol Control Area

Author: Sharon Hoogenraad, Chief Licensing Inspector / Enforcement Officer

Authoriser: Paul Cooper, Group Manager Environmental Services

Recommendation

That the Committee approves the New Zealand Police request for a temporary alcohol control area to be put in place over Caroline Bay (map shown in Attachment 1) in order to ban the consumption of alcohol within the controlled area (excluding the licensed area) for the period 11.00am 1 October 2022 to 6.00pm 1 October 2022.

Purpose of Report

- 1 To consider a request from New Zealand Police for a temporary alcohol control area at Caroline Bay during the 2022 Brews on the Bay Festival being held 1 October 2022.

Assessment of Significance

- 2 This matter is considered to be of low significance under the Council's Significance and Engagement Policy due to the temporary nature of the request and the limited number of people affected.

Background

- 3 The Brews on the Bay Festival is a celebration of New Zealand beer and cider accompanied by food and music. There are currently a total of 28 food and beverage vendors. The Special Licence application also includes off-sales which will be collected when exiting the event.
- 4 The New Zealand Police have requested an alcohol control area be temporarily put in place for the entire Caroline Bay area for the duration of the festival (with the licensed areas being excluded). Currently there is only an alcohol control area at Caroline Bay from 31 December (New Years Eve) 7.00pm to 1 January (New Year's Day) 7.00am.

Discussion

- 5 The organisers, Carter Consultants Limited are estimating attendance of up to 2,000 people over the seven hour period. Entry is by paid ticket (a standard ticket is \$49).
- 6 The event will cover a large portion of the Caroline Bay area, including parking. The licensed areas are yet to be confirmed as the Special Licence is in progress, however an approximation of the area is shown in Attachment 4. All areas being used by the festival will be fenced with security staff managing the perimeter. The event will be catering for all ages.
- 7 Extensive discussions have been held with the organisers and staff from various units within Council to address legislative and service needs to support a successful event.

Options and Preferred Option

- 8 There are two options to consider and they are as follows:

- 9 **Option 1:** The preferred option is that the proposed temporary alcohol control area (Attachment 1) is put in place. This is to promote a safe environment for the community to continue to enjoy the Caroline Bay area during the festival period, without being concerned by people consuming alcohol outside the licensed area. The proposed area extends out into the bay itself to remove the temptation for members of the public to utilise various personal watercrafts to listen to the music whilst consuming craft beers and food. The temporary alcohol control area would also give the New Zealand Police the powers to issue Alcohol Infringement Notices for 'Breach (of) a Liquor Ban' and powers of arrest.
- 10 **Option 2:** The alternate option is not to put a temporary alcohol control area in place. If an alcohol control area is not implemented, there is the potential for people to congregate outside the licensed areas consuming alcohol. This increases the risk of intoxicated persons interfering with the enjoyment of other members of the community wishing to use areas outside of the event for example the beach, paddling pools, playgrounds and skate park.

Consultation

- 11 Consultation has been undertaken between the New Zealand Police, the organisers of the event, and the Timaru District Council Liquor Licensing Unit. The organisers fully support the proposal requested by the New Zealand Police (Attachment 2).

Relevant Legislation, Council Policy and Plans

- 12 Timaru District Consolidated Bylaw 2018 - Chapter 4, Section 402.1 states 'The Council may from time to time by resolution of Council declare any specified area to be subject to the provisions of the chapter of the bylaw for such times as are considered appropriate.'
- 13 The Timaru District Consolidated Bylaw 2018 – Chapter 4, Section 402.3 states 'This chapter of the bylaw does not prohibit the consumption or possession of liquor in a place for which a liquor licence has been issued under the Sale and Supply of Alcohol Act 2012'.

Financial and Funding Implications

- 14 There are no financial implications involved in this proposal.

Other Considerations

- 15 There are no other relevant considerations.

Attachments

1. **Attachment 1 - NZ Police Support Letter**  
2. **Attachment 2 - Proposed Site Layout Map - Brews on the Bay 2022**  
3. **Attachment 3 - Applicants Support Letter**  
4. **Attachment 4 - Proposed Liquor Ban Map - Brews on the Bay**  



22 August 2022

To Whom it May Concern

This letter is written to support the request of the Timaru Police for the Timaru District Council to impose an Alcohol Ban for the Caroline Bay area as per the agreed map held by the Chief Licensing Inspector, Sharon Hoogenraad, for the duration of the proposed event 'Brews on the Bay 1st October 2022.

The proposed Alcohol Ban area will not include any area covered by any On License issued for the event.

Traditionally an Alcohol Ban is imposed and enforced for Caroline Bay for the New Year's celebrations. This has shown to decrease offending and has significantly contributed to making the event more 'family friendly' and enjoyable.

Due to the location and time of year it is likely there will be high numbers of the public frequenting Caroline Bay during the period other than those attending this event.

Imposing an Alcohol Ban for all areas other than those covered by any license obtained will enable all the other's to enjoy Caroline Bay without the concern of intoxication, dangerous litter and exposing young persons and children to the consumption of alcohol.

A ban would also contribute to the control of intoxication in general as event attendees would not be able to 'pre load' in the immediate vicinity of the festival before entering the licensed area, which is a commonly recognised practice and contributes greatly to alcohol related harm.

Alcohol would have to be consumed within the licensed area which has the benefit of then having to comply with all aspects of the Sale and Supply Act and any conditions imposed on the license.

The organisers of the event have conveyed their support of the alcohol ban also. It would assist them in the successful running of the event as they would then only have to be concerned with monitoring the consumption of alcohol within the licensed area.

Yours faithfully

A Callon
Prevention Manager
Aoraki

D Gaskin
Area Commander
Aoraki

Safer Communities Together

AORAKI POLICE

Timaru Police Station, 20 North Street, DX WX 10658, Timaru, New Zealand
Telephone: (03) 687 9808 www.police.govt.nz

Brews on the Bay – Site Plan



Event Key:

3x3m & 3x6m Stallholder Marquee	
3x6m Sponsors Marquee -	
3x3m BOS, Sound, Info & cups /entry Marquees -	
Food Trucks -	
2.4m High Fencing & Licensed Area	
Entry & Exit - 1.2m CCB Fencing	
Free Water Station	
Stage	
VIP Area	
Furniture	
Toilets x 30	
First Aid	
Smokers Area (Unlicensed) -	
Emergency Evacuation Points	
Waste Management Area	

<p>Event: Brews on the Bay 1/10/22</p>	<p>Location: Caroline Bay</p>	<p>Site Plan Created By: Campbell Ross</p>	
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21 July 2022

To Whom It May Concern,

Carter Consultants and Brews on the Bay are in full support of the Timaru District Council and local Timaru Police Authority to enforce a temporary Liquor Ban for Caroline Bay, Timaru, on Saturday the 1st of October while Brews on the Bay is run.

We wholeheartedly agree that it would be extremely beneficial for all parties involved in the event if this Liquor Ban was in place.

If you have any further questions, please feel free to contact me.

Kind Regards,

Simon Carter
Managing Director

E simon@carterconsultants.co.nz

M 021 892 098

W carterconsultants.co.nz





7.2 Annual Report to Alcohol Regulatory and Licensing Authority

Author: Debbie Fortuin, Environmental Compliance Manager

Authoriser: Paul Cooper, Group Manager Environmental Services

Recommendation

That the report be received and noted.

Purpose of Report

- 1 The purpose of this report is to inform the Committee of the Annual Report to the Alcohol Regulatory and Licensing Authority (ARLA).

Assessment of Significance

- 2 This matter is deemed to be of low significance in terms of Council's Significance and Engagement Policy. It is a statutory reporting requirement in terms of the Sale and Supply of Alcohol Act 2012 (the Act). Its function is to summarise the alcohol licensing activities undertaken for the 2021-2022 year.

Discussion

- 3 Section 199 of the Act requires that within three months of the end of each financial year, each territorial authority must prepare and send to ARLA a report of the proceedings and operations of its District Licensing Committees (DLC) during the year.
- 4 As per previous annual reports, ARLA has specified the form and content required in the report.
- 5 This report is a public record for the purposes of the Act, and a copy must be made available for inspection on the Council's website for a period not less than five years. ARLA or the DLC must, on payment of any reasonable fee it has prescribed, provide a copy of each report to any person who requests one.
- 6 Attachment 1 is the statutory requirement for annual reporting by ARLA. Attachment 2 is a submission to a survey that ARLA has requested relating to the annual report with additional questions to determine trend analysis.

Consultation

- 7 Consultation with the relevant staff and the Commissioner was undertaken in respect to drafting this report.

Relevant Legislation, Council Policy and Plans

- 8 Sale and Supply of Alcohol Act 2012
- 9 Joint Local Alcohol Policy

Financial and Funding Implications

10 There are no funding implications associated with this report.

Other Considerations

11 There are not considered to be any other relevant issues.

Attachments

1. **Attachment 1 - Timaru District Licensing Committee Report to ARLA 2021 - 2022** [!\[\]\(c6a8736a601a632e2c96605cf66055ed_img.jpg\)](#) 
2. **Attachment 2 - TDC ARLA Survey 2022** [!\[\]\(9ba1c633ca37327550476fd7d0d00348_img.jpg\)](#) 

Timaru District Licensing Committee

Annual Report to the Alcohol Regulatory and Licensing Authority

For the year 2021 - 2022

Date: 1 August 2022

Prepared by: Debbie Fortuin
Environmental Compliance Manager
Timaru District Council

Introduction

The purpose of this report is to inform the Alcohol Regulatory and Licensing Authority (the Authority) of the general activity and operation of the Timaru District Licensing Committee (DLC) for the year 2021-2022

There are three DLC's operating in the South Canterbury area under a single Commissioner, this model having been adopted during the implementation of the Sale and Supply of Alcohol Act 2012 (the Act) in December of 2013. The three DLC's are that of the Timaru, Waimate and Mackenzie Districts.

This report relates to the activities of all the DLC's in the body of the text and to the Timaru DLC alone in the Annual Return portion of the report at the rear of this document. This satisfies the requirements of the territorial authority set out in section 199 of the Act.

Overview of DLC Workload

DLC Structure and Personnel

The table below shows the current membership of the three DLC's under the Commissioner. No changes occurred during the reporting period.

	Name	Role
Commissioner (Independent of Council Role)	Sharyn Cain	Deputy Mayor - Waimate District Council
Timaru DLC Members	Peter Burt	Deputy Chair, Councillor - Timaru District Council
	Stu Piddington	Councillor – Timaru District Council
	Gavin Oliver	Councillor - Timaru District Council
Mackenzie DLC Members	Graham Smith	Deputy Chair, Mayor - Mackenzie District Council
	Anne Munro	Councillor – Mackenzie District Council
	Murray Cox	Councillor – Mackenzie District Council
Waimate DLC Members	Craig Rowley	Mayor - Waimate District Council
	Sheila Paul	Councillor – Waimate District Council

Total costs for Timaru District Council DLC activities for the period amounted to \$124,327.00. This was made up of elected members allowances, travel costs, administration costs and solicitors fees, relating to the DLC.

In terms of Council staff delivering licensing services to the community and the DLC, there are 1.5 FTE licensing inspectors, a 0.5FTE licensing administrator and the secretary to the three DLC's, who also manages the activity, for the 3 councils.

There were no hearings held in this financial year period.

Local Alcohol Policy

The Timaru, Mackenzie and Waimate District Councils jointly prepared and developed a Local Alcohol Policy, which was came in to force on 24 March 2016.

The LAP is currently under review and undergoing the special consultative process.

Statistical Information

Statistical information about the operation of the DLC for the year 2021 - 2022 is in the prescribed form and follows overleaf.

- Annual return
- Current listing of licenced premises.

There were two withdrawn manager's certificates

Timaru District Licensing Committee

Annual Return

July 2021 – June 2022

On-licence, Off-licence and Club Licence Applications Received						
Application Type	Number Received in Fee Category – Very Low	Number Received in Fee Category – Low	Number Received in Fee Category – Medium	Number Received in Fee Category – High	Number Received in Fee Category – Very High	Total
On-licence new		5	6	2		
On-licence variation						
On-licence renewal	1	5	5			
Off-licence new	1	1	8			
Off-licence variation						
Off-licence renewal	3		5			
Club licence new		1				
Club licence variation						
Club licence renewal	6	4				
Total number	11	16	24	2	0	53
Total fee paid to ARLA (GST incl.)	\$189.75	\$522.00	\$1,242.00	\$172.50	\$0.00	\$2,126.25

Annual Fees for Existing Licences Received						
Licence Type	Number Received in Fee Category – Very Low	Number Received in Fee Category – Low	Number Received in Fee Category – Medium	Number Received in Fee Category – High	Number Received in Fee Category – Very High	Total
On-licence	1	32	24	6		
Off-licence	5	3	29	1		
Club licence	21	9	2			
Total number	27	44	55	7	0	133
Total fee paid to ARLA (GST incl.)	\$465.75	\$1,518.00	\$2,846.25	\$603.75	\$0	\$5,433.75

Managers' Certificate Applications Received	
Application Type	Number Received
Managers' certificate new	53
Managers' certificate renewal	141
Total number	194
Total fee paid to ARLA (GST incl.)	\$5,577.50

Special Licence Applications Received			
	Number Received in Category – Class 1	Number Received in Category – Class 2	Number Received in Category – Class 3
Special licence	7	11	43

Temporary Authority Applications Received	
	Number Received
Temporary authority	18

Permanent Club Charter Payments Received	
	Number Received
Permanent club charter payments	0
Total fee paid to ARLA (GST incl.)	\$0

Total paid to ARLA	\$13,167.50
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Number of District Licensing Committee Meetings Held

Date	Number
July 2021	4
August 2021	3
September 2021	4
October 2021	4
November 2021	4
December 2021	4
January 2022	3
February 2022	3
March 2022	5
April 2022	3
May 2022	4
June 2022	5

Timaru District Licensing Committee

List of Licenced Premises

As at 30 June 2022

Precis	Licence Type Desc
The Terrace, Timaru "South Canterbury Club"	Charter Club
44 Browne Street, Timaru "Timaru South Cosmopolitan Club"	Club Licence
Redruth Street, Timaru "South Canterbury Vintage Car Club"	Club Licence
129 Church Street, Timaru "Countdown - Church Street"	Off Licence
44 Browne Street, Timaru "Timaru South Cosmopolitan Club"	Off Licence
88A Evans Street, Timaru "Tandoori King Restaurant"	On Licence
232 Stafford Street, Timaru "Old Bank Cafe & Bar"	On Licence
9A Maltby Avenue, Timaru "West End Bowling Club"	Club Licence
99 Douglas Street, Timaru "Timaru Town & Country Club"	Club Licence
45 Hassall Street, Timaru "Kia Toa Bowling Club"	Club Licence
Orari Back Road, Geraldine "Geraldine District Golf Club"	Club Licence
63 Wilson Street, Timaru "Timaru Bridge Club"	Club Licence
124 Domain Avenue, Temuka "Temuka Golf Club"	Club Licence
22 Gresham Street, Geraldine "Grande Vue Golf Club"	Club Licence
Raukapuka Domain, George Street, Geraldine "Geraldine Rugby Football Club"	Club Licence
Timaru Airport, Falvey Road, Timaru "South Canterbury Aero Club"	Club Licence
87 Lynch Road, Levels, Timaru "Timaru Golf Club"	Club Licence
36 Oakwood Road, Hadlow, Timaru "Gleniti Golf Club"	Club Licence
22 Brunswick Street, Timaru "Timaru Squash Rackets Club"	Club Licence
Aorangi Park Pavilion, 70 Morgans Road, Timaru "Northern Hearts Association Football Club"	Club Licence
66 Quarry Road, Timaru "Old Boys Rugby Football Club"	Club Licence
Pleasant Point Domain, Main Road, Pleasant Point "Pleasant Point Rugby Football Club"	Club Licence
9 Browne Street, Timaru "Countdown - Browne Street"	Off Licence
Caroline Bay, Timaru "Sopheze on the Bay"	On Licence
99 Douglas Street, Timaru "Timaru Town & Country Club"	Off Licence
Sheffield Street, Timaru "DB South Island Brewery"	Off Licence
51 Sophia Street, Timaru "The Sail & Anchor Tavern"	On Licence
130 King Street, Temuka "Temuka Returned Services and Citizens Club"	Club Licence
312-314 Otipua Road, Timaru "Benny's Again"	On Licence
310-324 Stafford Street, Timaru "Ballantynes"	On Licence
310-324 Stafford Street, Timaru "Ballantynes"	Off Licence
57 Elizabeth Street, Cave "Cave Arms Tavern"	On Licence
57 Elizabeth Street, Cave "Cave Arms Tavern"	Off Licence
133-135 Temuka-Orari Highway, Winchester "Wolseley Hotel"	On Licence
133-135 Temuka-Orari Highway, Winchester "Wolseley Hotel"	Off Licence
North Mole, Timaru "Timaru Yacht and Power Boat Club"	Club Licence
27 Benvenue Avenue, Timaru "Trust Aoraki Tennis Centre"	Club Licence

Caledonian Sports Grounds, Timaru "Timaru City AFC"	Club Licence
Wright Street, Geraldine "Geraldine Bowling Club"	Club Licence
44 Butlers Road, Pleasant Point "Pleasant Point Golf Club"	Club Licence
30 Queen Street, Pareora "Pareora Country Club"	Club Licence
West End Park - Wai-iti Road, Timaru "West End Amateur Football Club"	Club Licence
34 Church Street, Timaru "Timaru Harlequins Rugby Football Club"	Club Licence
Morris Lane, Pleasant Point "Pleasant Point Bowling Club"	Club Licence
35 Browne Street, Timaru "Warehouse Wholesale Liquor"	Off Licence
2 George Street, Timaru "The Speight's Ale House", " Function Centre" and "Street Food Kitchen"	On Licence
136-138 Stafford Street "Royal Garden Chinese Restaurant"	On Licence
44-46 Stafford Street, Timaru "Punjab Indian Tandoori Restaurant"	On Licence
118 Le Cren Street, Timaru "Richard Pearse Tavern" and "Thirsty Liquor"	Off Licence
190 Stafford Street, Timaru "Sopheze Coffee Lounge and Catering"	Endorsed On/Caterers Licence
118 Le Cren Street, Timaru "Richard Pearse Tavern and Family Restaurant"	On Licence
2 Strathallan Street, Timaru "Steak@Customs House"	On Licence
68 The Bay Hill, Timaru "Little India"	On Licence
141 King Street, Temuka "Temuka Hotel"	On Licence
141 King Street, Temuka "Temuka Hotel"	Off Licence
40-42 Browne Street, Timaru "Thistle Association Football Club"	Club Licence
Phar Lap Raceway, State Highway One, Washdyke "Catering South Canterbury"	On Licence
61 Browne Street, Timaru "Celtic Rugby Football Club"	Club Licence
418 Falvey Road, Levels , Timaru "South Canterbury Car Club"	Club Licence
66 Stafford Street, Timaru "Carlton Hotel"	On Licence
8 Shaw Street, Timaru "Tornado Rod & Custom Club"	Club Licence
26 Cains Terrace, Timaru "Grosvenor Hotel"	On Licence
4A Elizabeth Place, Timaru "Zest Restaurant"	On Licence
84 Evans Street, Timaru "Golden Palace Chinese Restaurant"	On Licence
328 Church Street, Timaru "Speights Lounge - Alpine Energy Stadium"	Club Licence
Fergusson Drive, Temuka Domain, Temuka "Temuka Rugby Football Club"	Club Licence
36 Domain Avenue, Temuka "Temuka Bowling Club"	Club Licence
3 Gualter Road, Geraldine "Brewery Cafe"	Off Licence
3 Gualter Road, Geraldine "Brewery Cafe"	On Licence
22 Station Street, Timaru "The Station Cafe"	On Licence
70 Morgans Road, Timaru "Timaru Bowling Club"	Club Licence
99-111 Evans Street, Timaru "Big Daddys Liquor"	Off Licence
56 Main North Road, Geraldine "Geraldine Orchard Farmshop and Cafe"	On Licence
29 Stafford Street, Timaru "Big Daddys Liquor"	Off Licence
148-154 Stafford Street, Timaru "The Oxford"	On Licence
20 Ranui Avenue, Timaru "Timaru Indoor Bowls Association Stadium and Community Centre"	Club Licence
1 Orari Station Road, Orari "Cafe Mes Amis"	On Licence
2 George Street, Timaru "Dlish Catering"	Endorsed On/Caterers Licence
6 Rothwell Street, Timaru "South Canterbury Darts Association"	Club Licence
161 Temuka-Orari Highway, Winchester "Mia Flora Cafe & Garden Centre @ Kavanagh House"	On Licence
16-22 Evans Street, Timaru "Comfort Hotel Benvenue"	On Licence

41 Talbot Street, Geraldine "Village Inn"	On Licence
41 Talbot Street, Geraldine "Village Inn"	Off Licence
16 George Street, Timaru "Naruwan Asian Cuisine Restaurant"	On Licence
44 Talbot Street, Geraldine "Q Foods"	On Licence
32 Arthur Street, Timaru "Starz Restaurant"	On Licence
4 Peel Street, Geraldine "The Running Duck"	On Licence
121 King Street, Temuka "The Jolly Potter"	On Licence
54-56 The Bay Hill, Timaru "Bay Hill Brewery Bar"	On Licence
924 Seadown Road, Timaru "The Shearers Quarters"	On Licence
134 King Street, Temuka 7920 "@ustin 92 Restaurant"	On Licence
55 Morgans Road, Glenwood, Timaru 7910 "Morgans Road Food Market"	Off Licence
1-9 Strathallan Street, Timaru "Ship Hop Brewing"	Off Licence
129 Stafford Street, Timaru "Hector Black's"	On Licence
54 Halstead Road, Pleasant Point "Pleasant Point District Squash Club"	Club Licence
842 Winchester-Geraldine Road, Geraldine 7930 "Stonebridge"	On Licence
93 Main Road, Pleasant Point 7903 "Pleasant Point Four Square"	Off Licence
31 Talbot Street, Geraldine "Geraldine Heritage Hotel"	Off Licence
1202 Peel Forest Road, Geraldine 7992 "The Green Man @ Peel Forest"	On Licence
22 Dee Street, Timaru "Timaru Liquorland"	Off Licence
65 Oakwood Road, RD 4, Timaru "Quarry Rock Wines"	Endorsed Off/Remote Sellers Licence
399 Claremont Road, RD 4, Timaru "CannaCo Operations"	Endorsed Off/Remote Sellers Licence
4/9 Elizabeth Street, Timaru "The Bottle-O Seaview"	Off Licence
109 Sophia Street, Timaru 7910 "Bullock Restaurant and Bar"	On Licence
253 Beaconsfield Road, RD 2, Timaru 7972 "Harlau House Cafe"	On Licence
64 King Street, Temuka "Crown Hotel"	On Licence
64 King Street, Temuka "Super Liquor Temuka"	Off Licence
71 Talbot Street, Geraldine 7930 "Barkers Food Store and Eatery"	On Licence
7-11 Peel Street, Geraldine "Fresh Choice Geraldine"	Off Licence
185 King Street, Temuka "New World Temuka"	Off Licence
31 Konini Street, Timaru "Gleniti Cafe"	On Licence
303-305 Stafford Street, Timaru "Sukhothai Restaurant"	On Licence
45c Talbot Street, Geraldine "Cafe Verde"	On Licence
10 The Bay Hill, Timaru "The Hydro Bar"	On Licence
198 Hilton Highway, Washdyke, Timaru "Ascot Sportshouse & Eatery"	On Licence
64 The Bay Hill, Timaru "Cactus Fire"	On Licence
7 George Street, Timaru "Koji"	On Licence
88 Evans Street, Timaru "Sushi &"	On Licence
3a Talbot Street, Geraldine "Humdinger Gin"	Endorsed Off/Remote Sellers Licence
31 North Street, Timaru "Super Liquor Timaru"	Off Licence
57 Main Road, Pleasant Point "The Bottle-O Pleasant Point"	Off Licence
95 Main Road, Pleasant Point "Pleasant Point Hotel"	On Licence
95 Main Road, Pleasant Point "Pleasant Point Hotel"	Off Licence
7 Talbot Street, Geraldine "Royal India Geraldine"	On Licence
568 Woodbury Road RD 21 Geraldine "Woodbury Store Cafe"	On Licence

3a Talbot Street, Geraldine "Humdinger Gin"	Off Licence
144 Hilton Highway, Washdyke, Timaru "Washdyke Liquor Centre"	Off Licence
50 King Street, Temuka "Empire Hotel"	On Licence
1-53 Ranui Avenue, Timaru "Pak' n Save Timaru"	Off Licence
1-53 Ranui Avenue, Timaru "Henry's Beer, Wine & Spirits - Northtown Mall"	Off Licence
164 Stafford Street, Timaru "Armadillo's in the City Timaru"	On Licence
145 Wai-iti Road, Timaru "Henry's Beer, Wine & Spirits Highfield"	Off Licence
145 Wai-iti Road, Timaru "New World Timaru"	Off Licence
4 Clogstoun Street, Rangitata "Drift Inn"	On Licence
95 Queen Street, Waimate "New World Waimate"	Off Licence
4A Sefton Street, Timaru "Saikou"	On Licence
31 Talbot Street, Geraldine "Crown Hotel Geraldine"	Off Licence
31 Talbot Street, Geraldine "Crown Hotel Geraldine"	On Licence
38 Waihi Terrace, Geraldine "Mundells"	On Licence
249 King Street, Temuka "Tea Pot Inn"	On Licence
129 Stafford Street, Timaru "Tim Black - Auctioneer"	Endorsed Off/Auctioneer
79 Ben Ohau Road, Twizel "Resurrection Distillery"	Endorsed Off/Remote Sellers Licence
141 King Street, Temuka "Temuka Hotel"	On Licence
141 King Street, Temuka "Liquor Centre"	Off Licence
50 King Street, Temuka "Empire Hotel"	Off Licence
16 Royal Arcade, Timaru "Sal's Pizza Timaru"	On Licence

Response ID ANON-56BN-TGTY-3

Submitted to Questions for DLC Annual Reports 2021-2022
Submitted on 2022-08-01 11:23:26

Questions relating to the make up of your DLC

1 Please provide the name of your District Licensing Committee, and a generic email address to which general correspondence will be certain of a response.

Answer Box:

Timaru District Licensing Committee,
liquoradmin@timdc.govt.nz

2 Please provide the name, email, and contact phone number of your Committee's Secretary.

Answer Box:

Debbie Fortuin
debbie.fortuin@timdc.govt.nz
03-6877200

3 Please name each of your licensing inspectors and provide their email and contact phone number.

Answer Box:

Sharon Hoogenraad (Chief Licensing Inspector), Naomi Scott (Licensing Inspector)
Sharon.hoogenraad@timdc.govt.nz
Naomi.scott@timdc.govt.nz
03-6877200

Questions relating to the number of licences and managers' certificates your Committee issued and refused in the 2021-2022 financial year.

4A In the 2021-2022 year, how many total applications did your committee grant for new 'on licences' and to renew existing 'on licences'?

Answer Box:
24

4B In the 2021-2022 year, how many total applications did your committee refuse for new 'on licences' and to renew existing 'on licences'?

Answer Box:
0

4C In the 2021-2022 year, how many total applications did your committee grant for new 'off licences' and to renew existing 'off licences'?

Answer Box:
18

4D In the 2021-2022 year, how many total applications did your committee refuse for new 'off licences' and to renew existing 'off licences'?

Answer Box:
0

4E In the 2021-2022 year, how many total applications did your committee grant for new 'club licences' and to renew existing 'club licences'?

Answer Box:
11

4F In the 2021-2022 year, how many total applications did your committee refuse for new 'club licences' and to renew existing 'club licences'?

Answer Box:
0

4G In the 2021-2022 year, how many managers' certificates did your Committee issue?

Answer Box:
53

4H In the 2021-2022 year, how many applications for managers' certificates did your Committee refuse?

Answer Box:
0

4I In the 2021-2022 year, how many applications for managers' certificates were withdrawn?

Answer Box:
2

4J In the 2021-2022 year, how many licence renewals did your Committee issue?

Answer Box:
29

4K In the 2021-2022 year, how many licence renewals did your Committee refuse?

Answer Box:
0

4L In the 2021-2022 year, how many managers' certificate renewals did your Committee issue?

Answer Box:
141

4M In the 2021-2022 year, how many managers' certificate renewals did your Committee refuse?

Answer Box:
0

4N As at 30 June 2022 what is the total number of On-Licences (new and existing) in your licensing district?

Answer Box:
64

4O As at 30 June 2022 what is the total number of Off-Licences (new and existing) in your licensing district?

Answer Box:
42

4P As at 30 June 2022 what is the total number of Club-Licences (new and existing) in your licensing district?

Answer Box:
39

Questions relating to DLC Operations & Experiences in 2021-2022

5 Please comment on any changes or trends in the Committee's workload in 2021-2022.

Answer Box:

There has been a reduction of around 50% in special licenses applications which would be as a result of Covid restrictions.

6 Please comment on any new initiatives the Committee has developed/adopted in 2021-2022.

Answer Box:

n/a

7A Has your Committee developed a Local Alcohol Policy?

Yes

7B If the answer is yes, what stage is your Local Alcohol Policy at?

Not Applicable

8 If the answer to 7A is Yes, what effect do you consider your Local Alcohol Policy is having?

Answer Box:

Effective in providing consistency in decision making and limiting and reducing alcohol harm.

9 If the answer to 7B is 'in force', is your Local Alcohol Policy due for review?

Yes

10 If the answer to 9 is Yes, has such a review been undertaken?

Yes

If yes, with what result?:

Currently undergoing the process, still at pre-consultative stage.

11 Please comment on the manner in which the COVID-19 pandemic has impacted DLC operations.

Answer Box:

Statutory deadlines have not been able to have been met in some instances where reporting from Police and Medical Officer of Health have been delayed due to covid responses.

12 Please comment on the ways in which you believe the Sale and Supply of Alcohol Act 2012 is, or is not, achieving its objectives. Note: the objectives of the Sale and Supply of Alcohol Act 2012 are that: a) the sale, supply, and consumption of alcohol should be undertaken safely and responsibly; and b) the harm caused by the excessive or inappropriate consumption of alcohol should be minimised.

Answer Box:

Meets objective in conjunction with our joint LAP which compliments the legislation for local conditions as it has some stricter restrictions as compared with the act.

13 To what extent, if any, do you consider that achievement of the objectives of the Act may have been affected by the COVID-19 pandemic?

Answer Box:

During lockdown, the object of the Act was compromised due to lack of restrictions on remote selling and deliveries. Tri-agencies have not been able to monitor premises and events to the same extent as they would've in the pre-covid environment.

14 What changes or trends in licensing have you seen since the Act came into force?

Answer Box:

None noted

15 What changes to practices and procedures under the Act would you find beneficial?

Answer Box:

Current practices and procedures are being assessed as part of the LAP review. Stricter controls for remote sales and off licences.

Last Step

7.3 Timaru Residential Market Study

Author: Rosie Oliver, Development Manager

Authoriser: Andrew Dixon, Group Manager Infrastructure

Recommendation

That the report be received and noted.

Purpose of Report

- 1 The purpose of this report is to introduce the Colliers Timaru Residential Property Market Study July 2022 with a summary presentation of key findings by Alan McMahon (Colliers National Director: Strategic Advisory) and the opportunity for elected members to interrogate the data and conclusions reached.

Assessment of Significance

- 2 This item is of low significance under Council's Significance and Engagement Policy as no policy or funding decisions are being sought. The findings of this report may however be of some commercial interest to local stakeholders and it is proposed that, following Council consideration, the report be socialised externally as part of the District Plan Review and its formal consultation process.

Discussion

- 3 Council workshops on District growth have raised four broad issues. These are:
 - a. That the housing stock in Timaru is, notwithstanding total numbers and "affordable" median price, limited in terms of diversity (typology and price point/quality);
 - b. That choice and availability in local housing supply is (likely one of many) constraints on demand/population and economic growth;
 - c. That planning rules and zone boundaries are perceived as restrictive to growth; and
 - d. The potential opportunity for Timaru District Holdings Limited (TDHL) to enable/partner on housing opportunities or residential development.
- 4 It is critical that the Proposed District Plan be notified in September 2022 in order that Council is not overtaken by the shift towards a regional planning framework. However, elected member support for notification has been cautious to date to ensure there is assurance on the data addressing the issues noted above.
- 5 For the Infrastructure Group there is a risk that late and/or limited Development Area Planning will compromise the ability to develop and price robust Infrastructure Plans in a timely manner. This in turn limits the ability to develop (and consult on) an equitable Development Contributions Policy (and asset/cost schedule) which, in turn, limits Council's ability to;

- a. enable and encourage development through the provision of lead infrastructure; and
 - b. to recover the cost of lead infrastructure and/or the cost of growth related upgrades (in the event of intensification or changing uses).
- 6 To investigate these issues Colliers New Zealand were commissioned to undertake a qualitative demand analysis which would take a more fine grained approach considering not only population projections vs housing stock numbers but also property typology, size, and age, sale and rental data etc. Colliers were also asked to look at comparative data from neighbouring districts (Selwyn, Ashburton, Waimate and Waitaki), some of which are experiencing a higher rate of growth, in order to identify relevant factors leading to these divergent growth trends.
- 7 The findings of the Timaru Residential Property Market Study are broadly consistent with the Proposed District Plan and Growth Management Strategy. They also lend support to the concept of greater residential intensification in the city centre, and to the possible role of an intervention partner where market forces cannot drive either increased demand or increased supply.
- 8 A copy of this report is **attached** with the executive summary on pages 2 and 3.
- 9 The report author, Alan McMahon, will provide a presentation summarising his report. Elected members are invited to discuss the data, the conclusions reached and ask questions of the report author. The presentation is attached as Attachment 2.

Next Steps

- 10 It is proposed that Timaru District Council, in partnership with Venture Timaru, host a workshop featuring a number of growth/development/real estate specialists to present some insights and lead a panel discussion around future development opportunities in Timaru. This workshop would be open to the public however targeted invitations would be sent directly to relevant stakeholders – landowners, property developers, real estate agents, consultants in relevant fields etc.
- 11 No time or date has yet been set (nor has a speaker panel been finalised) however this event would ideally take place during the consultation period following notification of the Proposed District Plan (ie September – November 2022).
- 12 The event would be offered both as an opportunity to find out more about the District Plan review/opportunities to submit, and as an information evening about market trends and implications for those contemplating property investment or development, ie a value-add event, rather than a purely consultative/drop in session.

Attachments

1. **Attachment 1 - Colliers Report Timaru Residential Property Market Study July 2022)** [↓](#) 
2. **Attachment 2 - Colliers Slide Presentation** [↓](#) 

Timaru Residential Property Market Study

July 2022

Timaru District Council

Version: 26/08/2022 12:42 PM FINAL DRAFT

Accelerating success.



Executive summary

This report gathers insights into the residential property market including the existing residential typology, sales and rental data, local demographics, business demographics and information on relevant commercial projects and data points.

Each of the study areas (Selwyn, Ashburton, Waimate and Waitaki Districts) has been studied in full to provide a full comparison of each district to Timaru District.

Existing typology and housing stock

- Overall, houses in Timaru are a similar size to their nearest neighbouring urban areas.
- Timaru is dominated by three-bedroom properties which is not unusual when compared to other neighbouring areas, however this could be a limiting factor for larger families in the area.
- Most houses in Timaru were built before 1980 which is consistent with the age of houses in Waimate and Oamaru.
- New homes have many advantages to older homes, being healthier and more aligned with modern standards, and are often more conducive with modern ways of living.
- Generally in housing markets nationwide new or near new houses are the most attractive housing types as most home buyers and renters are not well equipped to renovate or update homes to suit their needs.

- Floor area is most closely related to the number of bedrooms in a home. We see no discernible difference between Timaru and its neighbours on this basis.
- Section size has been increasing in Timaru, however this is likely required to accommodate larger homes in newer subdivisions or on the fringe of the urban area. Generally, again there is little to suggest providing larger sections has stimulated housing demand.

Housing sale and rental prices

- Slower recent growth in the median house price in Timaru when compared to Oamaru (as the most similar city geographically) may suggest that there is a higher level of demand in the Oamaru market.
- This could be for lifestyle, cultural or employment reasons beyond the property market itself, as by most market metrics the Oamaru market is largely comparable to Timaru.
- Active bonds indicate the number of rented properties (in the open rental market). Where these have increased, this can indicate population and/or supply growth, but can also indicate a reduction in home ownership, especially where housing supply has not increased.

- While median rents in Timaru are below \$400 per week which like house prices is low on a national level, limited increases in rental housing stock can push people out of an urban area due to personal circumstances making housing unaffordable.
- Increasing supply assists in suppressing growth of median rents, which then offers more choice in the residential market for residents. However neither low rents nor low house prices are stimulatory for new development.

Demographics

- A relatively old population presents both challenges and opportunities for a housing market. Retirees and downsizers can create opportunities where they vacate larger family homes move into smaller, often newer homes to cater to their new needs and leave larger homes to be used by families or larger households.
- In Timaru, the largely static population growth projected, will limit development and therefore housing options, not only for older age cohorts but also, for example, for first time buyers.
- A reduction in the 15-39 year population age bracket will reduce demand for modestly priced smaller homes.
- In these circumstances, an element of stagnation can occur, with the housing market not rejuvenating or turning over consistently, as tends to happen in active markets with growing economies and population.

Executive summary

The Challenge

Developing new housing supply in Timaru to increase options for existing and incoming residents is challenging.

- Consent patterns do not build a picture of employment growth.
- Forecast declining population of 15-39 year old's suggests poor housing demand
- High existing household home ownership, combined with a largely static population ageing more quickly locally than nationally, and modest house prices, make residential development feasibility challenging, as demand is modest and is likely to remain so. These factors explain why the housing stock is relatively old.
- In the absence of demand pressure, pricing is unlikely to increase to the point that increasing supply is stimulated, particularly at a time of increasing construction costs.
- Demand pressure is only likely to increase through employment generation. It is no coincidence that of the districts analysed, those nearest Christchurch have seen the most population and employment growth, with housing demand and supply following.

Employment and Economics

- Economic development is not our field. We are aware that other bodies such as Venture Timaru have studied this issue. Looking at the issue solely through the lens of the property market, we note the clear correlation between rising populations, rising house prices and rising infrastructure activity, (and the opposite).
- Generally, a static or falling population does not stimulate new infrastructure such as roads, schools or hospital, which are themselves attractants to future residents. In turn such improvements encourage more population growth. Without this population pressure, Council's options may be limited to more modest civic improvements, or subsidising new housing.
- Council need not crystallise a loss on subsidised housing, as mechanisms such as shared equity will enable Council to recoup investment over time. Similarly developing housing solely to rent, and achieving market rents, will provide a modest return to Council.
- Enabling more housing land or more intensive housing through as envisaged in the NPS-UD could encourage more residents in the central areas of Timaru, particularly if local civic amenity was attractive, but any house buyer or renter will need to be employed.

Housing Market Interventions

- Market forces are unlikely to provide improvements to the housing stock in the near term, whether measured by age or variety of typologies.
- If there is potential employment growth in the near term then providing new attractive housing in desirable locations could be a significant factor in attracting new residents.
- As a kick-start to stimulate new housing choices, we see no alternative to Council or another housing provider providing innovative solutions.
- If Council do not want to develop directly, they could incentivise developers, for example by offering land at reduced cost, or with deferred settlement. A number of other incentives are possible.



Background and context

Why are we carrying out this study?

Timaru District

What does the existing residential market look like and what are key demographic trends?

Selwyn District

What does the existing residential market look like and what are key demographic trends?

Ashburton District

What does the existing residential market look like and what are key demographic trends?

Waimate District

What does the existing residential market look like and what are key demographic trends?

Waitaki District

What does the existing residential market look like and what are key demographic trends?

Comparing benchmarks

What can we determine about Timaru from the neighbouring districts?

Conclusions and recommendations

What can be recommended to improve housing demand in Timaru?

This report gathers insights into the residential property market in Timaru to understand any limitations on the District's growth

Timaru District Council has engaged Colliers to conduct a residential property market study to understand any limitations to the District's growth that may be related to the existing housing market.

The report will gather insights into the residential property market in the Timaru District, including the existing residential typology, sales and rental data, local demographics, business demographics and information on relevant commercial developments.

This report will then compare market benchmarks from Timaru to the neighbouring districts of Selwyn, Ashburton, Waimate and Waitaki.

Disclaimer: Whilst all care has been taken to provide reasonably accurate information within this report, Colliers New Zealand cannot guarantee the validity of all data and information utilised in preparing this research. Accordingly, Colliers New Zealand Limited do not make any representation of warranty, express or implied, as to the accuracy or completeness of the content contained herein and no legal liability is to be assumed or implied with respect thereto.

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Timaru

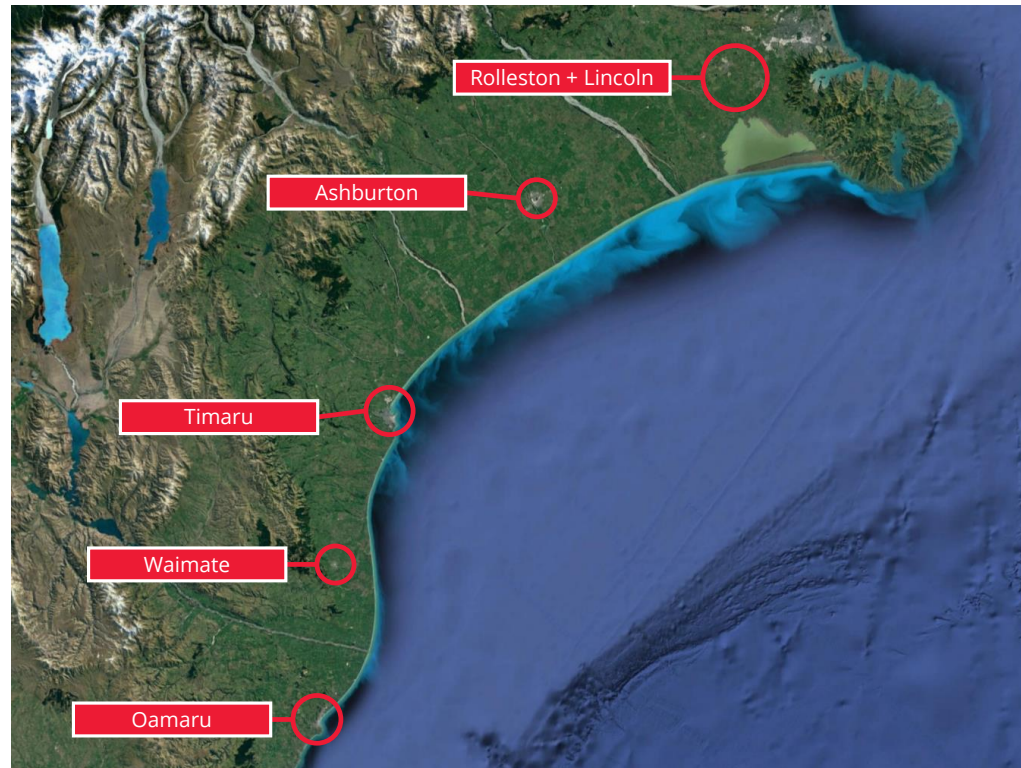


The study areas outside of Timaru are focused on the urban areas of Rolleston, Lincoln, Waimate and Oamaru

The report will focus on the residential property within the main urban and suburban areas of each of the five districts. These are mapped right and tabled below for reference.

District	Main urban area(s)
Selwyn District	Rolleston (and Lincoln)
Ashburton District	Ashburton
Timaru District	Timaru
Waimate District	Waimate
Waitaki District	Oamaru

Map of the subject urban areas



The report analyses a full data set for each study area

For each of the five main study areas the report will gather insights into the residential property market including the existing residential typology, sales and rental data, local demographics, business demographics and information on relevant commercial projects and data points.

Each of the study areas has been studied in full to provide a full comparison of each district to Timaru District. These data points are shown (in order) in the table right.

Data sets analysed for each of the study areas

Category	Data
Residential property typology	Typology of existing residential property
	Typology mix by bedroom count and average floor area
	Age of existing dwellings
	Floor area and land area by dwelling age and bedroom count
	Number and floor area of building consents for residential property
Residential sales and rental data	Median sale price of residential property
	Number of residential property sales
	Average days to sell residential property
	Relationship of sale price to floor area and land area
	Relationship of sale price to age of dwelling
	Active rental bonds and rental growth
Local demographics	Individual demographics
	Household demographics
	Population growth
Business demographics	Number of business entities
	Number of employees
Local commercial / infrastructure projects	Number and value of commercial building consents
	Source of funding for commercial and infrastructure projects



Background and context

Why are we carrying out this study?

Timaru District

What does the existing residential market look like and what are key demographic trends?

Selwyn District

What does the existing residential market look like and what are key demographic trends?

Ashburton District

What does the existing residential market look like and what are key demographic trends?

Waimate District

What does the existing residential market look like and what are key demographic trends?

Waitaki District

What does the existing residential market look like and what are key demographic trends?

Comparing benchmarks

What can we determine about Timaru from the neighbouring districts?

Conclusions and recommendations

What can be recommended to improve housing demand in Timaru?

Residential property typology

The table right summarises the existing mix of residential properties in the 'urban' area of Timaru within the wider Timaru District.

Insights from the data include;

- The urban area of Timaru consists of 12,207 residential properties.
- The majority of residential properties in Timaru are stand-alone houses (80%), with nearly 10,000 houses.
- Townhouses or terraced type housing (inclusive of units / flats), make up 14% of the total residential stock.
- There no apartment units within Timaru.
- This typology breakdown is not uncommon for smaller urban areas that don't experience the benefits of significant tourism activity.

Residential typology for existing properties

Timaru		
Type	Count	Ratio
Home & Income	40	0%
House	9,749	80%
Multiple Dwellings	295	2%
Townhouse/Unit	1,767	14%
Vacant Section	337	3%
Block Land	19	0%
Total	12,207	100%

Data notes: Property Guru (all residential properties in the catchment areas)

Residential property typology

The table right summarises the mix of property types; homes (stand alone homes) and townhouses / units (including all terraced types) across the 'urban' Timaru area.

Insights from the data include;

- Houses make up 85% of the typology mix, whilst townhouses / units account for 15%.
- The average floor area of a townhouse/unit is 136 sqm compared to 155 sqm for houses.
- 53% of all property types (51% houses and 2% townhouses / units) are three-bedroom dwellings with an average floor area of 142 sqm.
- 12% of townhouses / units are two-bedroom with an average floor area of 121 sqm.
- The average floor area across all property types is 152 sqm.

Average floor area and total typology mix

	Houses		Townhouses / Units		Total	
	% of all property types	Average floor area	% of all property types	Average floor area	% of all property types	Average floor area
One-Bedroom	0%	111 sqm	0%	77 sqm	1%	92 sqm
Two-Bedroom	14%	117 sqm	12%	121 sqm	26%	119 sqm
Three-Bedroom	51%	142 sqm	2%	155 sqm	53%	142 sqm
Four-Bedroom	16%	207 sqm	0%	196 sqm	17%	207 sqm
Five-Bedroom	3%	281 sqm	1%	397 sqm	3%	300 sqm
Total	85%	155 sqm	15%	136 sqm	100%	152 sqm

Data notes: Property Guru (other property types and properties with more than five bedrooms excluded)

Timaru & Timaru District

Residential property typology

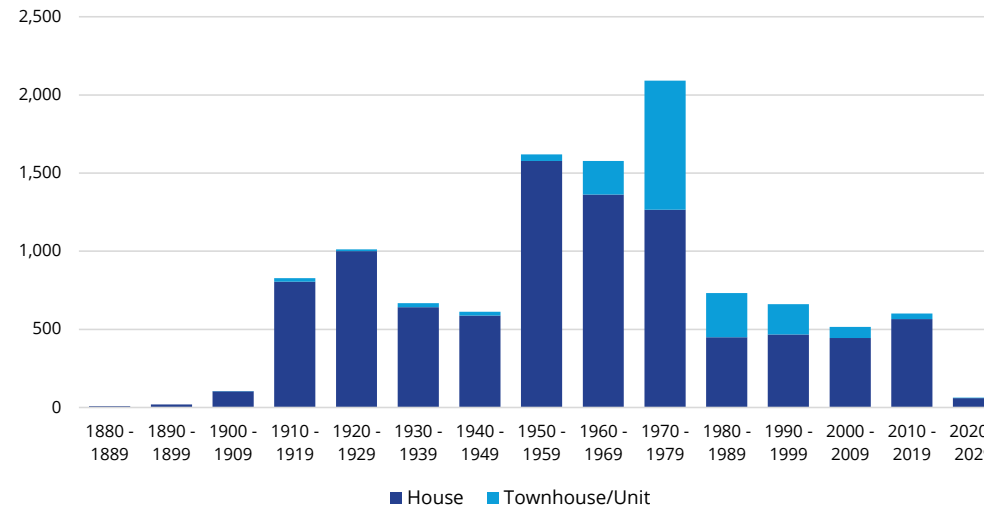
The graph right shows the trend of newly built dwellings in the catchment area in 10-year periods since 1880.

The data in the graph does not capture dwellings that have undergone significant remodelling or where the construction date is not recorded. This is shown in the table below.

Insights from the data include;

- 43% of stand-alone houses were constructed between 1950 – 1979 (4,206 houses).
- 1970 – 1979 saw the largest number of townhouses / units constructed, totalling 825 units. This is nearly half of all townhouses / units in Timaru (47%).
- The number of new houses and townhouses / units completed in each decade since the 1980's is much lower than in the 1950's to 1970's

Building age of houses and townhouse/units in Timaru



Date	Houses		Townhouses / Units		Total	
	New dwellings	% of type	New dwellings	% of type	New dwellings	% of type
1880 - 1889	8	0%		0%	8	0%
1890 - 1899	20	0%		0%	20	0%
1900 - 1909	103	1%	1	0%	104	1%
1910 - 1919	805	8%	22	1%	827	7%
1920 - 1929	1,000	10%	12	1%	1,012	9%
1930 - 1939	642	7%	25	1%	667	6%
1940 - 1949	588	6%	25	1%	613	5%
1950 - 1959	1,578	16%	42	2%	1,620	14%
1960 - 1969	1,362	14%	216	12%	1,578	14%
1970 - 1979	1,266	13%	825	47%	2,091	18%
1980 - 1989	450	5%	282	16%	732	6%
1990 - 1999	467	5%	194	11%	661	6%
2000 - 2009	444	5%	72	4%	516	4%
2010 - 2019	565	6%	36	2%	601	5%
2020 - 2029	60	1%	3	0%	63	1%
Mixed/Remodelled	391	4%	12	1%	403	3%
Total	9,749	100%	1,767	100%	11,516	100%

Data notes: Property Guru (other property types excluded)

Timaru & Timaru District

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Residential property typology

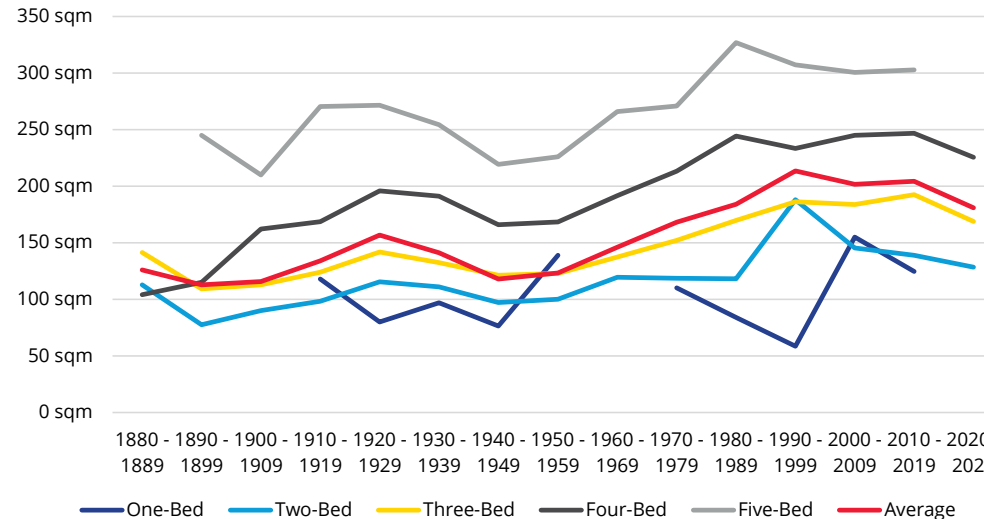
The graph right shows the trend of floor area for newly built dwellings in the catchment area in 10-year periods since 1880.

Data only includes homes with a bedroom count between one and five.

Insights from the data include;

- The average floor area for all bedrooms has consistently grown since 1880.
- The average floor area for newly built two-bedroom houses, experienced a low of 78 sqm in 1890 – 1899 and a peak of 188 sqm in 1990 – 1999.
- The average floor area for newly built three-bedroom houses, experienced a low of 109 sqm in 1890 – 1899 and a peak of 192 sqm in 2010 – 2019.
- The average floor area for newly built four-bedroom houses, experienced a low of 104 sqm in 1880 – 1889 and a peak of 247 sqm in 2010 – 2019.

Average floor area by bedroom count for houses over time in Timaru



Houses - Average floor area						
Date	One-Bed	Two-Bed	Three-Bed	Four-Bed	Five-Bed	Average
1880 - 1889	N/A	113 sqm	141 sqm	104 sqm	N/A	126 sqm
1890 - 1899	55 sqm	78 sqm	109 sqm	115 sqm	245 sqm	113 sqm
1900 - 1909	N/A	90 sqm	113 sqm	162 sqm	210 sqm	116 sqm
1910 - 1919	118 sqm	98 sqm	124 sqm	169 sqm	270 sqm	134 sqm
1920 - 1929	80 sqm	115 sqm	142 sqm	196 sqm	271 sqm	157 sqm
1930 - 1939	97 sqm	111 sqm	132 sqm	191 sqm	254 sqm	141 sqm
1940 - 1949	76 sqm	97 sqm	121 sqm	166 sqm	219 sqm	118 sqm
1950 - 1959	139 sqm	100 sqm	123 sqm	168 sqm	226 sqm	123 sqm
1960 - 1969	N/A	119 sqm	137 sqm	192 sqm	266 sqm	146 sqm
1970 - 1979	110 sqm	118 sqm	152 sqm	213 sqm	271 sqm	168 sqm
1980 - 1989	84 sqm	118 sqm	170 sqm	244 sqm	327 sqm	184 sqm
1990 - 1999	59 sqm	188 sqm	186 sqm	233 sqm	307 sqm	213 sqm
2000 - 2009	155 sqm	145 sqm	184 sqm	245 sqm	301 sqm	202 sqm
2010 - 2019	125 sqm	139 sqm	192 sqm	247 sqm	303 sqm	204 sqm
2020 - 2029	N/A	128 sqm	169 sqm	226 sqm	N/A	181 sqm
Mixed/Remodelled	160 sqm	151 sqm	141 sqm	200 sqm	320 sqm	169 sqm
Total	111 sqm	117 sqm	142 sqm	207 sqm	281 sqm	155 sqm

Data notes: Property Guru (other property types and properties with more than five bedrooms excluded)

Timaru & Timaru District

Colliers | Strategic Advisory | 13

Residential property typology

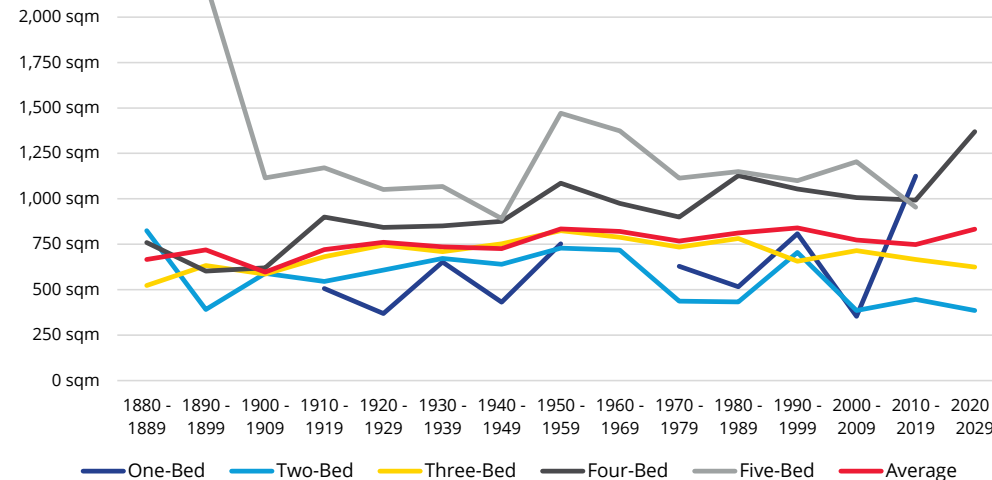
The graph right shows the trend of land area for newly built dwellings in the catchment area in 10-year periods since 1880.

Data only includes homes with a bedroom count between one and five.

Insights from the data include;

- Typically the more bedrooms a house has, the larger the land area.
- The average land area for a five-bedroom house is 1,151 sqm compared to 585 sqm for a one-bedroom house.
- Overtime, the average land area for all bedroom typologies has remained consistent.
- However, the average land area for four-bedroom houses has changed the most since 1880, from 759 sqm to 1,369 sqm at 2020 – 2029.
- Of note the average land area of a vacant section is 1,033 sqm compared to 784 sqm for the average house.

Average land area by bedroom count for houses over time in Timaru



Houses - Average land area						
Date	One-Bed	Two-Bed	Three-Bed	Four-Bed	Five-Bed	Average
1880 - 1889	N/A	825 sqm	523 sqm	759 sqm	N/A	666 sqm
1890 - 1899	506 sqm	392 sqm	634 sqm	603 sqm	2,191 sqm	719 sqm
1900 - 1909	N/A	590 sqm	586 sqm	620 sqm	1,115 sqm	597 sqm
1910 - 1919	506 sqm	545 sqm	681 sqm	900 sqm	1,170 sqm	721 sqm
1920 - 1929	369 sqm	609 sqm	746 sqm	843 sqm	1,051 sqm	761 sqm
1930 - 1939	653 sqm	672 sqm	710 sqm	852 sqm	1,068 sqm	736 sqm
1940 - 1949	432 sqm	640 sqm	753 sqm	876 sqm	892 sqm	727 sqm
1950 - 1959	753 sqm	728 sqm	824 sqm	1,086 sqm	1,471 sqm	835 sqm
1960 - 1969	N/A	719 sqm	789 sqm	975 sqm	1,374 sqm	821 sqm
1970 - 1979	629 sqm	438 sqm	734 sqm	900 sqm	1,114 sqm	769 sqm
1980 - 1989	516 sqm	433 sqm	782 sqm	1,128 sqm	1,151 sqm	812 sqm
1990 - 1999	808 sqm	705 sqm	656 sqm	1,054 sqm	1,100 sqm	839 sqm
2000 - 2009	354 sqm	385 sqm	715 sqm	1,007 sqm	1,204 sqm	774 sqm
2010 - 2019	1,126 sqm	448 sqm	666 sqm	992 sqm	954 sqm	748 sqm
2020 - 2029	N/A	386 sqm	625 sqm	1,369 sqm	N/A	833 sqm
Mixed/Remodelled	447 sqm	697 sqm	834 sqm	1,062 sqm	1,187 sqm	871 sqm
Total	585 sqm	617 sqm	752 sqm	964 sqm	1,151 sqm	784 sqm

Data notes: Property Guru (other property types and properties with more than five bedrooms excluded)

Timaru & Timaru District

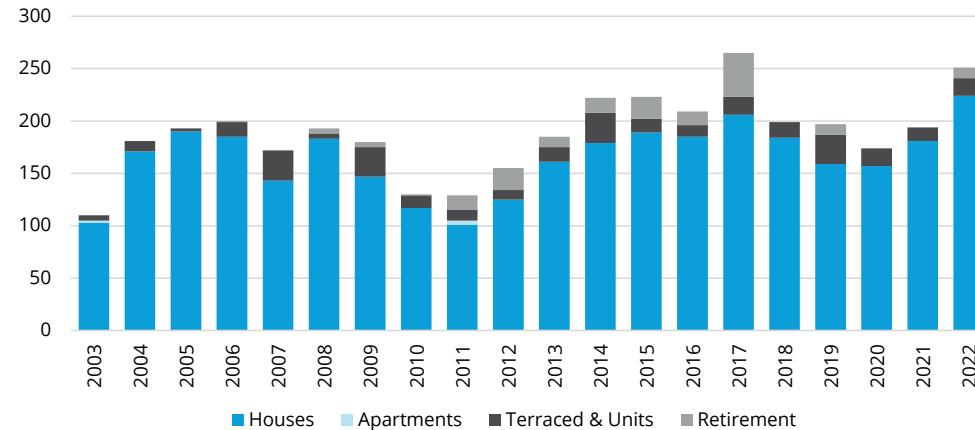
Residential property typology

Building consents issued for new residential dwellings in the Timaru District area are shown right for the year to March over 20 years.

Insights from the data include;

- Between 2003 and 2022, there has been a total of 3,762 residential building consents in the Timaru District area.
- 87% of residential building consents from 2003 to 2022 were for stand-alone houses (3,290 consents).
- 8% of residential building consents have been for terraced housing and units (299 consents).
- Since 2003 there have been 167 consents for retirement related properties accounting for 4% of all residential building consents.
- There have only been 6 building consents for apartments since 2003 accounting for 0.16% of all residential building consents.
- The highest number of residential building consents was in 2017, totalling 265 consents.

Number of residential building consents in the Timaru District area (12 months to March)



Year to March	Houses	Apartments	Terraced & Units	Retirement	Total
2003	103	2	5	0	110
2004	171	0	10	0	181
2005	190	0	3	0	193
2006	185	0	14	1	200
2007	143	0	29	0	172
2008	183	0	5	5	193
2009	147	0	28	5	180
2010	117	0	12	1	130
2011	101	4	10	14	129
2012	125	0	9	21	155
2013	161	0	14	10	185
2014	179	0	29	14	222
2015	189	0	13	21	223
2016	185	0	11	13	209
2017	206	0	17	42	265
2018	184	0	15	0	199
2019	159	0	28	10	197
2020	157	0	17	0	174
2021	181	0	13	0	194
2022	224	0	17	10	251
Total	3,290	6	299	167	3,762

Timaru & Timaru District

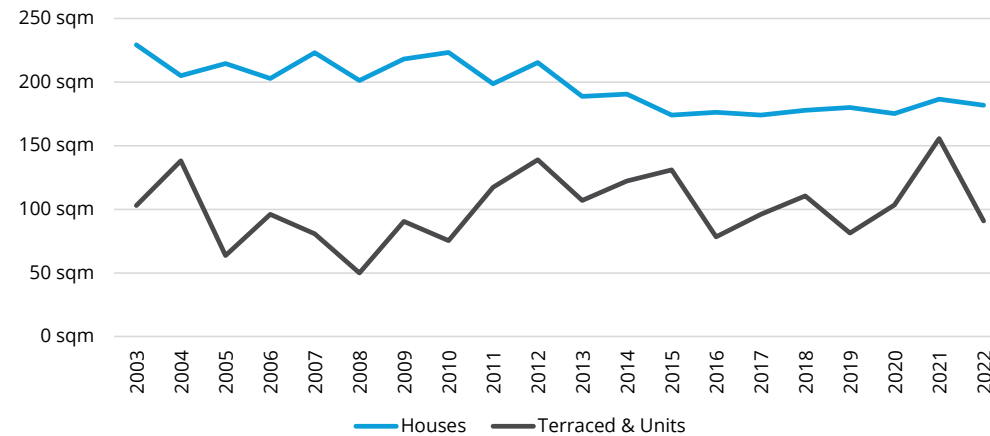
Residential property typology

Floor areas of new residential dwellings in the Timaru District area issued with building consents is shown right for the year to March over 20 years.

Insights from the data include;

- The average floor area of building consents for houses is decreasing, now at 182 sqm and consistently under 200sqm since 2013.
- The average floor area of building consents for houses experienced a low of 174 sqm in 2015 and 2017 and a high of 229 sqm in 2003.
- The average floor area of building consents for terraced housing and units (a smaller sample size) has been much more volatile ranging from 50 sqm (2008) to 156 sqm (2021).
- The average floor area of building consents from 2003 to 2022 for terraced housing and units (102 sqm) is lower than the average floor area for houses (195 sqm).
- The average floor area of building consents from 2003 to 2022 for all property types is 183 sqm.

Average floor area of building consents in the Timaru District area (12 months to March)



Year to March	Houses	Terraced & Units	Total
2003	229 sqm	103 sqm	223 sqm
2004	205 sqm	138 sqm	201 sqm
2005	214 sqm	64 sqm	212 sqm
2006	203 sqm	96 sqm	195 sqm
2007	223 sqm	81 sqm	199 sqm
2008	201 sqm	50 sqm	196 sqm
2009	218 sqm	90 sqm	195 sqm
2010	223 sqm	76 sqm	209 sqm
2011	199 sqm	117 sqm	179 sqm
2012	215 sqm	139 sqm	195 sqm
2013	189 sqm	107 sqm	179 sqm
2014	191 sqm	122 sqm	177 sqm
2015	174 sqm	131 sqm	166 sqm
2016	176 sqm	78 sqm	167 sqm
2017	174 sqm	96 sqm	159 sqm
2018	178 sqm	110 sqm	173 sqm
2019	180 sqm	81 sqm	160 sqm
2020	175 sqm	103 sqm	168 sqm
2021	187 sqm	156 sqm	185 sqm
2022	182 sqm	91 sqm	171 sqm
Total	195 sqm	102 sqm	183 sqm

Timaru & Timaru District

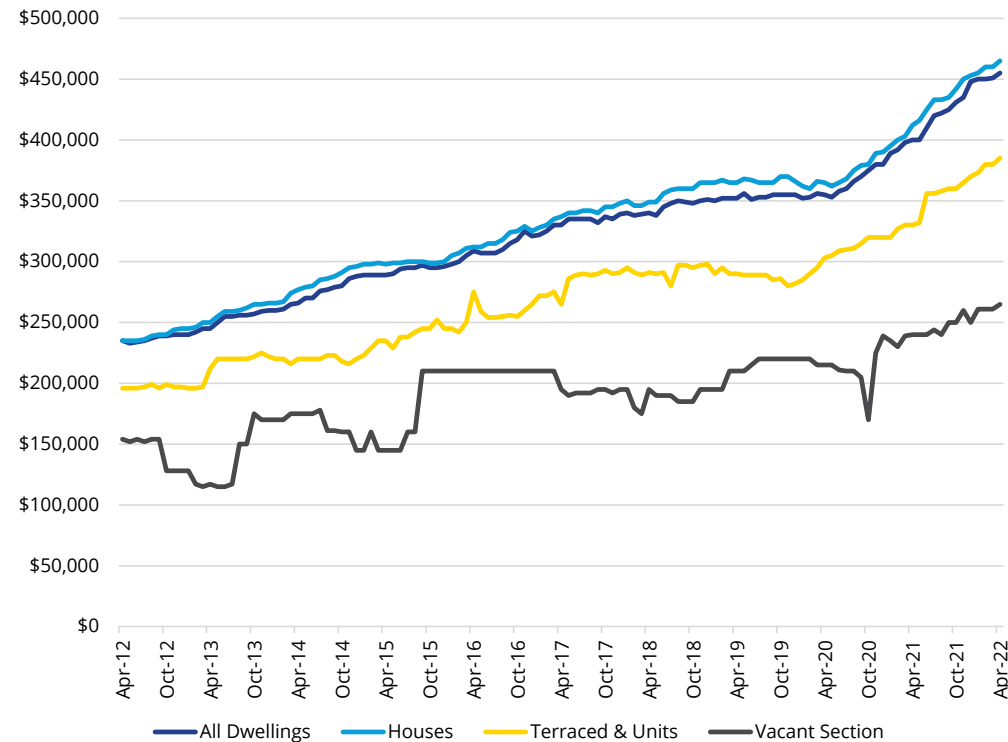
Residential sales data

Median sales prices growth in the Timaru Ward (urban) area are shown right for all residential dwellings, stand-alone houses, terraced/unit types and vacant sections.

Insights from the data include;

- The median sale price for all dwellings follows the median sale price for houses closely because stand-alone houses make up the majority of the property typology in the Timaru Ward.
- The median sale price for houses has grown consistently from \$235,000 in April 2012 to \$465,000 in April 2022, representing a change of \$230,000.
- The median sale price for terraced houses and units has also experienced consistent growth from \$196,000 in April 2012 to \$385,000 in April 2022, representing a change of \$189,000.
- The median sale price for vacant sections has been more volatile with a low of \$115,000 in March 2013. Despite this, the median sale price has still increased by \$111,000 between April 2012 (\$154,000) and April 2022 (\$265,000).

Median sale price of all residential property by category over 10 years



Data notes: Median sale price data from REINZ. Prices are inclusive of GST (if any).

Timaru & Timaru District

Residential sales data

Median sales prices growth in the Timaru Ward (urban) area are shown right for all residential dwellings, stand-alone houses, terraced/unit types and vacant sections.

Insights from the data include;

- The median sale price for all residential dwellings has experienced 10-year growth per annum of 7% and a total period growth of 94%.
- The median sale price for houses has experienced 10-year growth per annum of 7% and a total period growth of 98%.
- The median sale price for terraced houses and units has experienced 10-year growth per annum of 7% and a total period growth of 96%.
- The median sale price for vacant sections has experienced 10-year growth per annum of 6% and a total period growth of 72%.
- The previous 12 months growth also shows promising signs of median sale price growth in the area, particularly for terraced houses and units (17%).

Median sale price growth of residential property by category

Year	All Residential Dwellings	Houses	Terraced & Units	Vacant Sections
April 2012	\$235,000	\$235,000	\$196,000	\$154,000
April 2017	\$330,000	\$337,000	\$265,000	\$195,000
April 2021	\$400,000	\$412,000	\$330,000	\$240,000
April 2022	\$455,000	\$465,000	\$385,000	\$265,000
10-Year Growth (pa)	7%	7%	7%	6%
Total Growth	94%	98%	96%	72%
5-Year Growth (pa)	7%	7%	8%	6%
Total Growth	38%	38%	45%	36%
12 Months Growth	14%	13%	17%	10%

Data notes: Median sale price data from REINZ. Prices are inclusive of GST (if any).

Timaru & Timaru District

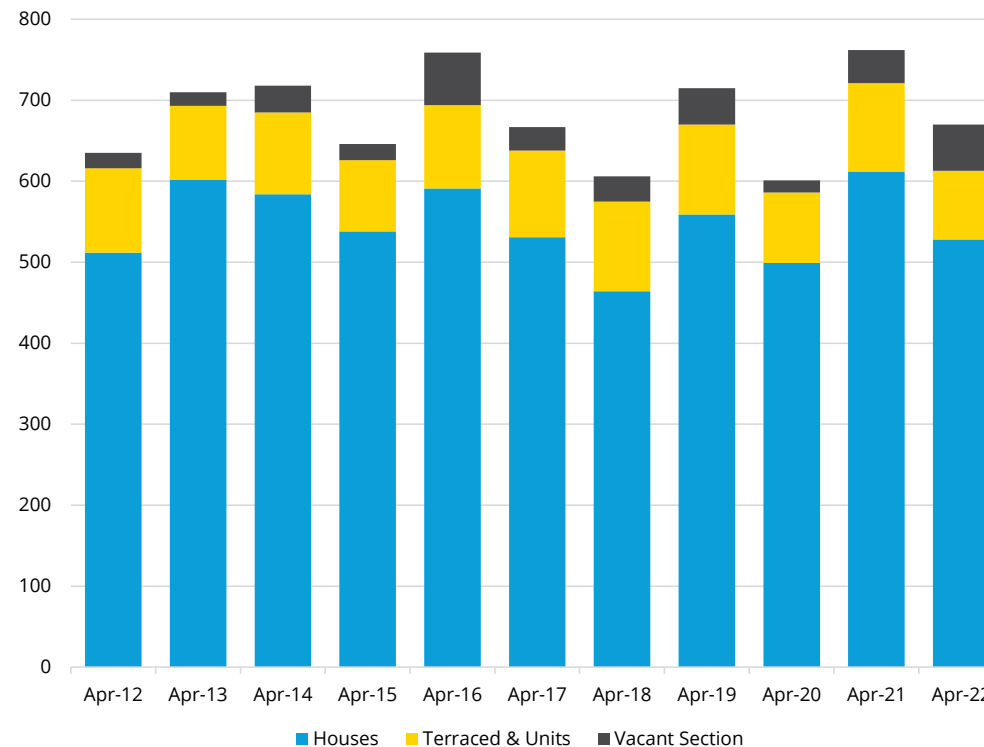
Residential sales data

The total number of annual residential property sales for the Timaru Ward (urban) area is shown over a 10-year period on the graph, right.

Insights from the data include;

- The number of house sales per annum has increased from 512 in April 2012 to 528 in April 2022, a change of 16 sales. The average number of sales per annum from April 2012 to 2022 is 547 sales.
- The number of terraced house and unit sales per annum has decreased from 104 in April 2012 to 85 in April 2022, a change of 19 sales. The average number of sales per annum from April 2012 to 2022 is 99 sales.
- The number of vacant section sales per annum has increased from 19 in April 2012 to 57 in April 2022, a change of 38 sales. The average number of sales per annum from April 2012 to 2022 is 33 sales.

Number of residential property sales per annum by category



Data notes: REINZ Market Insights

Timaru & Timaru District

Residential sales data

The total number of annual residential property sales for the Timaru Ward (urban) area is shown over a 10-year period on the graph, right.

Insights from the data include;

- The number of house sales has experienced minimal annual growth over a 10-year period, representing a total change of 3%.
- The number of terraced house sales has experienced a 10-year per annum growth of -2%, representing a total change of -18%.
- Vacant sections have experienced the highest 10-year per annum growth of 12%, representing a total change of 200%.
- Both houses and terraced houses and units have experienced negative 12 month growth. The number of house sales decreased by 84 sales whilst terraced houses and units decreased by 24 sales.
- The number of vacant sections has increased by 39% in the past 12 months, representing a change of 16 sales.

Number of residential property sales by category

Year to	All Residential Dwellings	Houses	Terraced & Units	Vacant Sections
April 2012	622	512	104	19
April 2017	642	531	107	29
April 2021	728	612	109	41
April 2022	621	528	85	57
10-Year Change (pa)	0%	0%	-2%	12%
Total Change	0%	3%	-18%	200%
5-Year Change (pa)	-1%	0%	-4%	14%
Total Change	-3%	-1%	-21%	97%
12 Month Change	-15%	-14%	-22%	39%

Data notes: REINZ Market Insights

Timaru & Timaru District

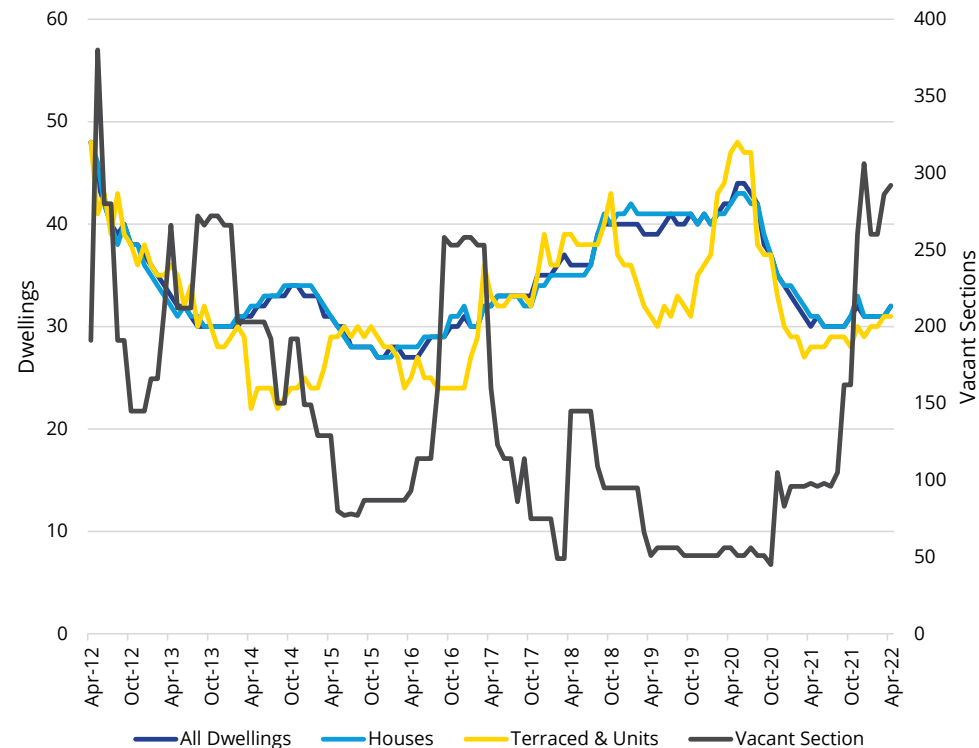
Residential sales data

The average number of days to sell residential property in the Timaru Ward (urban) area is shown over a 10-year period on the graph, right.

Insights from the data include;

- The average number of days to sell residential property for all dwellings from April 2012 to 2022 is 34 days.
- The average number of days to sell for all dwellings follows the average number of days to sell for houses closely because stand-alone houses make up over majority of the property typology in the Timaru Ward.
- The average number of days to sell houses peaked at 48 days in April 2012, and experienced a low of 22 days first in April 2014. The average number of days to sell houses from April 2012 to 2022 is 34 days.
- The average number of days to sell terraced houses and units peaked at 48 days in April 2012, and experienced a low of 22 days in April 2014. The average number of days to sell terraced houses and units from April 2012 to 2022 is 32 days.
- The average number of days to sell vacant sections has been more volatile overtime compared to houses and terraced houses and units.
- The average number of days to sell vacant sections peaked at 380 days in May 2012, and experienced a low of 45 days in October 2020. The average number of days to sell vacant sections from April 2012 to 2022 is 142 days.

Average number of days to sell residential property by category



Data notes: REINZ Market Insights

Timaru & Timaru District

Residential sales data

The average number of days to sell residential property in the Timaru Ward (urban) area is shown over a 10-year period on the graph, right.

Insights from the data include;

- The average number of days to sell has declined for both stand-alone houses and terraced houses and units. This is a positive sign indicating relatively high demand.
- At April 2022, the average number of days to sell for stand-alone houses is 32 days and terraced houses and units is 31 days. These averages are consistent with other active and high demand markets around New Zealand.
- The average number of days to sell for stand-alone houses has experienced 10-year growth per annum of -4% and a total period growth of -33%. The average number of days to sell has declined by 16 days.
- The average number of days to sell for terraced houses and units has experienced 10-year growth per annum of -4% and a total period growth of -35%. The average number of days to sell has declined by 17 days.
- The average number of days to sell for vacant sections has experienced 10-year growth per annum of 4% and a total period growth of 53%. This is an increase in the average number of days to sell by 101 days.

Average number of days to sell residential property by category

Date	All Residential Dwellings	Houses	Terraced & Units	Vacant Sections
April 2012	48	48	48	191
April 2017	32	32	33	160
April 2021	30	31	28	98
April 2022	32	32	31	292
10-Year Change (pa)	-4%	-4%	-4%	4%
Total Change	-33%	-33%	-35%	53%
5-Year Change (pa)	0%	0%	-1%	13%
Total Change	0%	0%	-6%	83%
12 Month Change	7%	3%	11%	198%

Data notes: REINZ Market Insights

Timaru & Timaru District

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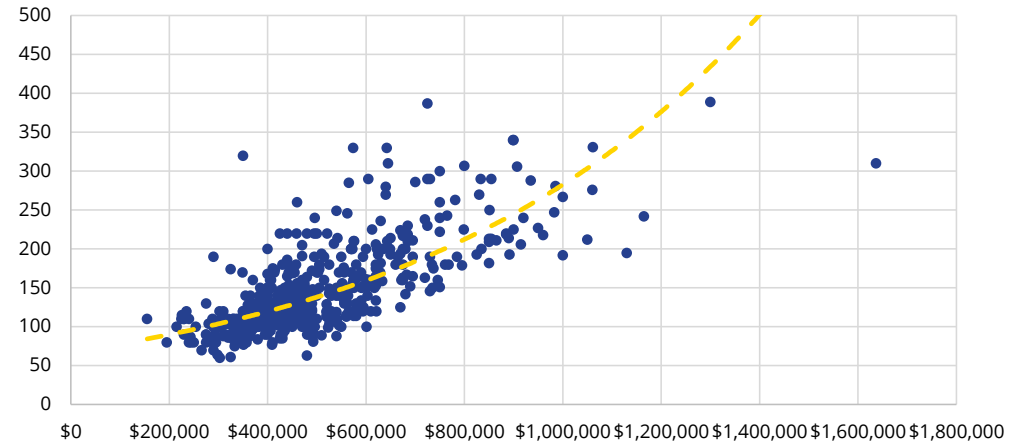
Residential sales data

A summary of sales from March 2021 to March 2022 for houses only is shown right for urban Timaru.

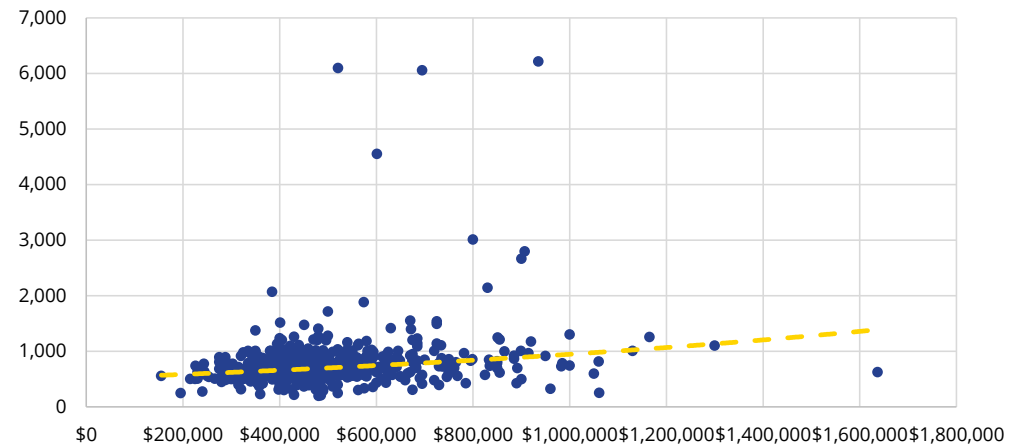
Insights from the data include;

- Looking at recent sales, we can see that the trend is that the higher the floor area of the house, the higher the price, but not always.
- This highlights that floor area is an important contributor to sale price.
- Sale price don't increase significantly as the land area increases, indicating little pressure on land supply.

Summary of sales from March 2021 – March 2022 of houses in urban areas (only) by floor area and sale price



Summary of sales from March 2021 – March 2022 of houses in urban areas (only) by land area and sale price



Data notes: Property Guru (other property types excluded)

Timaru & Timaru District

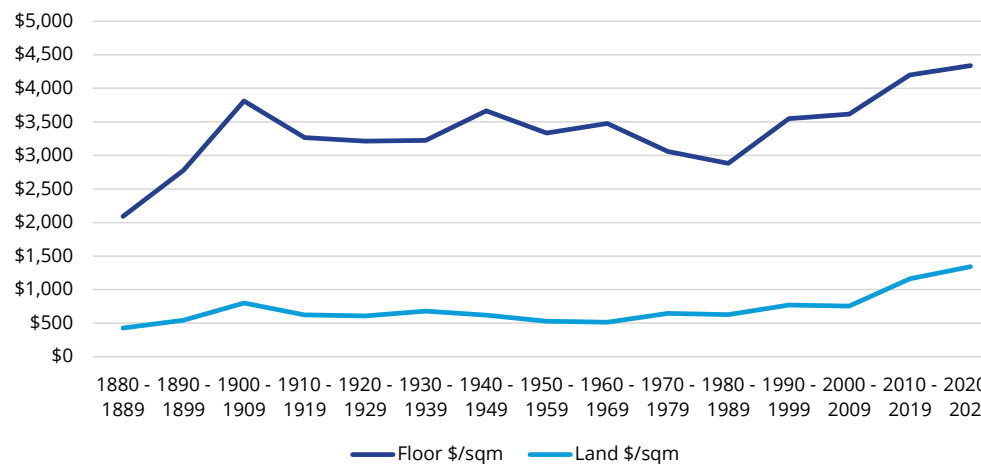
Residential sales data

A summary of sales from March 2021 to March 2022 for houses only is shown right for urban Timaru.

Insights from the data include;

- The average floor area of the 535 house sales from March 2021 to 2022 is 147 sqm. The average floor area per sqm is \$3,406, and the average land area per sqm is \$647.
- The land area per price remains consistent over the various property ages and begins to rise from the 2000 period.
- The land area price per sqm peaked for newer houses constructed in 2020 – 2029 at \$1,343 per sqm, and experienced a low of \$429 per sqm for a house constructed in 1880 – 1889.
- The floor area per sqm price is more volatile. After a dip in price for properties aged around the 1980 – 1989 period, the average floor area per sqm price begins to rise.
- The floor area price per sqm peaked for newer houses constructed in 2020 – 2029 at \$4,337 per sqm, and experienced a low of \$2,091 per sqm for a house constructed in 1880 – 1889.

Summary of sales from March 2021 – March 2022 of houses (only) by property age and price per sqm



Date	Sales	Average Sale Price	Average Floor Area	Floor Area \$/sqm	Average Land Area	Land Area \$/sqm
1880 - 1889	1	\$230,000	110 sqm	\$2,091	536 sqm	\$429
1890 - 1899	2	\$222,500	80 sqm	\$2,781	408 sqm	\$546
1900 - 1909	10	\$412,359	108 sqm	\$3,811	516 sqm	\$799
1910 - 1919	47	\$419,412	128 sqm	\$3,267	672 sqm	\$624
1920 - 1929	66	\$493,275	153 sqm	\$3,215	812 sqm	\$608
1930 - 1939	33	\$489,824	152 sqm	\$3,223	719 sqm	\$681
1940 - 1949	23	\$397,525	108 sqm	\$3,665	641 sqm	\$620
1950 - 1959	105	\$415,758	125 sqm	\$3,334	786 sqm	\$529
1960 - 1969	74	\$481,769	139 sqm	\$3,476	936 sqm	\$515
1970 - 1979	59	\$526,501	172 sqm	\$3,059	814 sqm	\$646
1980 - 1989	15	\$491,992	171 sqm	\$2,881	782 sqm	\$629
1990 - 1999	15	\$642,101	181 sqm	\$3,549	832 sqm	\$771
2000 - 2009	23	\$741,452	205 sqm	\$3,615	980 sqm	\$756
2010 - 2019	38	\$722,542	172 sqm	\$4,199	622 sqm	\$1,162
2020 - 2029	10	\$784,100	181 sqm	\$4,337	584 sqm	\$1,343
Mixed/Remodelled	14	\$439,046	135 sqm	\$3,247	619 sqm	\$709
Total	535	\$501,406	147 sqm	\$3,406	775 sqm	\$647

Data notes: Property Guru (other property types excluded)

Timaru & Timaru District

Residential rental data

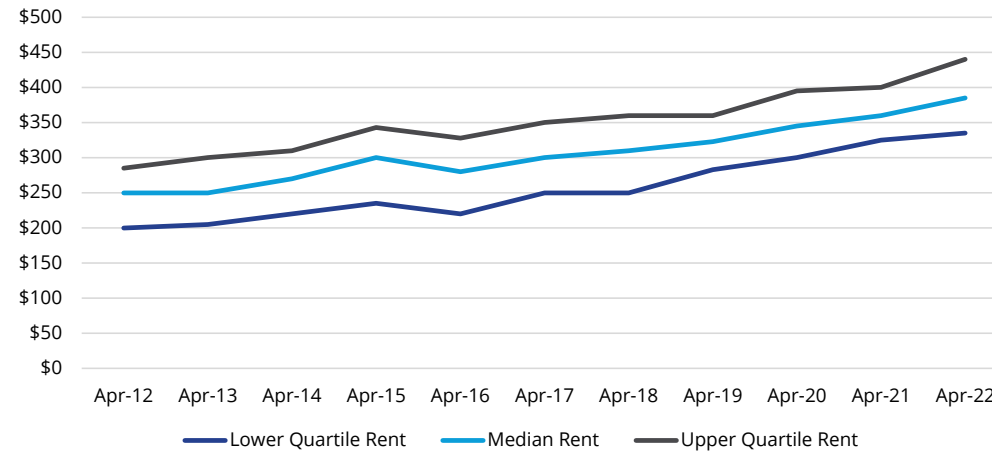
Rental analysis uses MBIE data published through Tenancy Services.

The graph and table, right, show the change in rental rates and active rental bonds on a District wide basis between 2012 and 2022.

Insights from the data include;

- Over time rent has increased consistently.
- The lower quartile rent has increased by \$135 between April 2012 and 2022, to \$335 per week. This represents a 10-year growth per annum of 5.3%.
- The median rent has increased by \$135 between April 2012 and 2022, to \$385 per week. This represents a 10-year growth per annum of 4.4%.
- The upper quartile rent has increased by \$155 between April 2012 and 2022, to \$440 per week. This represents a 10-year growth per annum of 4.4%.
- The number of active bonds in Timaru District has experience a 10-year growth per annum of 1.5%. It is important to note, this is lower than the increase in rent, meaning with less rental supply in the market, landlords have the opportunity to increase rent.

Summary of rental band and rental rates (pw) for the Timaru District over 10 years



	Active Bonds	Lower Quartile Rent	Median Rent	Upper Quartile Rent
April 2012	2,235	\$200	\$250	\$285
April 2013	2,316	\$205	\$250	\$300
April 2014	2,349	\$220	\$270	\$310
April 2015	2,418	\$235	\$300	\$343
April 2016	2,451	\$220	\$280	\$328
April 2017	2,514	\$250	\$300	\$350
April 2018	2,580	\$250	\$310	\$360
April 2019	2,556	\$283	\$323	\$360
April 2020	2,616	\$300	\$345	\$395
April 2021	2,607	\$325	\$360	\$400
April 2022	2,598	\$335	\$385	\$440
10-Year Average	2,501	\$262	\$312	\$359
10-Year Growth (pa)	1.5%	5.3%	4.4%	4.4%
5-Year Growth (pa)	0.7%	6.0%	5.1%	4.7%
12-Month Growth	-0.3%	3.1%	6.9%	10.0%

Data notes: MBIE data over 10 years for the month of April.

Timaru & Timaru District

Local demographics

Individual (not household) demographic data are shown in the table right for the whole Timaru District.

Insights from the data include;

- The population of Timaru District is 46,296 individuals.
- The median age of the population is 45 years. This is nearly 10 years higher than the national median.
- 55% of the population is aged 50 years and over. This is 15% higher than New Zealand.
- Individual homeownership is at 64% which is 12% higher than national individual homeownership.
- The median personal income is just below the national median (\$31,800) at \$30,300.

Individual demographics (Census 2018)

	Timaru District Total	% of Timaru District	New Zealand Total	% of New Zealand
Usually resident population count	46,296		4,699,755	
Male	22,812	49%	2,319,558	49%
Female	23,481	51%	2,380,197	51%
Median age	45		37	
0-19 years	10,896	30%	1,225,227	31%
20-34 years	7,434	21%	978,903	25%
35-49 years	8,037	22%	908,226	23%
50-64 years	9,795	27%	872,238	22%
65+ years	10,125	28%	715,170	18%
Birthplace				
NZ born	39,693	86%	3,370,122	73%
Overseas born	6,210	14%	1,271,775	27%
Individual Home Ownership				
Own or partly own or hold in a family trust	21,720	64%	1,661,061	52%
Do not own and do not hold in a family trust	12,411	36%	1,548,078	48%
Qualification Attainment				
No qualification	9,597	26%	642,507	18%
Level 1 - 5 certificate (or Level 6 diploma)	20,700	57%	1,804,572	51%
Bachelor degree and level 7 qualifications	3,159	9%	516,576	15%
Postgraduate, honours, masters or doctoral degrees	1,728	5%	360,057	10%
Overseas secondary school qualifications	1,143	3%	208,410	6%
Personal Income (Grouped)				
Less than \$20,000	12,624	33%	1,303,539	35%
\$20,001 - \$30,000	6,267	16%	516,768	14%
\$30,001 - \$50,000	8,019	21%	763,530	20%
\$50,001 - \$70,000	5,682	15%	543,981	14%
\$70,001 or more	5,415	14%	648,537	17%
Median personal income	\$30,300		\$31,800	
Work and Labour Force Status				
Employed full time	18,456	49%	1,891,371	50%
Employed part time	5,751	15%	553,770	15%
Unemployed	951	3%	151,035	4%
Not in the labour force	12,846	34%	1,180,179	31%
Partnership Status				
Partnered	22,215	58%	1,963,758	52%
Non-partnered	11,973	32%	1,233,285	33%
Not stated	3,819	10%	579,309	15%

Data notes: Statistics New Zealand Census 2018.

Timaru & Timaru District

Local demographics

Household and dwelling (not individual) demographic data are shown in the table right.

Insights from the data include;

- Timaru District comprises 19,119 households.
- Household homeownership is high at 72%, 7% higher than the national rate.
- The median rent paid by household is \$250.
- The largest sector of landlord for rented private dwellings are private people, trusts or businesses at 85%.
- 88% of occupied private dwellings are a separate house with only 12% in a joined dwelling.

Household / dwelling demographics (Census 2018)

	Timaru District Total	% of Timaru District	New Zealand Total	% of New Zealand
Total	19,119		1,653,792	
Household Tenure				
Dwelling owned or partly owned or held in a family trust	13,839	72%	1,066,932	65%
Dwelling not owned and not held in a family trust	5,277	28%	586,131	35%
Weekly Rent Paid by Household				
Under \$100	369	8%	33,966	7%
\$100 - \$149	534	12%	46,638	9%
\$150 - \$199	498	11%	35,031	7%
\$200 - \$299	1,527	34%	92,199	18%
\$300 - \$399	1,323	30%	114,576	22%
\$400 - \$499	150	3%	92,091	18%
\$500 - \$599	18	0%	54,183	10%
\$600 and over	36	1%	53,151	10%
Median rent paid by household (2018)	\$250		\$340	
Sector of Landlord for Rented Private Dwellings				
Private person, trust or business	3,840	85%	440,025	83%
Local authority or city council	213	5%	11,190	2%
Housing New Zealand Corporation	390	9%	63,105	12%
Iwi, hapū, or Māori land trust	9	0%	1,674	0%
Other community housing provider	51	1%	6,393	1%
Other state owned corporation/enterprise, govt or ministry	15	0%	4,668	1%
Occupied Private Dwelling Type				
Separate house	16,821	88%	1,399,944	84%
Joined dwelling	2,280	12%	253,398	15%
Other private dwelling	93	0%	10,947	1%

Data notes: Statistics New Zealand Census 2018

Timaru & Timaru District

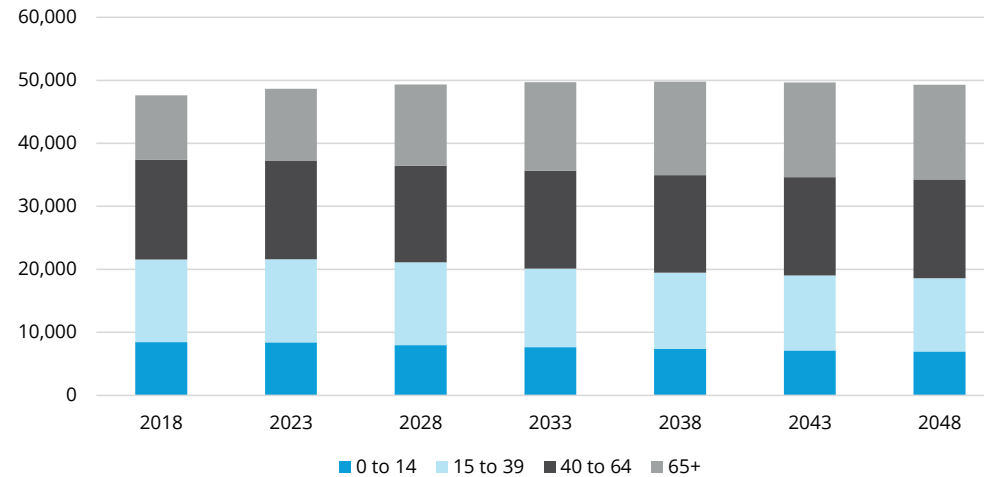
Local demographics

Population projections by age group for the whole Timaru District are shown right.

Insights from the data include;

- The cohort of individuals aged 65 years and over living in Timaru is projected to grow the most between 2018 and 2048 (1.3%). This is a change of 4,770 individuals between 2018 and 2048.
- The number of individuals aged between 0 – 14 is projected to decrease by -0.6% between 2018 and 2048. This represents a decline of 1,470 individuals between 2018 and 2048.
- The number of individuals aged between 15 – 39 is projected to decrease by -0.4% between 2018 and 2048. This represents a decline of 1,500 individuals between 2018 and 2048.
- The decline in the is population cohort, within which typically first home buyers are found, is significant in terms of future housing demand.

Population projections by age group (2018 base) for the Timaru District



Age	Population Projection (Mid Level Projection)							Growth per annum			
	2018	2023	2028	2033	2038	2043	2048	2018 to 2028	2028 to 2038	2038 to 2048	2018 to 2048
0 to 14	8,430	8,390	7,980	7,640	7,340	7,100	6,960	-0.5%	-0.8%	-0.5%	-0.6%
15 to 39	13,110	13,210	13,150	12,490	12,120	11,910	11,610	0.0%	-0.8%	-0.4%	-0.4%
40 to 64	15,840	15,660	15,290	15,480	15,470	15,620	15,710	-0.4%	0.1%	0.2%	0.0%
65+	10,250	11,420	12,940	14,090	14,870	15,030	15,020	2.4%	1.4%	0.1%	1.3%
Total	47,630	48,680	49,360	49,700	49,800	49,660	49,300	0.4%	0.1%	-0.1%	0.1%

Data notes: Statistics New Zealand

Timaru & Timaru District

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Business demographics

The number of business entities (business demographics) for the Timaru ‘urban’ area, Timaru District and New Zealand in 2011 and 2021 are shown right.

Insights from the data include;

- The number of agriculture, forestry and farming business in Timaru has increased by 38%, a change of 45 businesses between 2011 and 2021. Both Timaru District and New Zealand have seen a decline.
- Timaru has seen a decline in the number of mining businesses to 0 in 2021. The wider Timaru District has seen no change.
- There has been a decrease in retail trade businesses in both Timaru (-7%) and Timaru District (-14%). This may be related to pressures from COVID lockdowns.
- The total number of businesses in Timaru has increased by 17%, a change of 583 businesses between 2011 and 2021.
- The total number of businesses in Timaru District has increased by 4%, a change of 234 businesses between 2011 and 2021.

Number of businesses in the urban Timaru area with district and national comparisons for 10 years

	Timaru			Timaru District			New Zealand		
	2011	2021	% change 2011-2021	2011	2021	% change 2011-2021	2011	2021	% change 2011-2021
A Agriculture, Forestry, Farming	120	165	38%	1,254	1,107	-12%	74,709	65,904	-12%
B Mining	3	0	-100%	9	9	0%	780	828	6%
C Manufacturing	168	174	4%	282	273	-3%	22,530	22,929	2%
D Electricity, Gas, Water, Waste Services	21	18	-14%	21	21	0%	1,428	1,617	13%
E Construction	291	345	19%	468	534	14%	51,123	71,637	40%
F Wholesale Trade	573	687	20%	204	195	-4%	20,424	20,064	-2%
G Retail Trade	291	270	-7%	396	339	-14%	33,555	35,355	5%
H Accommodation, Food Services	111	147	32%	195	228	17%	19,800	24,891	26%
I Transport, Postal, Warehousing	108	126	17%	162	183	13%	15,999	16,887	6%
J Information Media, Telecommunications	12	15	25%	15	27	80%	5,502	7,470	36%
K Financial, Insurance Services	222	276	24%	327	408	25%	32,244	42,528	32%
L Rental, Hiring, Real Estate Services	510	582	14%	954	1,107	16%	98,622	123,753	25%
M Professional, Scientific, Technical Services	532	686	29%	249	282	13%	51,879	66,681	29%
N Administrative, Support Services	72	96	33%	120	138	15%	16,068	19,503	21%
O Public Administration, Safety	30	30	0%	48	57	19%	3,903	4,008	3%
P Education, Training	72	63	-13%	96	96	0%	10,026	11,880	18%
Q Healthcare, Social Assistance	153	144	-6%	198	195	-2%	19,875	25,110	26%
R Arts, Recreation Services	45	60	33%	96	96	0%	10,086	10,923	8%
S Other Services	150	183	22%	228	261	14%	22,578	26,451	17%
Total	3,484	4,067	17%	5,322	5,556	4%	511,131	598,419	17%

Data notes: Statistics New Zealand (NZ.Stat) – ANZSIC06 Industry Code.

Timaru & Timaru District

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Business demographics

The number of employees for the Timaru ‘urban’ area, Timaru District and New Zealand in 2011 and 2021 are shown right.

Insights from the data include;

- The number of agriculture, forestry and farming employees in Timaru has increased by 105%, a change of 376 employees between 2011 and 2021.
- The number of construction employees in Timaru has increased by 55%, a change of 652 employees. Timaru District has also seen an increase in employees (54%) by 750 employees.
- The number of employees in information media and telecommunications has decreased across Timaru (-47%), Timaru District (-46%) and New Zealand (-17%). This is likely related to jobs becoming digitalised.
- The total number of employees in Timaru has increased by 17%, a change of 2,491 employees between 2011 and 2021.
- The total number of employees in Timaru District has increased by 15%, a change of 3,250 employees between 2011 and 2021.
- Categories where employee numbers in Timaru and District have decreased significantly relative to New Zealand, include categories which tend to employ skilled, often office-based professionals, potentially both house buyers and occupiers of office space in the town centre. These include financial and insurance, media and information, education and training.

Number of employees in the urban Timaru area with district and national comparisons for 10 years

	Timaru			Timaru District			New Zealand		
	2011	2021	% change 2011-2021	2011	2021	% change 2011-2021	2011	2021	% change 2011-2021
A Agriculture, Forestry, Farming	359	735	105%	1,900	2,200	16%	111,900	124,000	11%
B Mining	9	0	-100%	30	40	33%	6,100	5,600	-8%
C Manufacturing	2,167	2,573	19%	4,150	5,100	23%	214,600	233,400	9%
D Electricity, Gas, Water, Waste Services	160	218	36%	180	220	22%	13,100	19,300	47%
E Construction	1,183	1,835	55%	1,400	2,150	54%	114,000	193,500	70%
F Wholesale Trade	573	687	20%	800	860	8%	102,900	115,900	13%
G Retail Trade	1,996	1,999	0%	2,400	2,400	0%	193,100	220,400	14%
H Accommodation, Food Services	861	1,042	21%	1,150	1,300	13%	134,500	162,600	21%
I Transport, Postal, Warehousing	805	978	21%	1,300	1,650	27%	82,300	90,400	10%
J Information Media, Telecommunications	223	119	-47%	240	130	-46%	37,300	31,100	-17%
K Financial, Insurance Services	308	300	-3%	330	310	-6%	51,300	60,300	18%
L Rental, Hiring, Real Estate Services	158	131	-17%	210	170	-19%	26,300	34,400	31%
M Professional, Scientific, Technical Services	532	686	29%	620	810	31%	144,500	189,200	31%
N Administrative, Support Services	572	704	23%	650	770	18%	93,900	112,400	20%
O Public Administration, Safety	586	632	8%	650	680	5%	107,800	142,100	32%
P Education, Training	1,132	1,100	-3%	1,550	1,650	6%	172,500	197,100	14%
Q Healthcare, Social Assistance	2,481	2,685	8%	2,750	2,900	5%	207,500	261,100	26%
R Arts, Recreation Services	106	147	39%	160	230	44%	38,500	42,100	9%
S Other Services	392	523	33%	510	660	29%	64,900	78,500	21%
Total	14,603	17,094	17%	20,980	24,230	15%	1,917,000	2,313,400	21%

Data notes: Statistics New Zealand (NZ.Stat) – ANZSIC06 Industry Code.

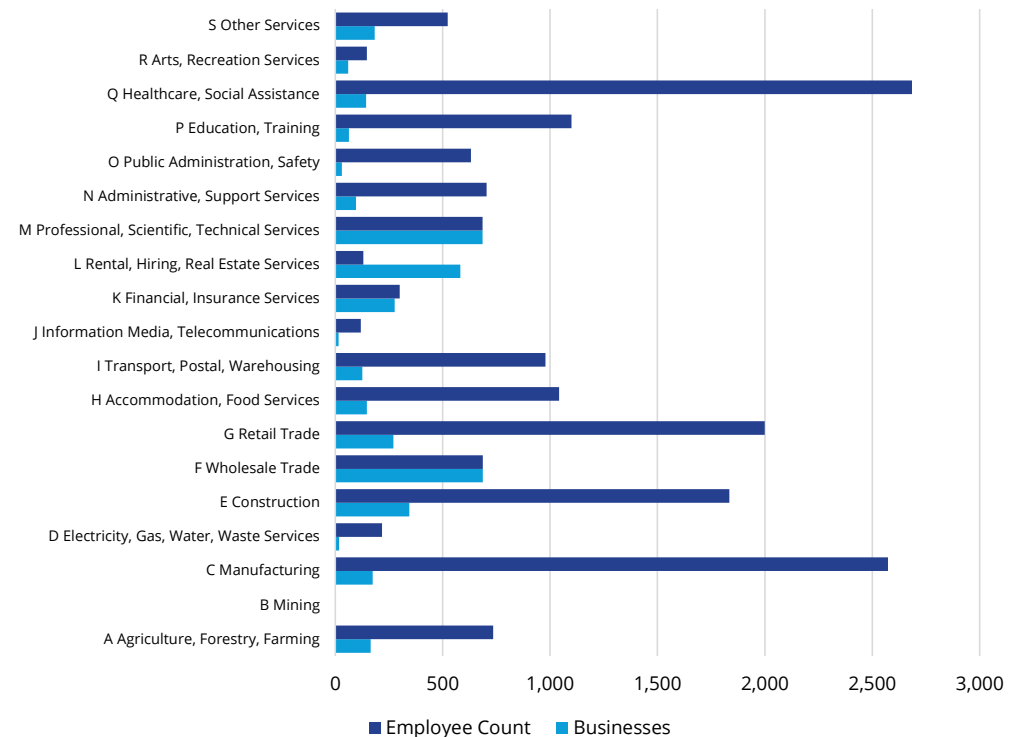
Business demographics

Business demographics for the Timaru 'urban' area in 2021 are shown right, and show what types of businesses are operating in the area and how many people they employ.

Insights from the data include;

- At 2021, there are significantly more employees (2,685) in healthcare and social assistance businesses (144).
- Similarly, there are 174 manufacturing businesses, with 2,573 employees.
- Wholesale trade, professional, scientific, and technical services and financial and insurance services have similar business and employee counts.

Employee and business counts in the Timaru urban area 2021



Data notes: Statistics New Zealand (NZ.Stat) – ANZSIC06 Industry Code.

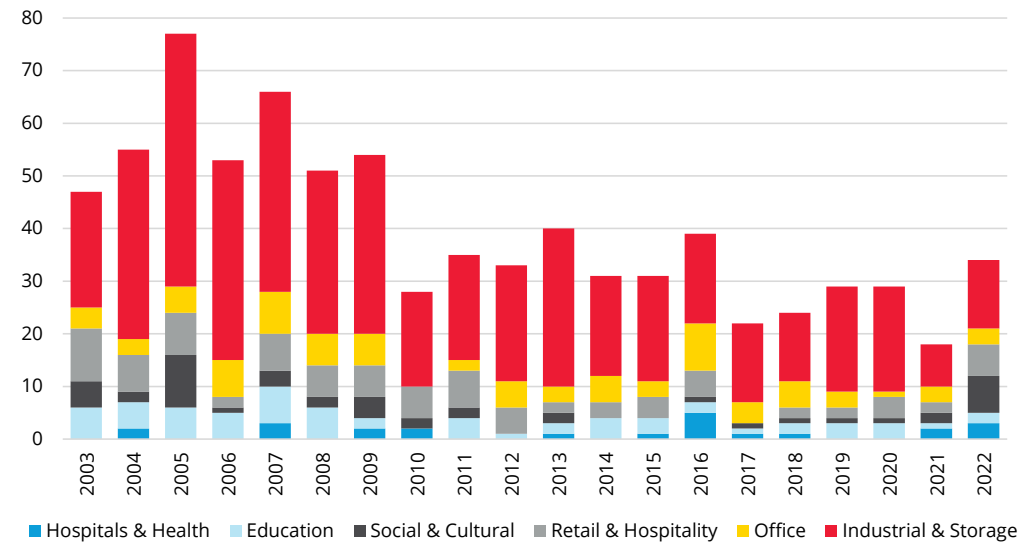
Local commercial and infrastructure projects

Building consents issued for new commercial buildings in the Timaru District area are shown right for the year to March over 20 years.

Insights from the data include;

- Over the past 20 years there have been 796 commercial building consents in the Timaru District.
- Commercial building consents peaked in 2005 at 77 consents and experienced a low of 18 consents in 2021.
- Majority (61%) of commercial building consents in the past 20 years have been for industrial and storage buildings.
- 11% of commercial building consents in the past 20 years have been for office buildings, and 12% has been for retail and hospitality.
- Only 3% of commercial building consents in the past 20 years have been for hospitals and health.
- Industrial property activities employ fewer people per square metre of property than office or retail property.
- Although the overall consent numbers have recovered well in the year to March 2022, this ratio of consents for different types of property is not optimal for employment growth,

Number of commercial building consents in the Timaru District area (12 months to March)



Year to March	Hospitals & Health	Education	Social & Cultural	Retail & Hospitality	Office	Industrial & Storage	Total
20-Year Total (2003 - 2022)	23	65	47	94	85	482	796
10-Year Total (2013 - 2022)	14	23	16	30	39	175	297
Prev. 10-Year (2003 - 2012)	9	42	31	64	46	307	499

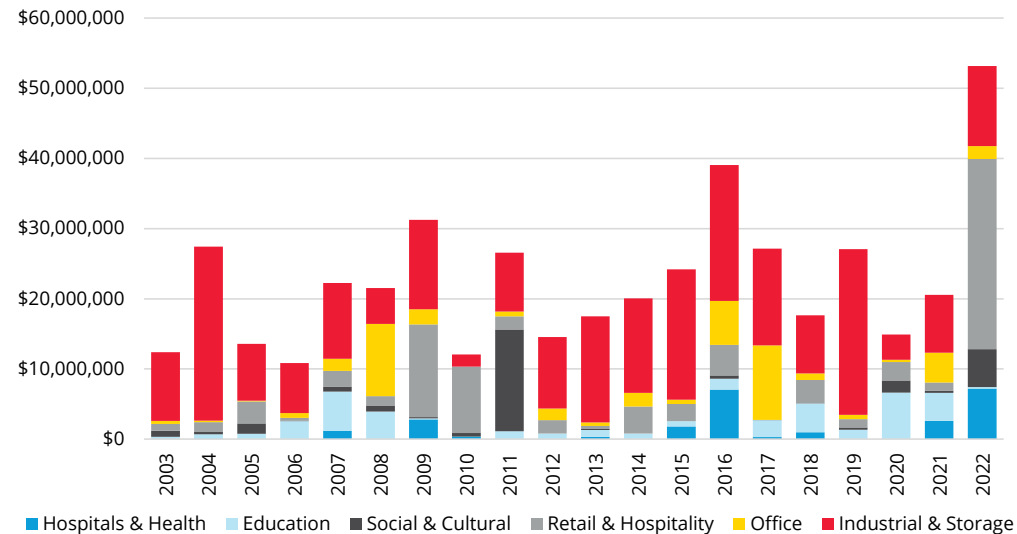
Local commercial and infrastructure projects

The value of building consents issued for new commercial buildings in the Timaru District area is shown right for the years to March over 20 years.

Insights from the data include;

- The value of all commercial building consents over the past 20 years in the Timaru District is \$453,647,072.
- 58% (\$261,234,192) of the total 20 year building consent value, occurred between 2013 and 2022.
- Commercial building consent value peaked in 2022 at \$53,151,795 and experienced a low of \$10,836,468 in 2006.
- Building consents for industrial and storage buildings account for the majority (52%) of the value of commercial building consents in the past 20 years.
- Building consents for retail and hospitality buildings account for 18% of the value of commercial building consents in the past 20 years.
- In the 2022 year, the high value for retail and hospitality building consents is most likely attributed to the Timaru Mega Centre development.

Value of commercial building consents in the Timaru District area (12 months to March)



Year to March	Hospitals & Health	Education	Social & Cultural	Retail & Hospitality	Office	Industrial & Storage	Total
20-Year Total (2003 - 2022)	\$24,757,792	\$38,676,836	\$27,875,909	\$82,469,495	\$45,801,044	\$234,065,996	\$453,647,072
10-Year Total (2013 - 2022)	\$20,311,292	\$22,741,369	\$8,508,220	\$46,436,495	\$27,906,501	\$135,330,315	\$261,234,192
Prev. 10-Year (2003 - 2012)	\$4,446,500	\$15,935,467	\$19,367,689	\$36,033,000	\$17,894,543	\$98,735,681	\$192,412,880

Local commercial and infrastructure projects

Tabled right is a summary of commercial developments either in planning or construction stages in the Timaru urban area since the beginning of 2018.

Insights from the data include;

- 60% of commercial developments are private development projects, whilst 40% are Government development projects.
- 31% of the commercial development consents active since 2018 are for Education developments. 17% are for retail developments and 16% are for industrial developments.

Summary of project commercial development consents active since 2018

	Government		Private		Total	
	Number of Projects	Value of Projects	Number of Projects	Value of Projects	Number of Projects	Value of Projects
Accommodation	0	N/A	2	\$3,800,000	2	\$3,800,000
Aged Care	0	N/A	4	\$52,760,000	4	\$52,760,000
Civic / Community	3	\$50,900,000	1	\$2,000,000	4	\$52,900,000
Civil Works Non-Res	2	\$210,000	1	\$2,000,000	3	\$2,210,000
Civil Works Residential	0	N/A	3	\$6,050,000	3	\$6,050,000
Education	23	\$11,710,000	2	\$2,760,000	25	\$14,470,000
Government	0	N/A	0	N/A	0	N/A
Healthcare	1	\$3,500,000	2	\$2,560,000	3	\$6,060,000
Industrial	0	N/A	13	\$50,900,000	13	\$50,900,000
Mixed Use Commercial	0	N/A	0	N/A	0	N/A
Office	2	\$700,000	6	\$7,790,000	8	\$8,490,000
Residential	1	\$740,000	1	\$42,000,000	2	\$42,740,000
Retail	0	N/A	14	\$114,770,000	14	\$114,770,000
Utilities	0	N/A	0	N/A	0	N/A
Total	32	\$67,760,000	49	\$287,390,000	81	\$355,150,000



Background and context

Why are we carrying out this study?

Timaru District

What does the existing residential market look like and what are key demographic trends?

Selwyn District

What does the existing residential market look like and what are key demographic trends?

Ashburton District

What does the existing residential market look like and what are key demographic trends?

Waimate District

What does the existing residential market look like and what are key demographic trends?

Waitaki District

What does the existing residential market look like and what are key demographic trends?

Comparing benchmarks

What can we determine about Timaru from the neighbouring districts?

Conclusions and recommendations

What can be recommended to improve housing demand in Timaru?

Residential property typology

The table right summarises the combined existing mix of residential properties in the 'urban' areas of Rolleston and Lincoln within the wider Selwyn District.

Insights from the data include;

- The urban area of Rolleston and Lincoln consists of 12,207 residential properties.
- Majority of all residential properties in Rolleston and Lincoln are stand-alone houses (86%), with over 11,000 houses.
- Townhouses or terraced type housing (inclusive of units / flats), make up only 1% of the total residential stock.
- There no apartment units or home and income property within Rolleston and Lincoln.
- This typology breakdown is not uncommon for a small urban area that doesn't experience the benefits of tourism activity.

Residential typology for existing properties

Rolleston and Lincoln		
Type	Count	Ratio
Home & Income	17	0%
House	11,368	86%
Multiple Dwellings	80	1%
Townhouse/Unit	197	1%
Vacant Section	1,361	10%
Block Land	187	1%
Total	13,210	100%

Data notes: Property Guru (all residential properties in the catchment areas)

Residential property typology

The table right summarises the mix of property types; homes (stand alone homes) and townhouses / units (including all terraced types) across the 'urban' Rolleston and Lincoln area.

Insights from the data include;

- Houses make up 98% of the typology mix, whilst townhouses / units account for 2%.
- The average floor area of a townhouse/unit is 105 sqm compared to 199 sqm for houses.
- The housing market is dominated by three-bedroom (40%) and four-bedroom (51%) houses.
- 1% of townhouses / units are two-bedroom with an average floor area of 105 sqm.
- The average floor area across all property types is 198 sqm.

Average floor area and total typology mix

	Houses		Townhouses / Units		Total	
	% of all property types	Average floor area	% of all property types	Average floor area	% of all property types	Average floor area
One-Bedroom	0%	141 sqm	0%	66 sqm	0%	103 sqm
Two-Bedroom	2%	127 sqm	1%	105 sqm	4%	119 sqm
Three-Bedroom	40%	167 sqm	0%	121 sqm	40%	167 sqm
Four-Bedroom	51%	220 sqm	0%	N/A	51%	220 sqm
Five-Bedroom	5%	285 sqm	0%	N/A	5%	285 sqm
Total	98%	199 sqm	2%	105 sqm	100%	198 sqm

Data notes: Property Guru (other property types and properties with more than five bedrooms excluded)

Rolleston, Lincoln & Selwyn District

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Residential property typology

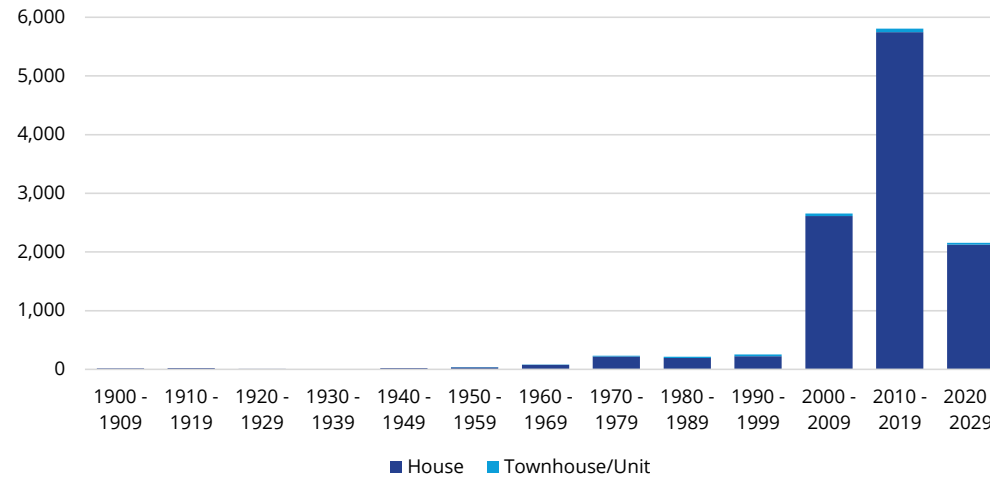
The graph right shows the trend of newly built dwellings in the catchment area in 10-year periods since 1900.

The data in the graph does not capture dwellings that have undergone significant remodelling or where the construction date is not recorded. This is shown in the table below.

Insights from the data include;

- 51% of stand-alone houses were constructed between 2010 and 2019 (5,747 houses).
- 2010 – 2019 saw the largest number of townhouses / units constructed, totalling 57 units (29%).
- Since 1950 the number of new houses and townhouses / units has increased.

Building age of houses and townhouse/units in Rolleston and Lincoln combined



Date	Houses		Townhouses / Units		Total	
	New dwellings	% of type	New dwellings	% of type	New dwellings	% of type
Before 1880	1	0%	N/A	0%	1	0%
1880 - 1889	N/A	0%	N/A	0%	N/A	0%
1890 - 1899	N/A	0%	N/A	0%	N/A	0%
1900 - 1909	17	0%	N/A	0%	17	0%
1910 - 1919	22	0%	N/A	0%	22	0%
1920 - 1929	11	0%	N/A	0%	11	0%
1930 - 1939	7	0%	N/A	0%	7	0%
1940 - 1949	23	0%	N/A	0%	23	0%
1950 - 1959	37	0%	2	1%	39	0%
1960 - 1969	80	1%	4	2%	84	1%
1970 - 1979	223	2%	12	6%	235	2%
1980 - 1989	196	2%	22	11%	218	2%
1990 - 1999	227	2%	29	15%	256	2%
2000 - 2009	2,611	23%	42	21%	2,653	23%
2010 - 2019	5,747	51%	57	29%	5,804	50%
2020 - 2029	2,127	19%	29	15%	2,156	19%
Mixed/Remodelled	30	0%	N/A	0%	30	0%
Undefined	9	0%	N/A	0%	9	0%
Total	11,368	100%	197	100%	11,565	100%

Data notes: Property Guru (other property types excluded)

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Residential property typology

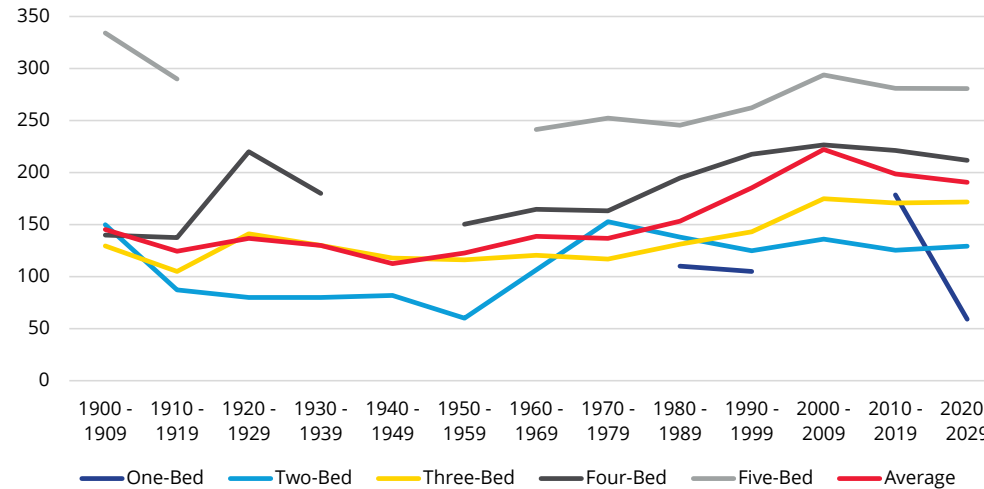
The graph right shows the trend of floor area for newly built dwellings in the catchment area in 10-year periods since 1900.

Data only includes homes with a bedroom count between one and five.

Insights from the data include;

- The average floor area for newly built two-bedroom houses, experienced a low of 60 sqm in 1950 – 1959 and a peak of 153 sqm in 1970 – 1979.
- The average floor area for newly built three-bedroom houses, experienced a low of 105 sqm in 1910 – 1919 and a peak of 175 sqm in 2000 – 2009.
- The average floor area for newly built four-bedroom houses, experienced a low of 138 sqm in 1910 – 1919 and a peak of 227 sqm in 2000 – 2009.

Average floor area by bedroom count for houses over time in Rolleston and Lincoln combined



Houses – Average floor area						
Date	One-Bed	Two-Bed	Three-Bed	Four-Bed	Five-Bed	Average
Before 1880	N/A	N/A	141 sqm	N/A	N/A	126 sqm
1880 – 1889	N/A	N/A	N/A	N/A	N/A	N/A
1890 – 1899	N/A	N/A	N/A	N/A	N/A	N/A
1900 – 1909	N/A	150 sqm	130 sqm	140 sqm	334 sqm	145 sqm
1910 – 1919	N/A	87 sqm	105 sqm	138 sqm	290 sqm	124 sqm
1920 – 1929	N/A	80 sqm	141 sqm	220 sqm	N/A	137 sqm
1930 – 1939	N/A	80 sqm	130 sqm	180 sqm	N/A	130 sqm
1940 – 1949	N/A	82 sqm	118 sqm	N/A	174 sqm	113 sqm
1950 – 1959	102 sqm	60 sqm	116 sqm	150 sqm	N/A	123 sqm
1960 – 1969	N/A	107 sqm	120 sqm	165 sqm	241 sqm	139 sqm
1970 – 1979	N/A	153 sqm	117 sqm	163 sqm	252 sqm	137 sqm
1980 – 1989	110 sqm	138 sqm	131 sqm	195 sqm	246 sqm	153 sqm
1990 – 1999	105 sqm	125 sqm	143 sqm	218 sqm	262 sqm	185 sqm
2000 – 2009	N/A	136 sqm	175 sqm	227 sqm	294 sqm	222 sqm
2010 – 2019	179 sqm	125 sqm	171 sqm	221 sqm	281 sqm	199 sqm
2020 – 2029	59 sqm	129 sqm	172 sqm	212 sqm	281 sqm	191 sqm
Mixed/Remodelled	N/A	233 sqm	206 sqm	322 sqm	327 sqm	246 sqm
Undefined	N/A	91 sqm	120 sqm	203 sqm	290 sqm	188 sqm
Total	141 sqm	127 sqm	167 sqm	220 sqm	285 sqm	199 sqm

Data notes: Property Guru (other property types and properties with more than five bedrooms excluded)

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Residential property typology

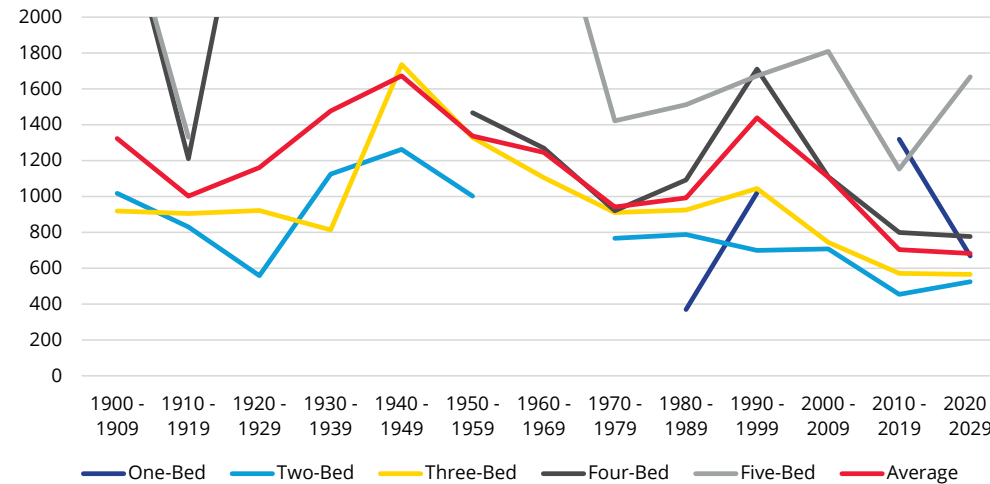
The graph right shows the trend of land area for newly built dwellings in the catchment area in 10-year periods since 1900.

Data only includes homes with a bedroom count between one and five.

Insights from the data include;

- Typically the more bedrooms a house has, the larger the land area.
- The average land area for a five-bedroom house is 1,578 sqm compared to 560 sqm for a two-bedroom house. One-bedroom houses have a high average land area if 1,038 sqm.
- The average land area for four-bedroom houses has declined by 1,967 from 1900, at 2,744 sqm to 777 sqm at 2020 – 2029.

Average land area by bedroom count for houses over time in Rolleston and Lincoln combined



Houses - Average land area						
Date	One-Bed	Two-Bed	Three-Bed	Four-Bed	Five-Bed	Average
Before 1880	N/A	N/A	430 sqm	N/A	N/A	430 sqm
1880 - 1889	N/A	N/A	N/A	N/A	N/A	N/A
1890 - 1899	N/A	N/A	N/A	N/A	N/A	N/A
1900 - 1909	N/A	1,018 sqm	919 sqm	2,744 sqm	2,745 sqm	1,324 sqm
1910 - 1919	N/A	830 sqm	905 sqm	1,211 sqm	1,330 sqm	1,003 sqm
1920 - 1929	N/A	559 sqm	922 sqm	3,200 sqm	N/A	1,161 sqm
1930 - 1939	N/A	1,125 sqm	814 sqm	2,494 sqm	N/A	1,477 sqm
1940 - 1949	N/A	1,263 sqm	1,736 sqm	N/A	2,821 sqm	1,672 sqm
1950 - 1959	688 sqm	1,002 sqm	1,329 sqm	1,466 sqm	N/A	1,337 sqm
1960 - 1969	N/A	N/A	1,105 sqm	1,270 sqm	2,818 sqm	1,245 sqm
1970 - 1979	N/A	766 sqm	911 sqm	921 sqm	1,422 sqm	941 sqm
1980 - 1989	370 sqm	788 sqm	925 sqm	1,092 sqm	1,511 sqm	993 sqm
1990 - 1999	1,021 sqm	699 sqm	1,045 sqm	1,711 sqm	1,673 sqm	1,439 sqm
2000 - 2009	N/A	707 sqm	745 sqm	1,111 sqm	1,809 sqm	1,108 sqm
2010 - 2019	1,319 sqm	454 sqm	571 sqm	799 sqm	1,153 sqm	704 sqm
2020 - 2029	668 sqm	524 sqm	566 sqm	777 sqm	1,667 sqm	682 sqm
Mixed/Remodelled	N/A	1,110 sqm	1,002 sqm	3,196 sqm	1,696 sqm	1,423 sqm
Undefined	N/A	1,455 sqm	517 sqm	1,153 sqm	1,655 sqm	1,237 sqm
Total	1,038 sqm	560 sqm	633 sqm	912 sqm	1,578 sqm	826 sqm

Data notes: Property Guru (other property types and properties with more than five bedrooms excluded)

Rolleston, Lincoln & Selwyn District

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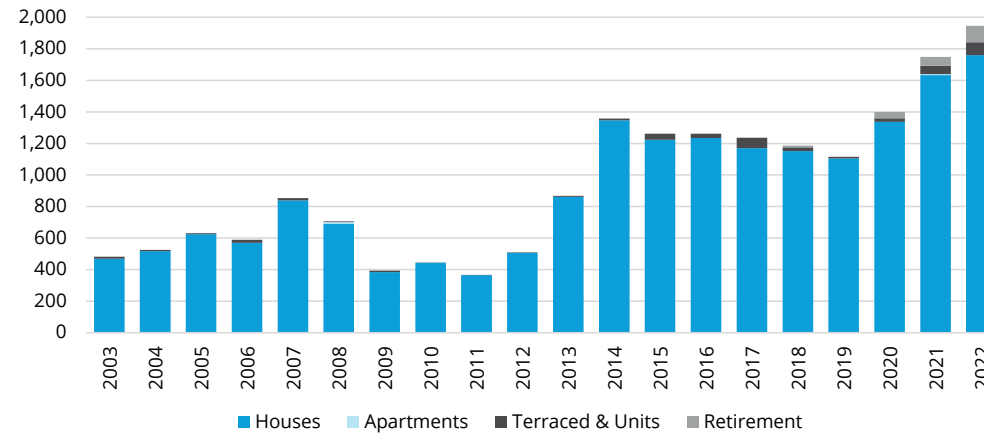
Residential property typology

Building consents issued for new residential dwellings in the Selwyn District area are shown right for the year to March over 20 years.

Insights from the data include;

- Between 2003 and 2022, there have been a total of 18,889 residential building consents in the Selwyn District area.
- 97% of residential building consents from 2003 to 2022 were for stand-alone houses (18,235 consents).
- 2% of residential building consents have been for terraced housing and units (413 consents).
- Since 2003 there have been 219 consents for retirement related properties accounting for 1% of all residential building consents.
- There have only been 22 building consents for apartments since 2003 accounting for 0.12% of all residential building consents.
- The highest number of residential building consents was in 2022, totalling 1,946 consents.

Number of residential building consents in the Selwyn District area (12 months to March)



Year to March	Houses	Apartments	Terraced & Units	Retirement	Total
2003	470	0	12	0	482
2004	518	0	7	0	525
2005	625	0	6	0	631
2006	570	0	19	0	589
2007	839	0	14	0	853
2008	691	10	5	0	706
2009	385	0	9	0	394
2010	442	5	2	0	449
2011	365	0	1	0	366
2012	506	0	4	0	510
2013	861	0	7	0	868
2014	1,347	0	10	0	1,357
2015	1,224	0	38	0	1,262
2016	1,234	0	28	0	1,262
2017	1,171	0	63	4	1,238
2018	1,152	0	23	11	1,186
2019	1,105	0	9	2	1,116
2020	1,337	0	23	40	1,400
2021	1,633	7	52	57	1,749
2022	1,760	0	81	105	1,946
Total	18,235	22	413	219	18,889

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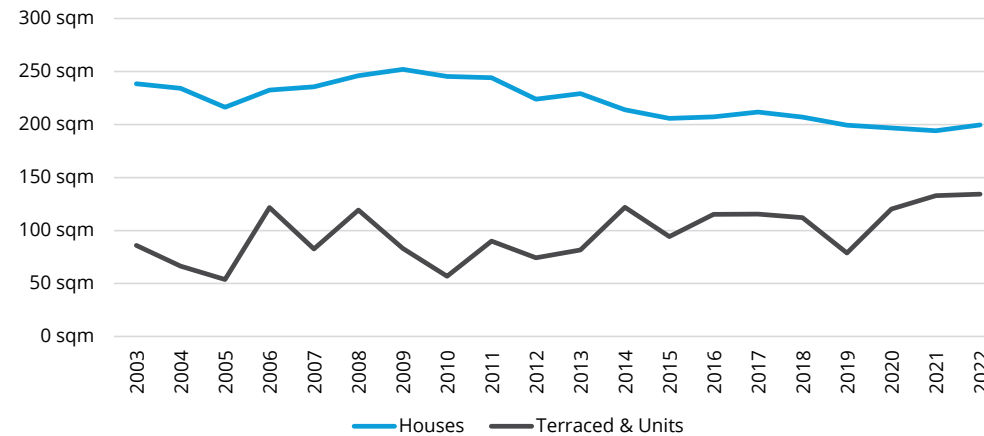
Residential property typology

Floor areas for new residential dwellings in the Selwyn District area issued with building consents is shown right for the year to March over 20 years.

Insights from the data include;

- The average floor area of building consents for houses has decreased since 2017.
- The average floor area of building consents for houses experienced a low of 194 sqm in 2020 and a high of 252 sqm in 2009.
- The average floor area of building consents from 2003 to 2022 for terraced housing and units (113 sqm) is lower than the average floor area for houses (214sqm).
- The average floor area of building consents from 2003 to 2022 for all property types is 211 sqm.

Average floor area of building consents in the Selwyn District area (12 months to March)



Year to March	Houses	Terraced & Units	Total
2003	238 sqm	86 sqm	235 sqm
2004	234 sqm	66 sqm	232 sqm
2005	216 sqm	54 sqm	215 sqm
2006	233 sqm	122 sqm	229 sqm
2007	236 sqm	83 sqm	233 sqm
2008	246 sqm	119 sqm	243 sqm
2009	252 sqm	83 sqm	248 sqm
2010	245 sqm	57 sqm	243 sqm
2011	244 sqm	90 sqm	244 sqm
2012	224 sqm	74 sqm	223 sqm
2013	229 sqm	82 sqm	228 sqm
2014	214 sqm	122 sqm	213 sqm
2015	206 sqm	94 sqm	202 sqm
2016	207 sqm	115 sqm	205 sqm
2017	212 sqm	115 sqm	207 sqm
2018	207 sqm	112 sqm	204 sqm
2019	199 sqm	79 sqm	198 sqm
2020	197 sqm	120 sqm	193 sqm
2021	194 sqm	133 sqm	189 sqm
2022	200 sqm	134 sqm	192 sqm
Total	214 sqm	113 sqm	211 sqm

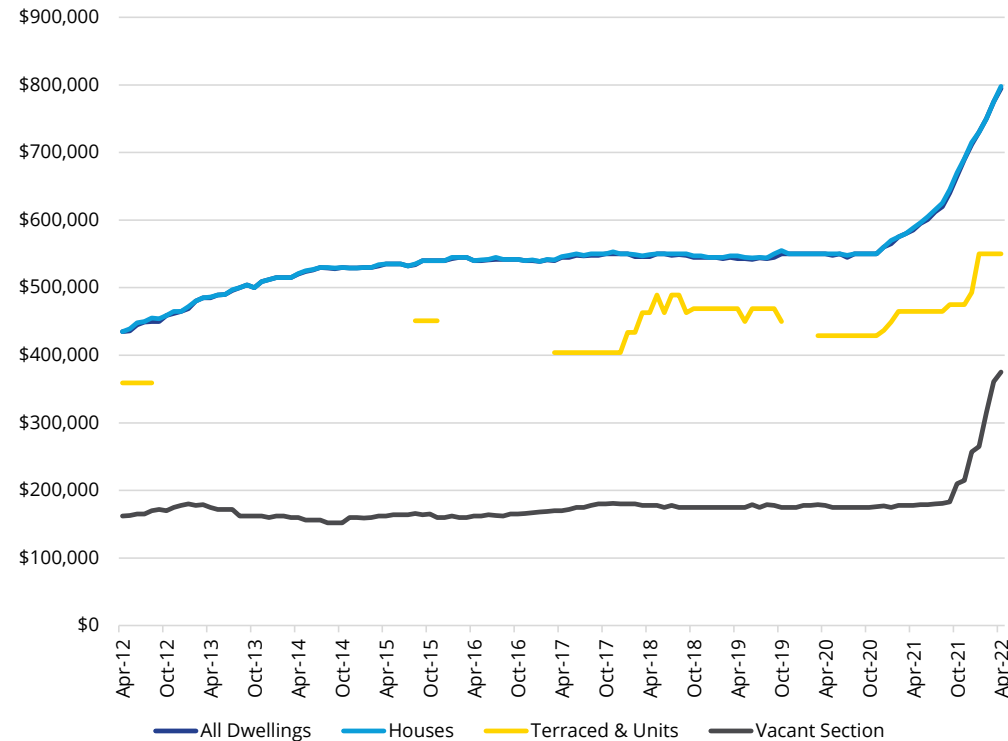
Residential sales data (Rolleston)

Median sales prices growth in the Rolleston (urban) area of Selwyn District are shown right for all residential dwellings, stand-alone houses, terraced/unit types and vacant sections.

Insights from the data include;

- The median sale price for all dwellings follows the median sale price for houses closely because stand-alone houses make up over majority of the property typology.
- The median sale price for houses has grown consistently from \$435,000 in April 2012 to \$798,000 in April 2022, representing a change of \$363,000.
- The median sale price for vacant sections has remained consistent over time with significant growth since 2021. The median sale price has increased from \$178,000 in April 2021 to \$375,000 in 2022, a change of \$197,000 in one year.

Median sale price of all residential property by category over 10 years



Data notes: Median sale price data from REINZ. Prices are inclusive of GST (if any).

Residential sales data (Rolleston)

Median sales prices growth in the Rolleston (urban) area of Selwyn District are shown right for all residential dwellings, stand-alone houses, terraced/unit types and vacant sections.

Insights from the data include;

- The median sale price for all residential dwellings has experienced 10-year growth per annum of 6% and a total period growth of 83%.
- The median sale price for houses has experienced 10-year growth per annum of 6% and a total period growth of 83%.
- The median sale price for terraced houses and units has experienced 10-year growth per annum of 4% and a total period growth of 53%.
- The median sale price for vacant sections has experienced 10-year growth per annum of 9% and a total period growth of 131%.
- The previous 12 months growth also shows promising signs of median sale price growth in the area, particularly for vacant sections (111%).

Median sale price growth of residential property by category

Year	All Residential Dwellings	Houses	Terraced & Units	Vacant Sections
April 2012	\$435,000	\$435,000	\$359,000	\$162,000
April 2017	\$545,000	\$546,000	\$404,000	\$170,000
April 2021	\$585,000	\$588,000	\$465,000	\$178,000
April 2022	\$795,000	\$798,000	\$550,000	\$375,000
10-Year Growth (pa)	6%	6%	4%	9%
Total Growth	83%	83%	53%	131%
5-Year Growth (pa)	8%	8%	6%	17%
Total Growth	46%	46%	36%	121%
12 Months Growth	36%	36%	18%	111%

Data notes: Median sale price data from REINZ. Prices are inclusive of GST (if any).

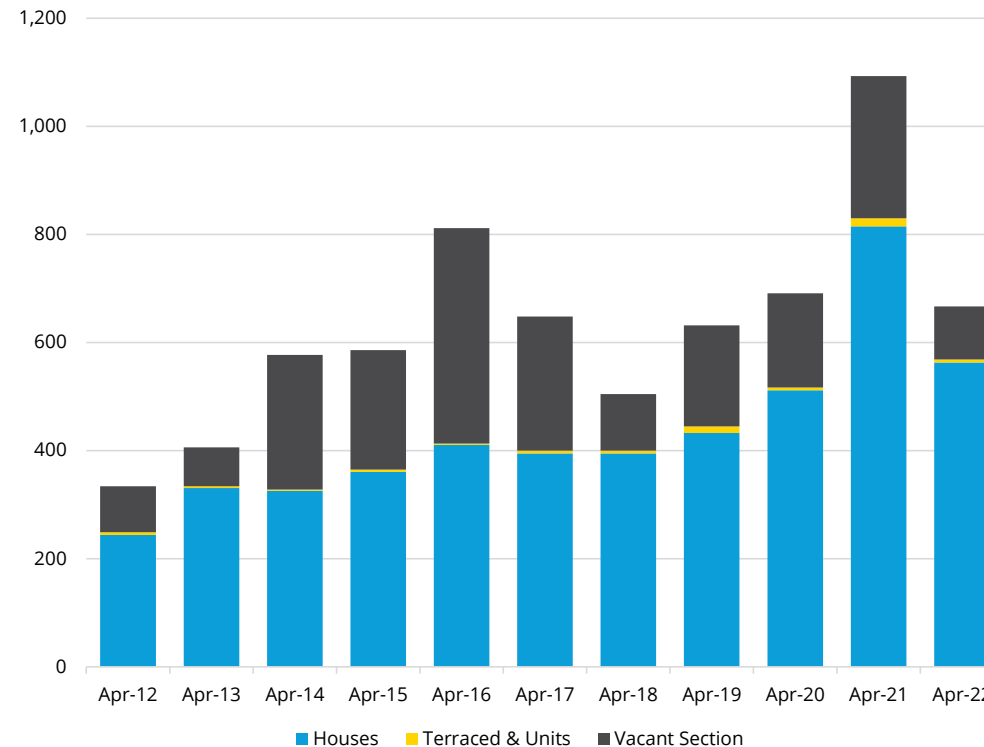
Residential sales data (Rolleston)

The total number of annual residential property sales for the Rolleston (urban) area within the Selwyn District is shown over a 10-year period on the graph, right.

Insights from the data include;

- The number of house sales per annum has increased from 244 in April 2012 to 563 in April 2022, a change of 319 sales. The average number of sales from April 2012 to 2022 is 435 sales.
- The number of terraced house and unit sales per annum peaked in April 2021 at 15 sales before decreasing to 6 sales in April 2022. The average number of sales from April 2012 to 2022 is 5 sales.
- The number of vacant section sales per annum peaked in April 2016 with 399 sales. The average number of sales from April 2012 to 2022 is 191 sales.

Number of residential property sales per annum by category



Data notes: REINZ Market Insights

Residential sales data (Rolleston)

The total number of annual residential property sales for the Rolleston (urban) area within the Selwyn District is shown over a 10-year period on the graph, right.

Insights from the data include;

- The number of house sales has changed by 319 sales between April 2012 and 2022. This represents a total change of 131%.
- The number of terraced house and unit sales has changed by 1 sale from April 2012 to 6 sales in 2022. This represents a total change of 20%.
- The number of vacant section sales increased by 13 sales between April 2012 and 2022. This represents a total change of 15%.
- All typologies have experienced negative 12 month changes. This is likely due to pressures from COVID.

Number of residential property sales by category

Year to	All Residential Dwellings	Houses	Terraced & Units	Vacant Sections
April 2012	251	244	5	85
April 2017	401	395	5	248
April 2021	832	815	15	263
April 2022	575	563	6	98
10-Year Change (pa)				
	9%	9%	2%	1%
Total Change	129%	131%	20%	15%
5-Year Change (pa)				
	7%	7%	4%	-17%
Total Change	43%	43%	20%	-60%
12 Month Change				
	-31%	-31%	-60%	-63%

Data notes: REINZ Market Insights

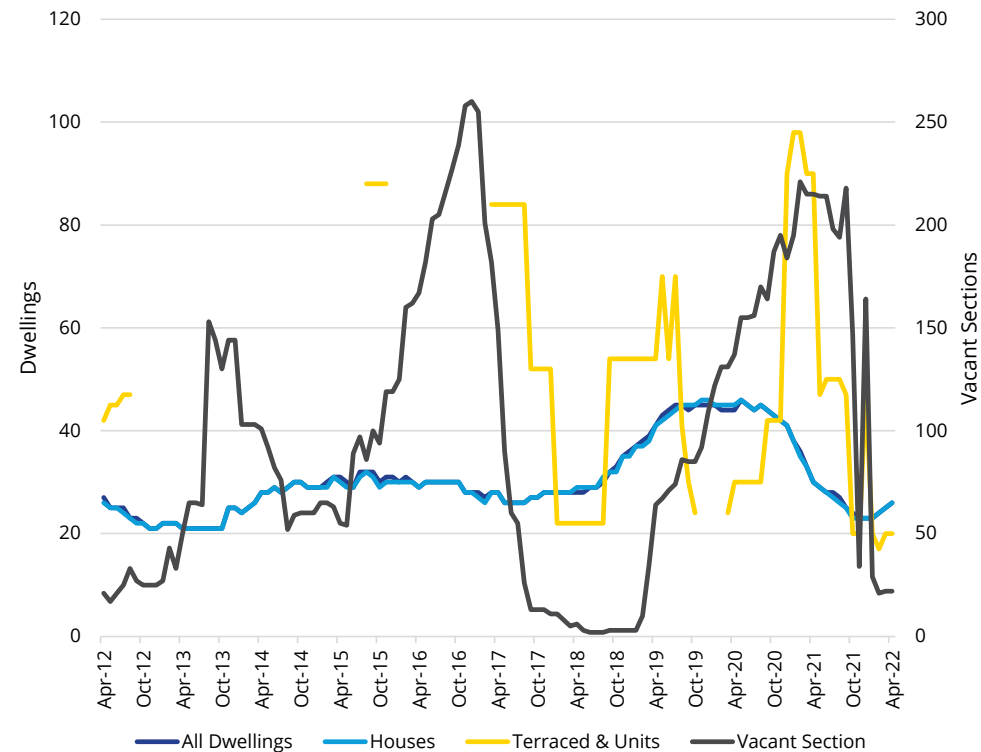
Residential sales data (Rolleston)

The average number of days to sell residential property the Rolleston (urban) area within the Selwyn District is shown over a 10-year period on the graph, right.

Insights from the data include;

- The average number of days to sell residential property for all dwellings from April 2012 to 2022 is 31 days.
- The average number of days to sell for all dwellings follows the average number of days to sell for houses closely because stand-alone houses make up over majority of the property typology.
- The average number of days to sell houses peaked at 46 days first in November 2019 and experienced a low of 21 days first in November 2012. The average number of days to sell houses from April 2012 to 2022 is 30 days.
- The average number of days to sell vacant sections and terraced houses and units has been more volatile overtime compared to houses.
- The average number of days to sell terraced houses and units peaked at 98 days first in January 2021, and experienced a low of 17 days in February 2022. The average number of days to sell terraced houses and units from April 2012 to 2022 is 50 days.
- The average number of days to sell vacant sections peaked at 260 days in December 2016, and experienced a low of 2 days first in June 2018. The average number of days to sell vacant sections from April 2012 to 2022 is 97 days.

Average number of days to sell residential property by category



Data notes: REINZ Market Insights

Residential sales data (Rolleston)

The average number of days to sell residential property for the Rolleston (urban) area within the Selwyn District is shown over a 10-year period on the graph, right.

Insights from the data include;

- The average number of days to sell has declined for both stand-alone houses and terraced houses and units. This is a positive sign indicating demand.
- At April 2022, the average number of days to sell for stand-alone houses is 26 days and terraced houses and units is 20 days. These averages are consistent with other active and high demand markets around New Zealand.
- The average number of days to sell for terraced houses and units has experienced 10-year growth per annum of -7% and a total period growth of -52%. The average number of days to sell has declined by 22 days.
- All property typologies have experienced a decline in the past 12 months.

Average number of days to sell residential property by category

Date	All Residential Dwellings	Houses	Terraced & Units	Vacant Sections
April 2012	27	26	42	21
April 2017	28	28	84	149
April 2021	30	30	90	215
April 2022	26	26	20	22
10-Year Change (pa)				
Total Change	-4%	0%	-52%	5%
5-Year Change (pa)				
Total Change	-7%	-7%	-76%	-85%
12 Month Change				
	-13%	-13%	-78%	-90%

Data notes: REINZ Market Insights

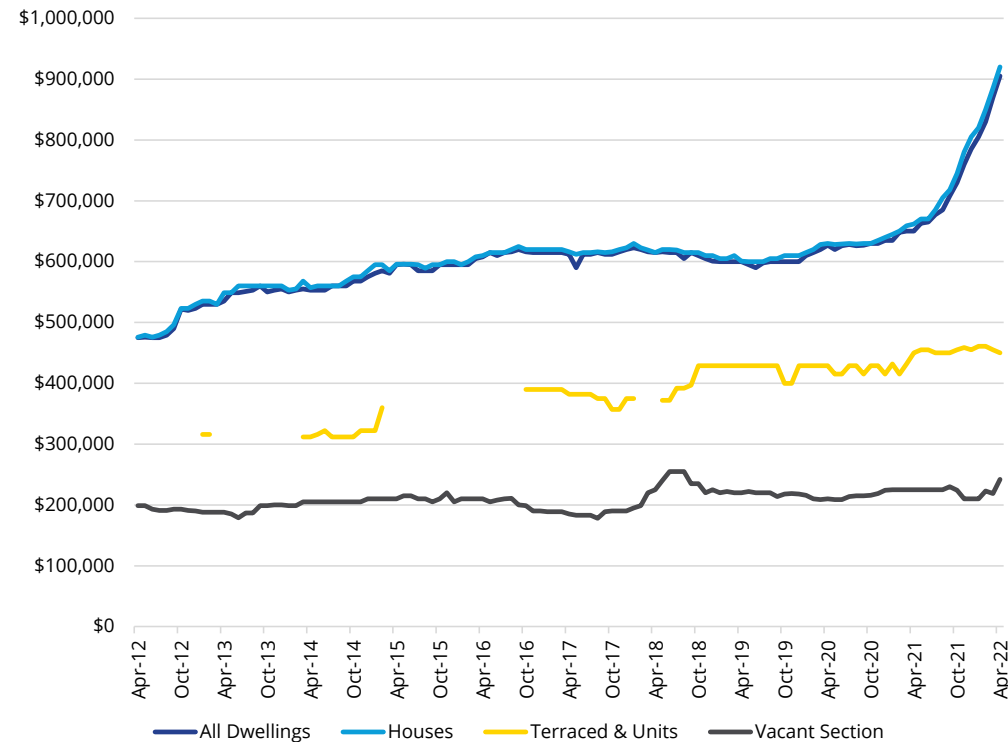
Residential sales data (Lincoln)

Median sales prices growth in the Lincoln (urban) area of Selwyn District are shown right for all residential dwellings, stand-alone houses, terraced/unit types and vacant sections.

Insights from the data include;

- The median sale price for all dwellings follows the median sale price for houses closely because stand-alone houses make up over majority of the property typology.
- The median sale price for houses has experienced significant growth from \$476,000 in April 2012 to \$920,000 in April 2022, representing a change of \$444,000.
- The median sale price for vacant sections has remained consistent, increasing from \$199,000 in April 2012 to \$242,000 in 2022, representing a change of \$43,000.

Median sale price of all residential property by category over 10 years



Data notes: Median sale price data from REINZ. Prices are inclusive of GST (if any).

Residential sales data (Lincoln)

Median sales prices growth in the Lincoln (urban) area of Selwyn District are shown right for all residential dwellings, stand-alone houses, terraced/unit types and vacant sections.

Insights from the data include;

- The median sale price for all residential dwellings has experienced 10-year growth per annum of 7% and a total period growth of 91%.
- The median sale price for houses has experienced 10-year growth per annum of 7% and a total period growth of 93%.
- The median sale price for vacant sections has experienced 10-year growth per annum of 2% and a total period growth of 22%.

Median sale price growth of residential property by category

Year	All Residential Dwellings	Houses	Terraced & Units	Vacant Sections
April 2012	\$475,000	\$476,000	N/A	\$199,000
April 2017	\$612,000	\$616,000	\$382,000	\$185,000
April 2021	\$650,000	\$662,000	\$450,000	\$225,000
April 2022	\$905,000	\$920,000	\$450,000	\$242,000
10-Year Growth (pa)	7%	7%	N/A	2%
Total Growth	91%	93%	N/A	22%
5-Year Growth (pa)	8%	8%	3%	6%
Total Growth	48%	49%	18%	31%
12 Months Growth	39%	39%	0%	8%

Data notes: Median sale price data from REINZ. Prices are inclusive of GST (if any).

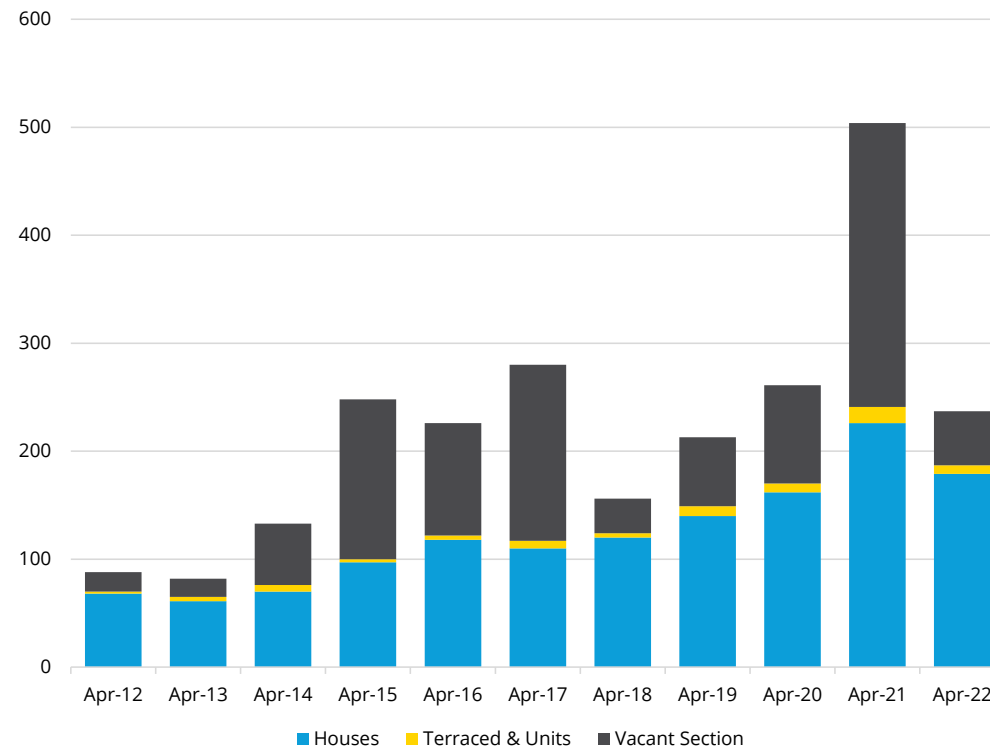
Residential sales data (Lincoln)

The total number of annual residential property sales for the Lincoln (urban) area within the Selwyn District is shown over a 10-year period on the graph, right.

Insights from the data include;

- The number of house sales per annum has increased from 68 in April 2012 to 179 in April 2022, a change of 111 sales. The average number of sales from April 2012 to 2022 is 123 sales.
- The number of terraced house and unit sales per annum peaked in April 2021 at 15 sales before decreasing to 8 sales in April 2022. The average number of sales from April 2012 to 2022 is 6 sales.
- The number of vacant section sales per annum peaked in April 2021 with 263 sales. The average number of sales from April 2012 to 2022 is 92 sales.

Number of residential property sales per annum by category



Data notes: REINZ Market Insights

Residential sales data (Lincoln)

The total number of annual residential property sales for the Lincoln (urban) area within the Selwyn District is shown over a 10-year period on the graph, right.

Insights from the data include;

- The number of house sales has changed by 111 sales between April 2012 and 2022. This represents a total change of 163%.
- The number of terraced house and unit sales has changed by 6 sales from April 2012 to 8 sales in 2022. This represents a total change of 300%.
- The number of vacant section sales increased by 32 sales between April 2012 and 2022. This represents a total change of 178%.
- All typologies have experienced negative 12 month changes. This is likely due to pressures from COVID.

Number of residential property sales by category

Year to	All Residential Dwellings	Houses	Terraced & Units	Vacant Sections
April 2012	70	68	2	18
April 2017	117	110	7	163
April 2021	242	226	15	263
April 2022	187	179	8	50
10-Year Change (pa)				
	10%	10%	15%	11%
Total Change	167%	163%	300%	178%
5-Year Change (pa)				
	10%	10%	3%	-21%
Total Change	60%	63%	14%	-69%
12 Month Change				
	-23%	-21%	-47%	-81%

Data notes: REINZ Market Insights

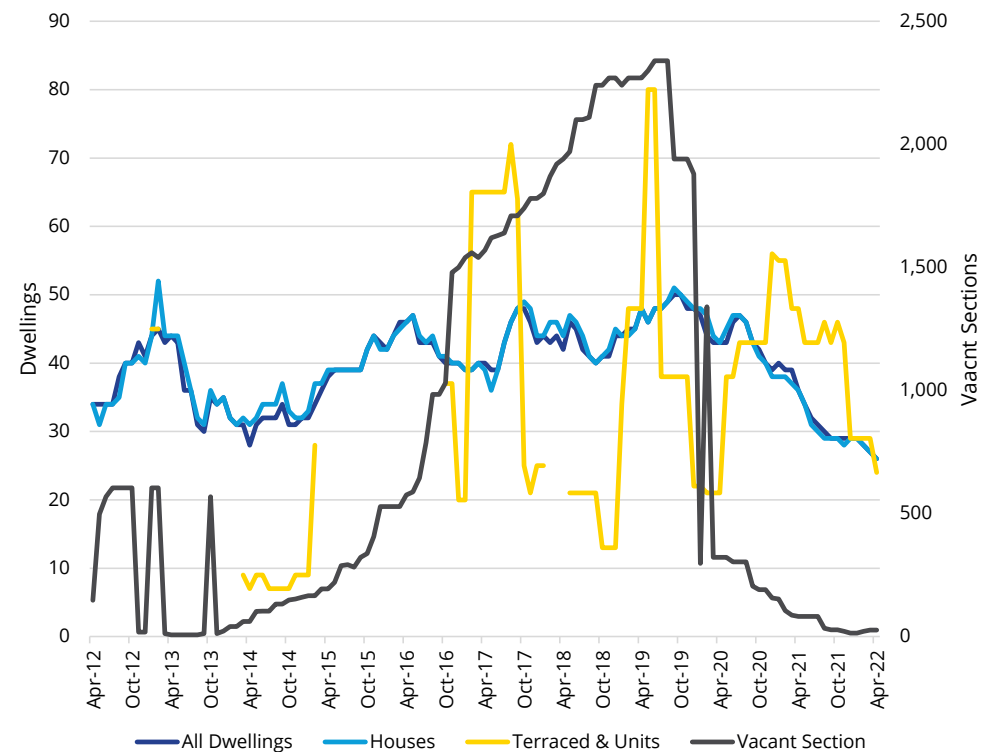
Residential sales data (Lincoln)

The average number of days to sell residential property for the Lincoln (urban) area within the Selwyn District is shown over a 10-year period on the graph, right.

Insights from the data include;

- The average number of days to sell residential property for all dwellings from April 2012 to 2022 is 39 days.
- The average number of days to sell for all dwellings follows the average number of days to sell for houses closely because stand-alone houses make up over majority of the property typology.
- The average number of days to sell houses peaked at 52 days in February 2013 and experienced a low of 26 days in April 2022. The average number of days to sell houses from April 2012 to 2022 is 38 days.
- The average number of days to sell vacant sections and terraced houses and units has been more volatile overtime compared to houses.
- The average number of days to sell terraced houses and units peaked at 80 days first in May 2019, and experienced a low of 7 days first in July 2014. The average number of days to sell terraced houses and units from April 2012 to 2022 is 35 days.
- The average number of days to sell vacant sections peaked at 2,340 days in June 2019, and experienced a low of 7 days in April 2013. The average number of days to sell vacant sections from April 2012 to 2022 is 795 days.

Average number of days to sell residential property by category



Data notes: REINZ Market Insights

Residential sales data (Lincoln)

The average number of days to sell residential property for the Lincoln (urban) area within the Selwyn District is shown over a 10-year period on the graph, right.

Insights from the data include;

- The average number of days to sell has declined across all typologies. This is a positive sign indicating demand.
- At April 2022, the average number of days to sell for stand-alone houses is 26 days, terraced houses and units is 24 days and vacant sections is 27 days. These averages are consistent with other active and high demand markets around New Zealand.
- The average number of days to sell for stand-alone houses has experienced 10-year growth per annum of -3% and a total period growth of -24%. The average number of days to sell has declined by 8 days.
- The average number of days to sell for vacant sections has experienced 10-year growth per annum of -16% and a total period growth of -82%. The average number of days to sell has declined by 121 days.
- All property typologies have experienced a decline in the past 12 months.

Average number of days to sell residential property by category

Date	All Residential Dwellings	Houses	Terraced & Units	Vacant Sections
April 2012	34	34	N/A	148
April 2017	40	39	65	1570
April 2021	36	36	48	82
April 2022	26	26	24	27
10-Year Change (pa)	-3%	-3%	N/A	-16%
Total Change	-24%	-24%	N/A	-82%
5-Year Change (pa)	-8%	-8%	-18%	-56%
Total Change	-35%	-33%	-63%	-98%
12 Month Change	-28%	-28%	-50%	-67%

Data notes: REINZ Market Insights

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Residential sales data

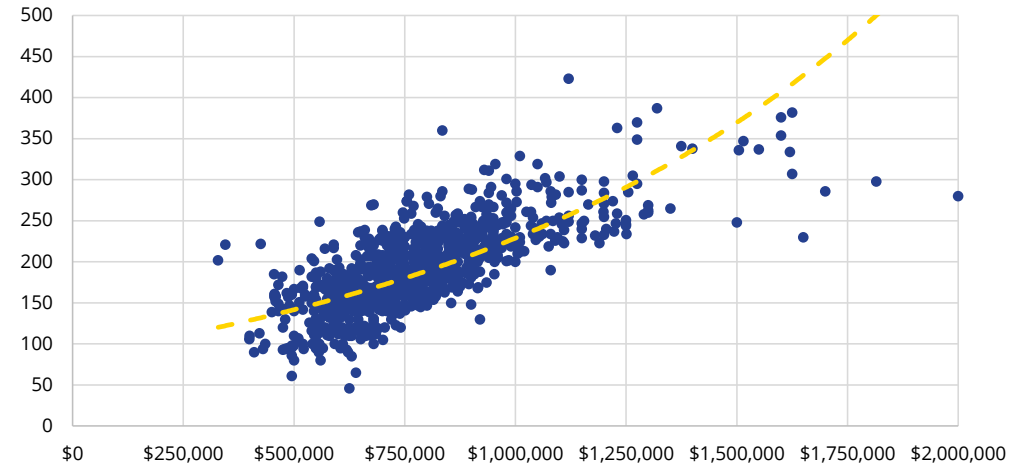
A summary of sales from March 2021 to March 2022 for houses only is shown right for the Rolleston and Lincoln 'urban' areas.

A summary of sales from March 2021 to March 2022 for houses only is shown right for urban Timaru.

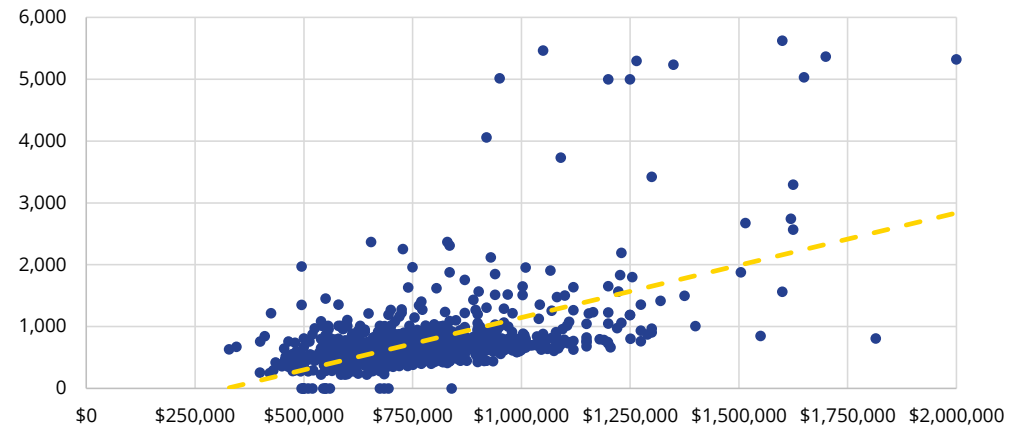
Insights from the data include;

- Looking at recent sales, we can see that the higher the floor area of the house, the sale price tends to increase.
- This highlights that floor area is an important contributor to sale price.
- The sale price also tends to increase as land area increases.

Summary of sales from March 2021 – March 2022 of houses in urban areas (only) by floor area and sale price



Summary of sales from March 2021 – March 2022 of houses in urban areas (only) by land area and sale price



Data notes: Property Guru (other property types excluded)

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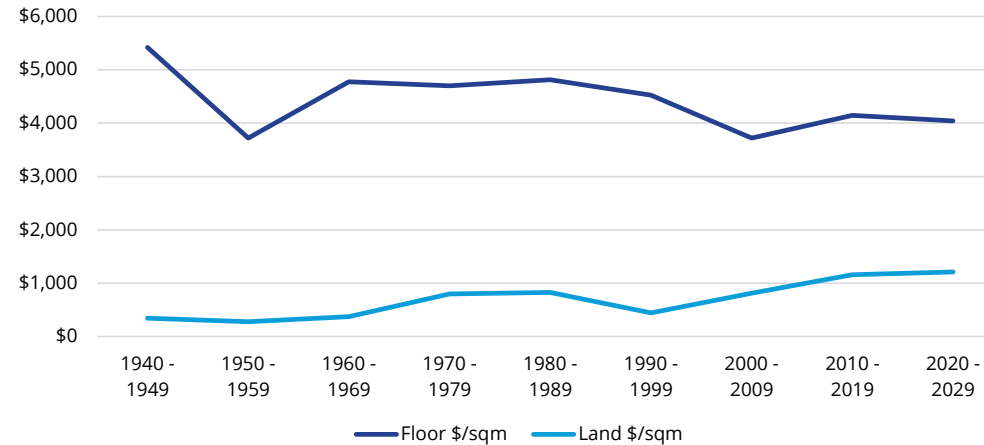
Residential sales data

A summary of sales from March 2021 to March 2022 for houses only is shown right for the Rolleston and Lincoln 'urban' areas.

Insights from the data include;

- The average floor area of the 974 house sales from March 2021 to 2022 is 192 sqm. The average floor area per sqm is \$4,057, and the average land area per sqm is \$1,008.
- The land area per sqm price remains consistent over the various property ages.
- The land area price per sqm peaked for newer houses constructed in 1920 – 1929 at \$1,438 per sqm, and experienced a low of \$276 per sqm for houses constructed in 1950 – 1959.
- The floor area per sqm price has also remained consistent over time, with a peak of \$5,422 for houses constructed in 1940 – 1949.

Summary of sales from March 2021 – March 2022 of houses (only) by property age and price per sqm



Date	Sales	Average Sale Price	Average Floor Area	Floor Area \$/sqm	Average Land Area	Land Area \$/sqm
1900 - 1909	2	\$1,134,500	242 sqm	\$4,688	1,979 sqm	\$573
1910 - 1919	0	N/A	N/A	N/A	N/A	N/A
1920 - 1929	1	\$725,000	142 sqm	\$5,106	504 sqm	\$1,438
1930 - 1939	0	N/A	N/A	N/A	N/A	N/A
1940 - 1949	3	\$663,333	122 sqm	\$5,422	1,932 sqm	\$343
1950 - 1959	1	\$655,000	176 sqm	\$3,722	2,370 sqm	\$276
1960 - 1969	7	\$551,143	115 sqm	\$4,775	1,485 sqm	\$371
1970 - 1979	18	\$627,250	133 sqm	\$4,700	786 sqm	\$798
1980 - 1989	18	\$629,007	131 sqm	\$4,816	759 sqm	\$828
1990 - 1999	20	\$785,625	174 sqm	\$4,523	1,771 sqm	\$444
2000 - 2009	201	\$787,604	212 sqm	\$3,719	967 sqm	\$814
2010 - 2019	503	\$794,684	192 sqm	\$4,145	686 sqm	\$1,159
2020 - 2029	199	\$770,628	191 sqm	\$4,040	636 sqm	\$1,212
Undefined	1	\$550,000	101 sqm	\$5,446	1,455 sqm	\$378
Total	974	\$780,043	192 sqm	\$4,057	774 sqm	\$1,008

Data notes: Property Guru (other property types excluded)

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Residential rental data

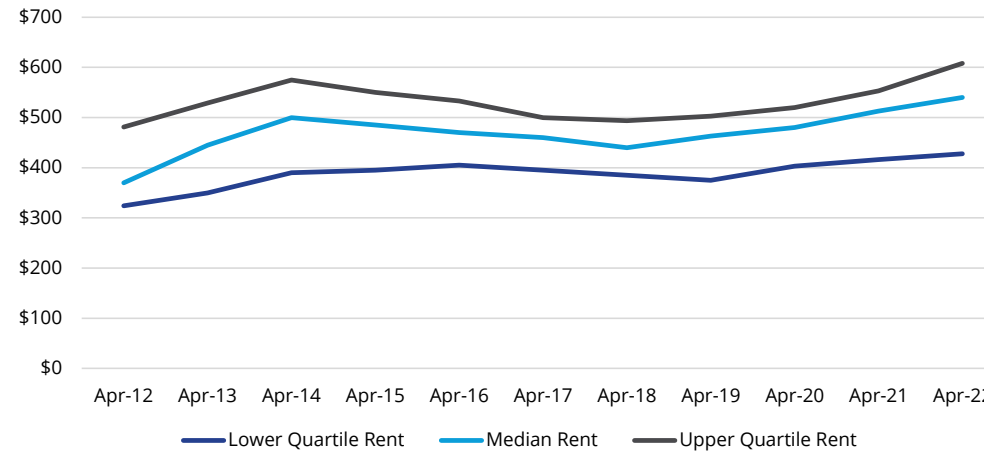
Rental analysis uses MBIE data published through Tenancy Services.

The graph and table, right, show the change in rental rates and active rental bonds on a District wide basis between 2012 and 2022.

Insights from the data include;

- Overtime rent has increased consistently.
- The lower quartile rent has increased by \$104 between April 2012 and 2022, to \$428 per week. This represents a 10-year growth per annum of 2.8%.
- The median rent has increased by \$170 between April 2012 and 2022, to \$540 per week. This represents a 10-year growth per annum of 3.9%.
- The upper quartile rent has increased by \$127 between April 2012 and 2022, to \$608 per week. This represents a 10-year growth per annum of 2.4%.
- The number of active bonds has experienced a 10-year growth per annum of 6.9%.

Summary of rental band and rental rates (pw) for the Selwyn District over 10 years



	Active Bonds	Lower Quartile Rent	Median Rent	Upper Quartile Rent
April 2012	1,062	\$324	\$370	\$481
April 2013	1,083	\$350	\$445	\$529
April 2014	1,203	\$390	\$500	\$575
April 2015	1,446	\$395	\$485	\$550
April 2016	1,635	\$405	\$470	\$533
April 2017	1,725	\$395	\$460	\$500
April 2018	1,797	\$385	\$440	\$494
April 2019	1,824	\$375	\$463	\$503
April 2020	1,938	\$403	\$480	\$520
April 2021	2,043	\$416	\$513	\$553
April 2022	2,064	\$428	\$540	\$608
10-Year Average	1,676	\$394	\$480	\$537
10-Year Growth (pa)	6.9%	2.8%	3.9%	2.4%
5-Year Growth (pa)	3.7%	1.6%	3.3%	4.0%
12-Month Growth	1.0%	2.9%	5.3%	9.9%

Data notes: MBIE data over 10 years for the month of April.

Local demographics

Individual (not household) demographic data are shown in the table right for the whole Selwyn District.

Insights from the data include;

- The population of Selwyn District is 60,561 individuals.
- The median age of the population is 38 years.
- 35% of the population is aged 50 years and over.
- Individual homeownership is at 65% which is 13% higher than national individual homeownership.
- The median personal income is above the national median (\$31,800) at \$42,700.

Individual demographics (Census 2018)

	Selwyn District Total	% of Selwyn District	New Zealand Total	% of New Zealand
Usually resident population count	60,561		4,699,755	
Male	30,591	51%	2,319,558	49%
Female	29,970	49%	2,380,197	51%
Median age	38		37	
0-19 years	17,418	32%	1,225,227	31%
20-34 years	10,785	20%	978,903	25%
35-49 years	13,566	25%	908,226	23%
50-64 years	11,808	22%	872,238	22%
65+ years	6,972	13%	715,170	18%
Birthplace				
NZ born	48,066	80%	3,370,122	73%
Overseas born	11,910	20%	1,271,775	27%
Individual Home Ownership				
Own or partly own or hold in a family trust	28,041	65%	1,661,061	52%
Do not own and do not hold in a family trust	15,039	35%	1,548,078	48%
Qualification Attainment				
No qualification	6,930	15%	642,507	18%
Level 1 - 5 certificate (or Level 6 diploma)	26,250	58%	1,804,572	51%
Bachelor degree and level 7 qualifications	5,865	13%	516,576	15%
Postgraduate, honours, masters or doctoral degrees	4,440	10%	360,057	10%
Overseas secondary school qualifications	1,959	4%	208,410	6%
Personal Income (Grouped)				
Less than \$20,000	13,011	28%	1,303,539	35%
\$20,001 - \$30,000	4,872	10%	516,768	14%
\$30,001 - \$50,000	9,075	19%	763,530	20%
\$50,001 - \$70,000	8,574	18%	543,981	14%
\$70,001 or more	11,577	25%	648,537	17%
Median personal income	\$42,700		\$31,800	
Work and Labour Force Status				
Employed full time	27,345	58%	1,891,371	50%
Employed part time	7,806	17%	553,770	15%
Unemployed	1,053	2%	151,035	4%
Not in the labour force	10,905	23%	1,180,179	31%
Partnership Status				
Partnered	31,140	66%	1,963,758	52%
Non-partnered	11,976	25%	1,233,285	33%
Not stated	3,996	8%	579,309	15%

Data notes: Statistics New Zealand Census 2018.

Local demographics

Household and dwelling (not individual) demographic data are shown in the table right.

Insights from the data include;

- Selwyn District comprises 20,631 households.
- Household homeownership is high at 79%, 14% higher than the national rate.
- The median rent paid by household is \$370.
- The largest sector of landlord for rented private dwellings are private people, trusts or businesses at 91%.

Household / dwelling demographics (Census 2018)

	Selwyn District Total	% of Selwyn District	New Zealand Total	% of New Zealand
Total	20,631		1,653,792	
Household Tenure				
Dwelling owned or partly owned or held in a family trust	16,386	79%	1,066,932	65%
Dwelling not owned and not held in a family trust	4,227	21%	586,131	35%
Weekly Rent Paid by Household				
Under \$100	114	3%	33,966	7%
\$100 - \$149	255	7%	46,638	9%
\$150 - \$199	399	11%	35,031	7%
\$200 - \$299	462	13%	92,199	18%
\$300 - \$399	654	19%	114,576	22%
\$400 - \$499	969	28%	92,091	18%
\$500 - \$599	516	15%	54,183	10%
\$600 and over	126	4%	53,151	10%
Median rent paid by household (2018)	\$370		\$340	
Sector of Landlord for Rented Private Dwellings				
Private person, trust or business	3,234	91%	440,025	83%
Local authority or city council	30	1%	11,190	2%
Housing New Zealand Corporation	12	0%	63,105	12%
Iwi, hapū, or Māori land trust	3	0%	1,674	0%
Other community housing provider	15	0%	6,393	1%
Other state owned corporation/enterprise, govt or ministry	252	7%	4,668	1%
Occupied Private Dwelling Type				
Separate house	19,683	95%	1,399,944	84%
Joined dwelling	870	4%	253,398	15%
Other private dwelling	198	1%	10,947	1%

Data notes: Statistics New Zealand Census 2018

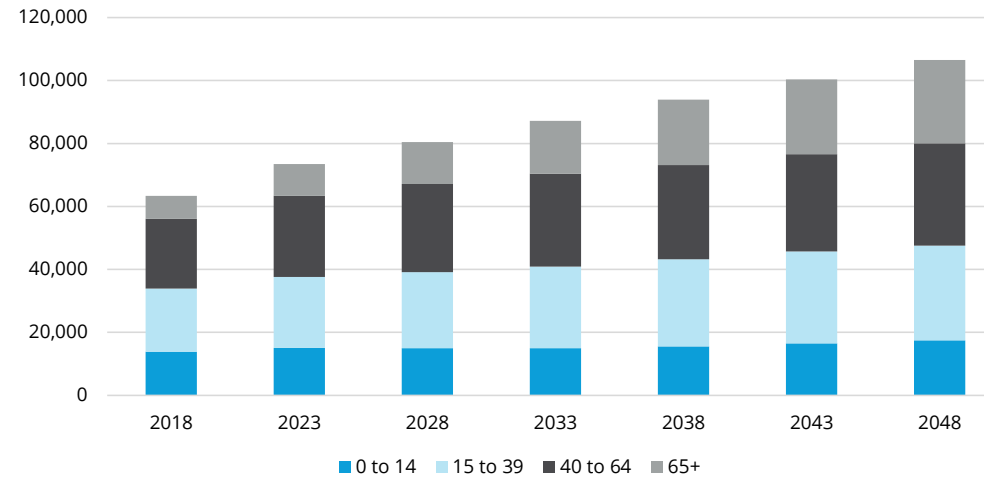
Local demographics

Population projections by age group for the whole Selwyn District are shown right.

Insights from the data include;

- Individuals aged 65 years and over living in Selwyn District is projected to grow the most between 2018 and 2048 (4.4%). This is a change of 19,200 individuals between 2018 and 2048.
- Individuals aged between 0 – 14 are projected to increase by 0.8% between 2018 and 2048. This represents a change of 3,640 individuals between 2018 and 2048.
- Individuals aged between 15 – 39 are projected to increase by 1.4% between 2018 and 2048. This represents a change of 9,960 individuals between 2018 and 2048.

Population projections by age group (2018 base) for the Selwyn District



Age	Population Projection (Mid Level Projection)							Growth per annum			
	2018	2023	2028	2033	2038	2043	2048	2018 to 2028	2028 to 2038	2038 to 2048	2018 to 2048
0 to 14	13,850	15,020	14,930	14,980	15,520	16,480	17,490	0.8%	0.4%	1.2%	0.8%
15 to 39	20,080	22,560	24,190	25,900	27,660	29,250	30,040	1.9%	1.3%	0.8%	1.4%
40 to 64	22,130	25,770	28,000	29,500	29,940	30,860	32,550	2.4%	0.7%	0.8%	1.3%
65+	7,270	10,150	13,350	16,840	20,770	23,770	26,470	6.3%	4.5%	2.5%	4.4%
Total	63,330	73,500	80,470	87,220	93,890	100,360	106,550	2.4%	1.6%	1.3%	1.7%

Data notes: Statistics New Zealand

Business demographics

The number of business entities (business demographics) for the Rolleston and Lincoln 'urban' areas, Selwyn District and New Zealand in 2011 and 2021 are shown right.

Insights from the data include;

- The number of agriculture, forestry and farming business have decreased across all areas.
- Rolleston and Lincoln combined has seen an increase in the number of wholesale trade businesses by 299% (66 businesses).
- Rolleston and Lincoln combined has seen an increase in the number of accommodation and food services businesses by 271% (57 businesses).
- The total number of businesses in Rolleston and Lincoln combined has increased by 68%, a change of 1,460 businesses between 2011 and 2021.
- The total number of businesses in Selwyn District has increased by 33%, a change of 1,836 businesses between 2011 and 2021.

Number of businesses in the urban Rolleston and Lincoln areas with district and national comparisons

	Rolleston & Lincoln (Combined)			Selwyn District			New Zealand		
	2011	2021	% change 2011-2021	2011	2021	% change 2011-2021	2011	2021	% change 2011-2021
A Agriculture, Forestry, Farming	318	270	-15%	2,259	2,022	-10%	74,709	65,904	-12%
B Mining	3	6	100%	9	12	33%	780	828	6%
C Manufacturing	69	99	43%	192	264	38%	22,530	22,929	2%
D Electricity, Gas, Water, Waste Services	3	3	0%	12	18	50%	1,428	1,617	13%
E Construction	162	432	167%	450	918	104%	51,123	71,637	40%
F Wholesale Trade	149	595	299%	132	189	43%	20,424	20,064	-2%
G Retail Trade	51	117	129%	141	264	87%	33,555	35,355	5%
H Accommodation, Food Services	21	78	271%	93	186	100%	19,800	24,891	26%
I Transport, Postal, Warehousing	63	84	33%	150	174	16%	15,999	16,887	6%
J Information Media, Telecommunications	6	18	200%	15	33	120%	5,502	7,470	36%
K Financial, Insurance Services	42	96	129%	156	312	100%	32,244	42,528	32%
L Rental, Hiring, Real Estate Services	243	405	67%	981	1,422	45%	98,622	123,753	25%
M Professional, Scientific, Technical Services	793	973	23%	303	567	87%	51,879	66,681	29%
N Administrative, Support Services	48	81	69%	111	174	57%	16,068	19,503	21%
O Public Administration, Safety	6	12	100%	39	39	0%	3,903	4,008	3%
P Education, Training	24	51	113%	81	126	56%	10,026	11,880	18%
Q Healthcare, Social Assistance	51	99	94%	108	201	86%	19,875	25,110	26%
R Arts, Recreation Services	42	69	64%	117	156	33%	10,086	10,923	8%
S Other Services	51	117	129%	162	270	67%	22,578	26,451	17%
Total	2,145	3,605	68%	5,511	7,347	33%	511,131	598,419	17%

Data notes: Statistics New Zealand (NZ.Stat) – ANZSIC06 Industry Code.

Business demographics

The number of employees (business demographics) the Rolleston and Lincoln 'urban' areas, Selwyn District and New Zealand in 2011 and 2021 are shown right.

Insights from the data include;

- The number of mining employees in Rolleston and Lincoln combined has increased by 353%, a change of 53 employees between 2011 and 2021.
- The number of information media and telecommunication employees in Rolleston and Lincoln has increased by 507%, a change of 76 employees.
- The number of construction employees in Rolleston and Lincoln has increased by 299%, a change of 726 employees. Selwyn District has also seen an increase in employees (129%) by 1,070 employees.
- The number of financial and insurance services employees in Rolleston and Lincoln has increased by 492%, a change of 59 employees.
- The total number of employees in Rolleston and Lincoln combined has increased by 92%, a change of 4,505 employees between 2011 and 2021.
- The total number of employees in Selwyn District has increased by 55%, a change of 7,089 employees between 2011 and 2021.

Number of employees in the Rolleston and Lincoln areas with district and national comparisons

	Rolleston & Lincoln (Combined)			Selwyn District			New Zealand		
	2011	2021	% change 2011-2021	2011	2021	% change 2011-2021	2011	2021	% change 2011-2021
A Agriculture, Forestry, Farming	313	494	58%	2,550	3,050	20%	111,900	124,000	11%
B Mining	15	68	353%	30	110	267%	6,100	5,600	-8%
C Manufacturing	675	1,177	74%	1,300	2,950	127%	214,600	233,400	9%
D Electricity, Gas, Water, Waste Services	0	6	N/A	21	40	90%	13,100	19,300	47%
E Construction	239	965	304%	830	1,900	129%	114,000	193,500	70%
F Wholesale Trade	149	595	299%	300	840	180%	102,900	115,900	13%
G Retail Trade	484	1,060	119%	730	1,500	105%	193,100	220,400	14%
H Accommodation, Food Services	210	637	203%	570	1,200	111%	134,500	162,600	21%
I Transport, Postal, Warehousing	85	265	212%	410	690	68%	82,300	90,400	10%
J Information Media, Telecommunications	15	91	507%	30	130	333%	37,300	31,100	-17%
K Financial, Insurance Services	12	71	492%	35	120	243%	51,300	60,300	18%
L Rental, Hiring, Real Estate Services	42	92	119%	85	240	182%	26,300	34,400	31%
M Professional, Scientific, Technical Services	793	973	23%	1,100	1,350	23%	144,500	189,200	31%
N Administrative, Support Services	75	106	41%	160	240	50%	93,900	112,400	20%
O Public Administration, Safety	279	487	75%	2,100	1,700	-19%	107,800	142,100	32%
P Education, Training	1,065	1,460	37%	1,700	2,400	41%	172,500	197,100	14%
Q Healthcare, Social Assistance	311	467	50%	550	710	29%	207,500	261,100	26%
R Arts, Recreation Services	55	240	336%	140	330	136%	38,500	42,100	9%
S Other Services	106	174	64%	230	460	100%	64,900	78,500	21%
Total	4,923	9,428	92%	12,871	19,960	55%	1,917,000	2,313,400	21%

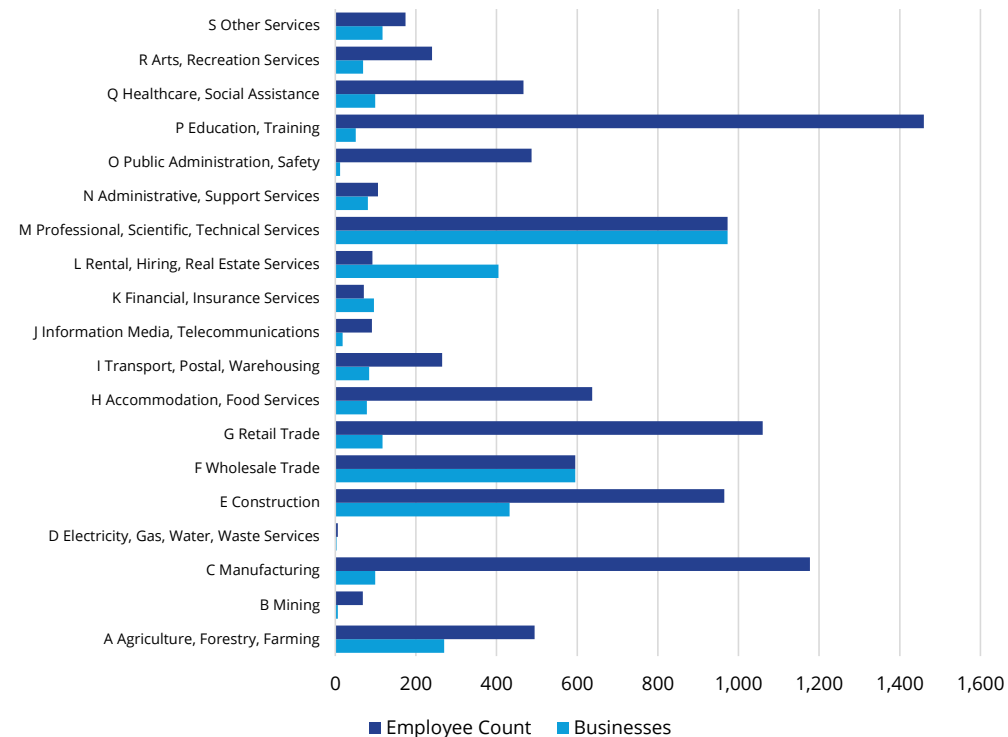
Data notes: Statistics New Zealand (NZ.Stat) – ANZSIC06 Industry Code.

Business demographics

Business demographics for the Rolleston and Lincoln 'urban' areas in 2021 are shown right, and show what types of businesses are operating in the area and how many people they employ.

- At 2021, there are significantly more employees (1,460) than education and training businesses (51). This may be due to a lack in the supply of facilities capable of accommodating healthcare practices.
- Similarly, there are 99 manufacturing businesses, with 1,177 employees.
- Wholesale trade, professional, scientific, and technical services and financial and insurance services have similar business and employee counts.

Employee and business counts in the Rolleston and Lincoln urban areas (combined) 2021



Data notes: Statistics New Zealand (NZ.Stat) – ANZSIC06 Industry Code.

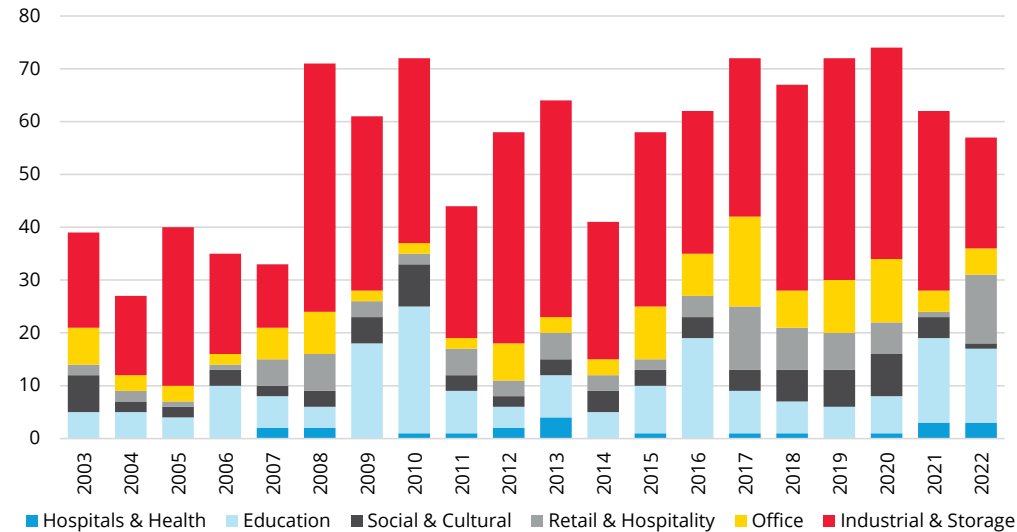
Local commercial and infrastructure projects

Building consents issued for new commercial buildings in the Selwyn District area are shown right for the year to March over 20 years.

Insights from the data include;

- Over the past 20 years there has been 1,109 commercial building consents in the Selwyn District.
- Commercial building consents peaked in 2020 at 74 consents and experienced a low of 27 consents in 2004.
- Majority (55%) of commercial building consents in the past 20 years has been for industrial and storage buildings.
- 11% of commercial building consents in the past 20 years has been for office buildings, and 17% has been for education buildings.
- Only 2% of commercial building consents in the past 20 years has been for hospitals and health.

Number of commercial building consents in the Selwyn District area (12 months to March)



Year to March	Hospitals & Health	Education	Social & Cultural	Retail & Hospitality	Office	Industrial & Storage	Total
20-Year Total (2003 - 2022)	22	186	81	92	121	607	1,109
10-Year Total (2013 - 2022)	14	98	44	61	79	333	629
Prev. 10-Year (2003 - 2012)	8	88	37	31	42	274	480

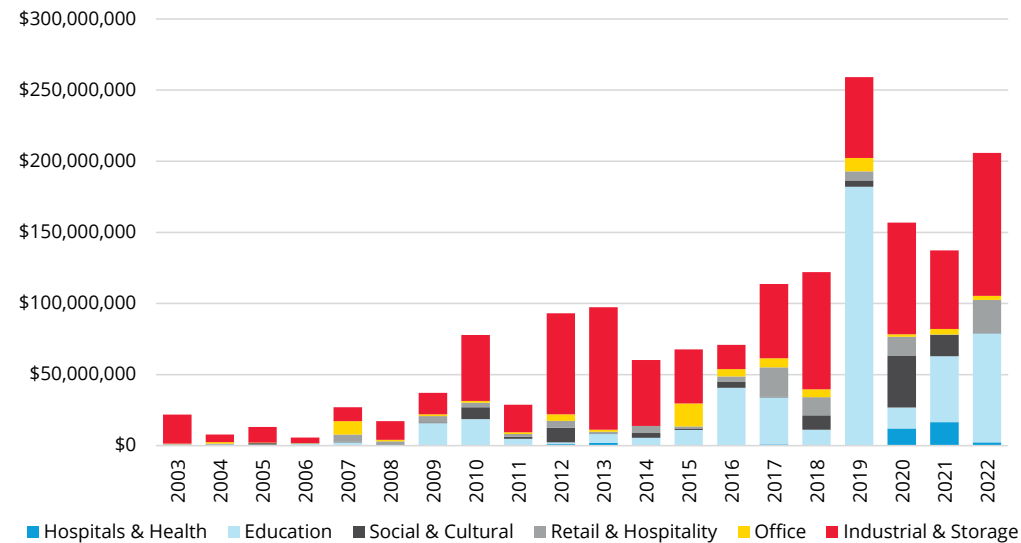
Local commercial and infrastructure projects

The value of building consents issued for new commercial buildings in the Selwyn District area is shown right for the year to March over 20 years.

Insights from the data include;

- The value of all commercial building consents over the past 20 years in the Selwyn District is \$1,621,099,043.
- 79% (\$1,291,017,411) of the total 20 year building consent value, occurred between 2013 and 2022.
- Commercial building consent value peaked in 2022 at \$205,917,261 and experienced a low of \$5,765,236 in 2006.
- Building consents for industrial and storage buildings account for majority (51%) of the value of commercial building consents in the past 20 years.
- Building consents for education buildings account for 29% of the value of commercial building consents in the past 20 years.

Value of commercial building consents in the Selwyn District area (12 months to March)



Year to March	Hospitals & Health	Education	Social & Cultural	Retail & Hospitality	Office	Industrial & Storage	Total
20-Year Total (2003 – 2022)	\$36,774,765	\$473,811,362	\$97,710,463	\$110,757,375	\$73,079,880	\$828,965,198	\$1,621,099,043
10-Year Total (2013 – 2022)	\$34,098,765	\$427,625,464	\$74,784,163	\$88,896,625	\$52,532,630	\$613,079,764	\$1,291,017,411
Prev. 10-Year (2003 – 2012)	\$2,676,000	\$46,185,898	\$22,926,300	\$21,860,750	\$20,547,250	\$215,885,434	\$330,081,632

Local commercial and infrastructure projects

Tabled right is a summary of commercial developments either in planning or construction stages in the Rolleston and Lincoln urban areas since the beginning of 2018.

Insights from the data include;

- 80% of commercial developments are private development projects, whilst 20% are Government development projects.
- 46% of the commercial development consents active since 2018 are for industrial developments.
- 23% of the commercial development consents active since 2018 are for Education developments.

Summary of project commercial development consents active since 2018

	Government		Private		Total	
	Number of Projects	Value of Projects	Number of Projects	Value of Projects	Number of Projects	Value of Projects
Accommodation	1	\$300,000	0	N/A	1	\$300,000
Aged Care	0	N/A	2	\$25,290,000	2	\$25,290,000
Civic / Community	5	\$360,200,000	0	N/A	5	\$360,200,000
Civil Works Non-Res	0	N/A	1	\$500,000	1	\$500,000
Civil Works Residential	0	N/A	7	\$340,090,000	7	\$340,090,000
Education	19	\$206,170,000	14	\$130,020,000	33	\$336,190,000
Government	1	\$3,000,000	0	N/A	1	\$3,000,000
Healthcare	0	N/A	0	N/A	0	N/A
Industrial	1	\$570,000	66	\$226,810,000	67	\$227,380,000
Mixed Use Commercial	0	N/A	2	\$6,000,000	2	\$6,000,000
Office	1	\$3,400,000	5	\$26,550,000	6	\$29,950,000
Residential	0	N/A	2	\$5,830,000	2	\$5,830,000
Retail	1	\$750,000	17	\$271,820,000	18	\$272,570,000
Utilities	0	N/A	0	N/A	0	N/A
Total	29	\$574,390,000	116	\$1,032,910,000	145	\$1,607,300,000



Background and context

Why are we carrying out this study?

Timaru District

What does the existing residential market look like and what are key demographic trends?

Selwyn District

What does the existing residential market look like and what are key demographic trends?

Ashburton District

What does the existing residential market look like and what are key demographic trends?

Waimate District

What does the existing residential market look like and what are key demographic trends?

Waitaki District

What does the existing residential market look like and what are key demographic trends?

Comparing benchmarks

What can we determine about Timaru from the neighbouring districts?

Conclusions and recommendations

What can be recommended to improve housing demand in Timaru?

Residential property typology

The table right summarises the existing mix of residential properties in the 'urban' area of Ashburton within the wider Ashburton District.

Insights from the data include;

- The urban area of Ashburton consists of 8,224 residential properties.
- Majority of all residential properties are stand-alone houses (80%).
- Townhouses or terraced type housing (inclusive of units / flats), make up 15% of the total residential stock.
- There no apartment units within Ashburton.
- This typology breakdown is not uncommon for a small urban area that doesn't experience the benefits of tourism activity.

Residential typology for existing properties

Ashburton		
Type	Count	Ratio
Home & Income	2	0%
House	6,582	80%
Multiple Dwellings	99	1%
Townhouse/Unit	1,268	15%
Vacant Section	236	3%
Block Land	37	0%
Total	8,224	100%

Data notes: Property Guru (all residential properties in the catchment areas)

Residential property typology

The table right summarises the mix of property types; homes (stand alone homes) and townhouses / units (including all terraced types) across the 'urban' Ashburton area.

Insights from the data include;

- Houses make up 84% of the typology mix, whilst townhouses / units account for 16%.
- The average floor area of a townhouse/unit is 143 sqm compared to 158 sqm for houses.
- 56% of all property types (54% houses and 3% townhouses / units) are three-bedroom dwellings with an average floor area of 143 sqm.
- 12% of townhouses / units are two-bedroom with an average floor area of 133 sqm.
- The average floor area across all property types is 156 sqm.

Average floor area and total typology mix

	Houses		Townhouses / Units		Total	
	% of all property types	Average floor area	% of all property types	Average floor area	% of all property types	Average floor area
One-Bedroom	0%	71 sqm	0%	86 sqm	1%	79 sqm
Two-Bedroom	9%	115 sqm	12%	133 sqm	21%	125 sqm
Three-Bedroom	54%	143 sqm	3%	147 sqm	56%	143 sqm
Four-Bedroom	18%	211 sqm	0%	198 sqm	18%	211 sqm
Five-Bedroom	2%	277 sqm	1%	332 sqm	3%	288 sqm
Total	84%	158 sqm	16%	143 sqm	100%	156 sqm

Data notes: Property Guru (other property types and properties with more than five bedrooms excluded)

Residential property typology

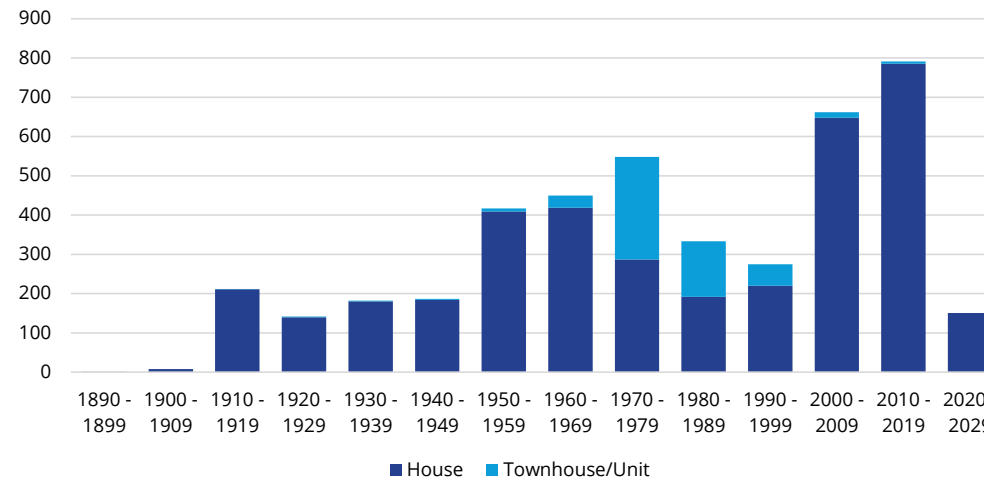
The graph right shows the trend of newly built dwellings in the catchment area in 10-year periods since 1890.

The data in the graph does not capture dwellings that have undergone significant remodelling or where the construction date is not recorded. This is shown in the table below.

Insights from the data include;

- 46% of stand-alone houses were constructed between 1950 – current (3,111 houses).
- 1970 – 1979 saw the largest number of townhouses / units constructed, totalling 261 units.
- There is a large proportion (43%) of all property types with undefined building age.

Building age of houses and townhouse/units in Ashburton



Date	Houses		Townhouses / Units		Total	
	New dwellings	% of type	New dwellings	% of type	New dwellings	% of type
Pre 1880	1	0%	0	0%	1	0%
1880 - 1889	0	0%	0	0%	0	0%
1890 - 1899	1	0%	0	0%	1	0%
1900 - 1909	8	0%	0	0%	8	0%
1910 - 1919	211	3%	1	0%	212	3%
1920 - 1929	140	2%	2	0%	142	2%
1930 - 1939	180	3%	2	0%	182	2%
1940 - 1949	184	3%	3	0%	187	2%
1950 - 1959	409	6%	8	1%	417	5%
1960 - 1969	419	6%	31	2%	450	6%
1970 - 1979	287	4%	261	21%	548	7%
1980 - 1989	192	3%	141	11%	333	4%
1990 - 1999	220	3%	55	4%	275	4%
2000 - 2009	648	10%	14	1%	662	8%
2010 - 2019	785	12%	6	0%	791	10%
2020 - 2029	151	2%	0	0%	151	2%
Mixed/Remodelled	136	2%	6	0%	142	2%
Undefined	2,610	40%	738	58%	3,348	43%
Total	6,582	100%	1,268	100%	7,850	100%

Data notes: Property Guru (other property types excluded)

Residential property typology

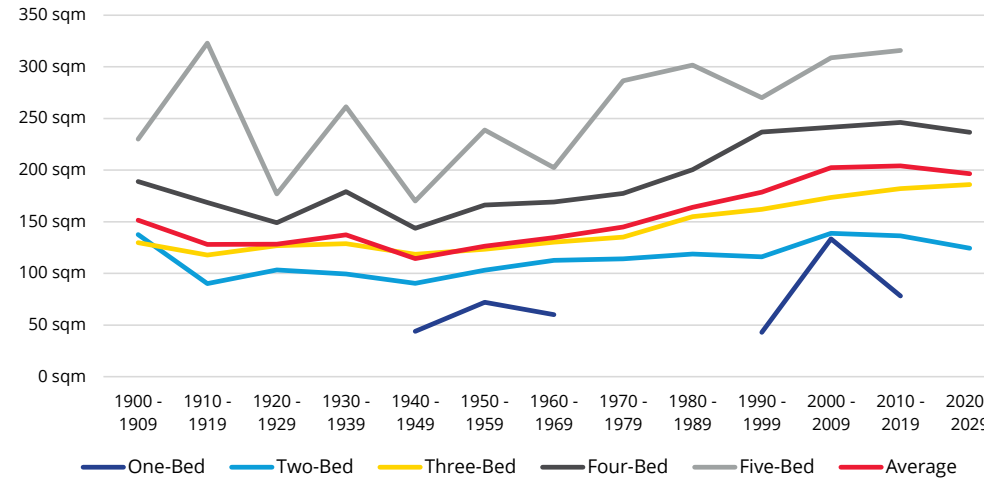
The graph right shows the trend of floor area for newly built dwellings in the catchment area in 10-year periods since 1900.

Data only includes homes with a bedroom count between one and five.

Insights from the data include;

- The average floor area for newly built two-bedroom houses, experienced a low of 90 sqm in 1910 -1919 and a peak of 139 sqm in 2000 – 2009.
- The average floor area for newly built three-bedroom houses, experienced a low of 110 sqm in 1890 - 1899 and a peak of 186 sqm in 2010 – 2019.
- The average floor area for newly built four-bedroom houses, experienced a low of 104 sqm in 1880 – 1889 and a peak of 247 sqm in 2020 – 2029.

Average floor area by bedroom count for houses over time in Ashburton



Houses - Average floor area						
Date	One-Bed	Two-Bed	Three-Bed	Four-Bed	Five-Bed	Average
Pre 1880	N/A	N/A	N/A	120 sqm	N/A	120 sqm
1880 - 1889	N/A	N/A	N/A	N/A	N/A	N/A
1890 - 1899	N/A	N/A	110 sqm	N/A	N/A	110 sqm
1900 - 1909	N/A	138 sqm	130 sqm	189 sqm	230 sqm	152 sqm
1910 - 1919	58 sqm	90 sqm	118 sqm	169 sqm	323 sqm	128 sqm
1920 - 1929	N/A	103 sqm	127 sqm	149 sqm	177 sqm	128 sqm
1930 - 1939	N/A	99 sqm	129 sqm	179 sqm	261 sqm	137 sqm
1940 - 1949	44 sqm	90 sqm	118 sqm	144 sqm	170 sqm	114 sqm
1950 - 1959	72 sqm	103 sqm	123 sqm	166 sqm	239 sqm	126 sqm
1960 - 1969	60 sqm	113 sqm	130 sqm	169 sqm	202 sqm	135 sqm
1970 - 1979	N/A	114 sqm	135 sqm	177 sqm	287 sqm	145 sqm
1980 - 1989	N/A	119 sqm	155 sqm	200 sqm	302 sqm	164 sqm
1990 - 1999	43 sqm	116 sqm	162 sqm	237 sqm	270 sqm	179 sqm
2000 - 2009	134 sqm	139 sqm	174 sqm	241 sqm	309 sqm	202 sqm
2010 - 2019	78 sqm	136 sqm	182 sqm	246 sqm	316 sqm	204 sqm
2020 - 2029	N/A	124 sqm	186 sqm	237 sqm	N/A	197 sqm
Mixed/Remodelled	48 sqm	212 sqm	165 sqm	220 sqm	350 sqm	189 sqm
Undefined	56 sqm	108 sqm	134 sqm	198 sqm	259 sqm	147 sqm
Total	71 sqm	115 sqm	143 sqm	211 sqm	277 sqm	158 sqm

Data notes: Property Guru (other property types and properties with more than five bedrooms excluded)

Residential property typology

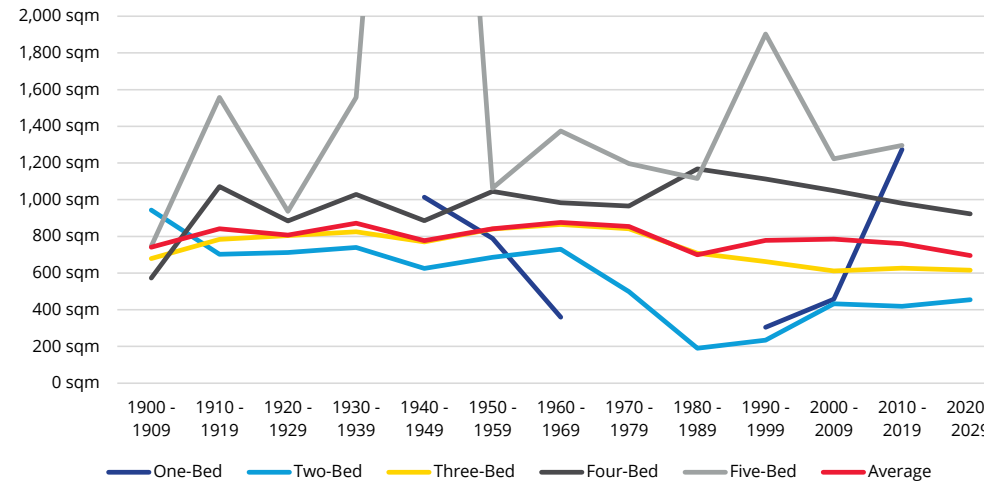
The graph right shows the trend of land area for newly built dwellings in the catchment area in 10-year periods since 1900.

Data only includes homes with a bedroom count between one and five.

Insights from the data include;

- The average land area for a five-bedroom house is 1,302 sqm compared to 832 sqm for a one-bedroom house.
- The average land area for a one-bedroom house (832 sqm) is unusually higher than the land area for a two-bedroom (609 sqm) and a three-bedroom house (782 sqm).
- Overtime, the average land area for all bedroom typologies has remained consistent.
- Of note the average land area of a vacant section is 962 sqm compared to 822 sqm for the average house.

Average land area by bedroom count for houses over time in Ashburton



Houses - Average land area						
Date	One-Bed	Two-Bed	Three-Bed	Four-Bed	Five-Bed	Average
Pre 1880	N/A	N/A	N/A	928 sqm	N/A	928 sqm
1880 - 1889	N/A	N/A	N/A	N/A	N/A	N/A
1890 - 1899	N/A	N/A	457 sqm	N/A	N/A	457 sqm
1900 - 1909	N/A	944 sqm	679 sqm	573 sqm	746 sqm	740 sqm
1910 - 1919	232 sqm	702 sqm	783 sqm	1,072 sqm	1,557 sqm	842 sqm
1920 - 1929	N/A	712 sqm	804 sqm	884 sqm	936 sqm	807 sqm
1930 - 1939	N/A	740 sqm	825 sqm	1,029 sqm	1,557 sqm	872 sqm
1940 - 1949	1,013 sqm	625 sqm	769 sqm	885 sqm	6,144 sqm	777 sqm
1950 - 1959	789 sqm	686 sqm	840 sqm	1,045 sqm	1,063 sqm	842 sqm
1960 - 1969	360 sqm	731 sqm	865 sqm	984 sqm	1,375 sqm	876 sqm
1970 - 1979	N/A	499 sqm	842 sqm	965 sqm	1,197 sqm	853 sqm
1980 - 1989	N/A	190 sqm	708 sqm	1,167 sqm	1,116 sqm	700 sqm
1990 - 1999	305 sqm	234 sqm	662 sqm	1,113 sqm	1,902 sqm	778 sqm
2000 - 2009	458 sqm	433 sqm	611 sqm	1,050 sqm	1,222 sqm	785 sqm
2010 - 2019	1,274 sqm	419 sqm	627 sqm	980 sqm	1,295 sqm	760 sqm
2020 - 2029	N/A	454 sqm	616 sqm	922 sqm	N/A	696 sqm
Mixed/Remodelled	434 sqm	855 sqm	1,182 sqm	1,017 sqm	1,244 sqm	1,055 sqm
Undefined	779 sqm	735 sqm	823 sqm	935 sqm	1,165 sqm	845 sqm
Total	832 sqm	609 sqm	782 sqm	987 sqm	1,302 sqm	822 sqm

Data notes: Property Guru (other property types and properties with more than five bedrooms excluded)

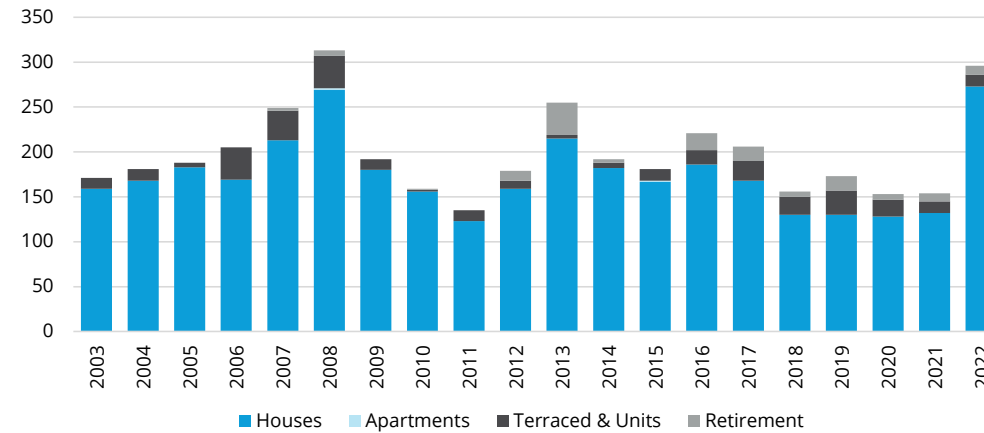
Residential property typology

Building consents issued for new residential dwellings in the Ashburton District area are shown right for the year to March over 20 years.

Insights from the data include;

- Between 2003 and 2022, there has been a total of 3,959 residential building consents in the Ashburton District area.
- 88% of residential building consents from 2003 to 2022 were for stand-alone houses (3,490 consents).
- 8% of residential building consents have been for terraced housing and units (323 consents).
- Since 2003 there have been 143 consents for retirement related properties accounting for 4% of all residential building consents.
- There have only been 3 building consents for apartments since 2003 accounting for 0.08% of all residential building consents.
- The highest number of residential building consents was in 2008, totalling 313 consents.

Number of residential building consents in the Ashburton District area (12 months to March)



Year to March	Houses	Apartments	Terraced & Units	Retirement	Total
2003	159	0	12	0	171
2004	168	0	13	0	181
2005	183	0	5	0	188
2006	169	0	36	0	205
2007	213	0	33	3	249
2008	269	2	36	6	313
2009	180	0	12	0	192
2010	156	0	2	1	159
2011	123	0	12	0	135
2012	159	0	9	11	179
2013	215	0	4	36	255
2014	182	0	6	4	192
2015	167	1	13	0	181
2016	186	0	16	19	221
2017	168	0	22	16	206
2018	130	0	20	6	156
2019	130	0	27	16	173
2020	128	0	19	6	153
2021	132	0	13	9	154
2022	273	0	13	10	296
Total	3,490	3	323	143	3,959

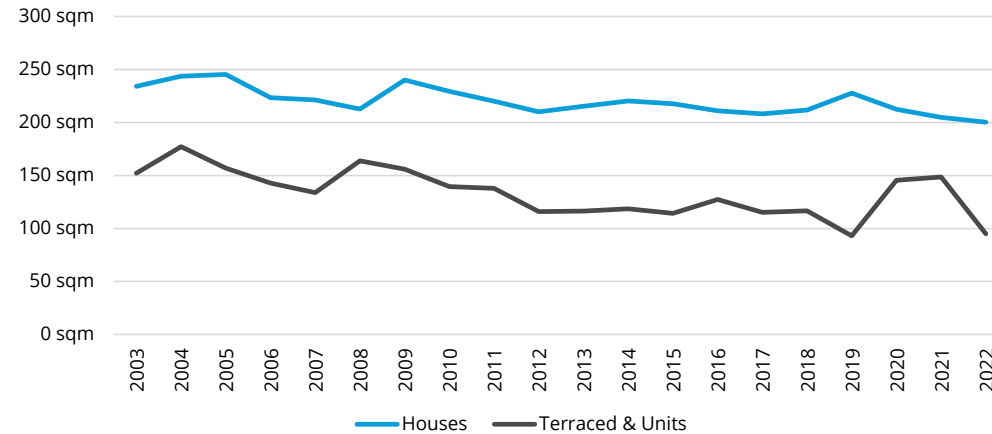
Residential property typology

Floor areas for new residential dwellings in the Ashburton District area issued with building consents is shown right for the year to March over 20 years.

Insights from the data include;

- The average floor area of building consents for houses has decreased since 2019 to 200 sqm in 2022.
- The average floor area of building consents for houses experienced a low of 200 sqm in 2022 and a high of 244 sqm in 2004.
- The average floor area of building consents from 2003 to 2022 for terraced housing and units (134 sqm) is lower than the average floor area for houses (220 sqm).
- The average floor area of building consents from 2003 to 2022 for all property types is 209 sqm.

Average floor area of building consents in the Ashburton District area (12 months to March)



Year to March	Houses	Terraced & Units	Total
2003	234 sqm	152 sqm	228 sqm
2004	244 sqm	177 sqm	239 sqm
2005	245 sqm	157 sqm	243 sqm
2006	224 sqm	143 sqm	209 sqm
2007	221 sqm	134 sqm	208 sqm
2008	213 sqm	164 sqm	204 sqm
2009	240 sqm	156 sqm	235 sqm
2010	229 sqm	140 sqm	228 sqm
2011	220 sqm	138 sqm	213 sqm
2012	210 sqm	116 sqm	200 sqm
2013	215 sqm	117 sqm	199 sqm
2014	220 sqm	119 sqm	216 sqm
2015	218 sqm	114 sqm	210 sqm
2016	211 sqm	127 sqm	193 sqm
2017	208 sqm	115 sqm	186 sqm
2018	212 sqm	117 sqm	196 sqm
2019	228 sqm	93 sqm	199 sqm
2020	213 sqm	145 sqm	200 sqm
2021	205 sqm	149 sqm	198 sqm
2022	200 sqm	95 sqm	193 sqm
Total	220 sqm	134 sqm	209 sqm

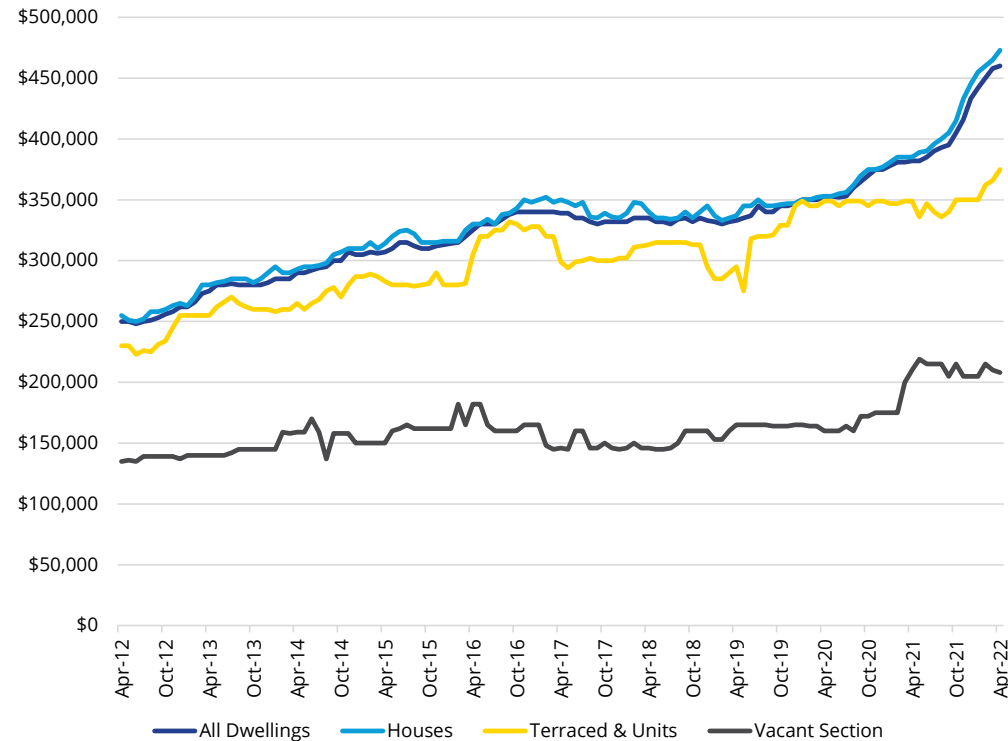
Residential sales data

Median sales prices growth in the Ashburton Ward (urban) area are shown right for all residential dwellings, stand-alone houses, terraced/unit types and vacant sections.

Insights from the data include;

- The median sale price for all dwellings follows the median sale price for houses closely because stand-alone houses make up over majority of the property typology in the Ashburton Ward.
- The median sale price for houses has grown consistently from \$225,000 in April 2012 to \$473,000 in April 2022, representing a change of \$248,000.
- The median sale price for terraced houses and units has also experienced consistent growth from \$230,000 in April 2012 to \$375,000 in April 2022, representing a change of \$145,000.
- The median sale price for vacant sections has increased by \$73,000 between April 2012 (\$135,000) and April 2022 (\$208,000).

Median sale price of all residential property by category over 10 years



Data notes: Median sale price data from REINZ. Prices are inclusive of GST (if any).

Residential sales data

Median sales prices growth in the Ashburton Ward (urban) area are shown right for all residential dwellings, stand-alone houses, terraced/unit types and vacant sections.

Insights from the data include;

- The median sale price for all residential dwellings has experienced 10-year growth per annum of 6% and a total period growth of 84%.
- The median sale price for houses has experienced 10-year growth per annum of 6% and a total period growth of 85%.
- The median sale price for terraced houses and units has experienced 10-year growth per annum of 5% and a total period growth of 63%.
- The median sale price for vacant sections has experienced 10-year growth per annum of 4% and a total period growth of 54%.
- The previous 12 months growth shows a decline of -1% for vacant sections, a decrease of \$2,000 between April 2021 and 2022.

Median sale price growth of residential property by category

Year	All Residential Dwellings	Houses	Terraced & Units	Vacant Sections
April 2012	\$250,000	\$255,000	\$230,000	\$135,000
April 2017	\$339,000	\$350,000	\$299,000	\$146,000
April 2021	\$382,000	\$385,000	\$349,000	\$210,000
April 2022	\$460,000	\$473,000	\$375,000	\$208,000
10-Year Growth (pa)	6%	6%	5%	4%
Total Growth	84%	85%	63%	54%
5-Year Growth (pa)	6%	6%	5%	7%
Total Growth	36%	35%	25%	42%
12 Months Growth	20%	23%	7%	-1%

Data notes: Median sale price data from REINZ. Prices are inclusive of GST (if any).

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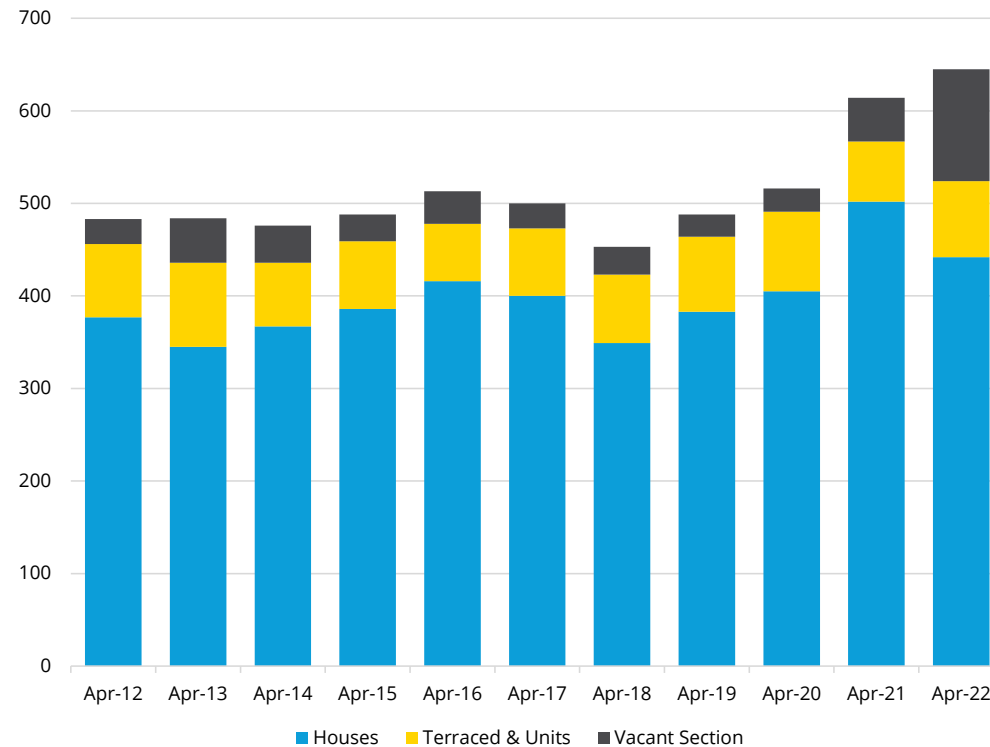
Residential sales data

The total number of annual residential property sales for the Ashburton Ward (urban) area is shown over a 10-year period on the graph, right.

Insights from the data include;

- The number of house sales per annum has increased from 377 in April 2012 to 442 in April 2022, a change of 65 sales. The average number of sales per annum from April 2012 to 2022 is 397 sales.
- The number of terraced house and unit sales per annum has increased from 79 in April 2012 to 82 in April 2022, a change of 3 sales. The average number of sales per annum from April 2012 to 2022 is 76 sales.
- The number of vacant section sales per annum has increased from 27 in April 2012 to 121 in April 2022, a change of 94 sales. The average number of sales per annum from April 2012 to 2022 is 41 sales.

Number of residential property sales per annum by category



Data notes: REINZ Market Insights

Residential sales data

The total number of annual residential property sales for the Ashburton Ward (urban) area is shown over a 10-year period on the graph, right.

Insights from the data include;

- The number of house sales has experienced a 10-year per annum growth of 2%, representing a total change of 17%.
- The number of terraced house sales has experienced a 10-year per annum growth of below 0%, representing a total change of 4%.
- Vacant sections have experienced the highest 10-year per annum growth of 16%, representing a total change of 348%.
- Terraced houses and units and vacant section sales have also experienced positive 12 month growth. Terraced houses and units have changed by 26%, whilst vacant section sales have changed by 157%.
- House sales have decreased by 60 sales in the past 12 months, representing a change of -12%.

Number of residential property sales by category

Year to	All Residential Dwellings	Houses	Terraced & Units	Vacant Sections
April 2012	456	377	79	27
April 2017	473	400	73	27
April 2021	568	502	65	47
April 2022	526	442	82	121
10-Year Change (pa)	1%	2%	0%	16%
Total Change	15%	17%	4%	348%
5-Year Change (pa)	2%	2%	2%	35%
Total Change	11%	11%	12%	348%
12 Month Change	-7%	-12%	26%	157%

Data notes: REINZ Market Insights

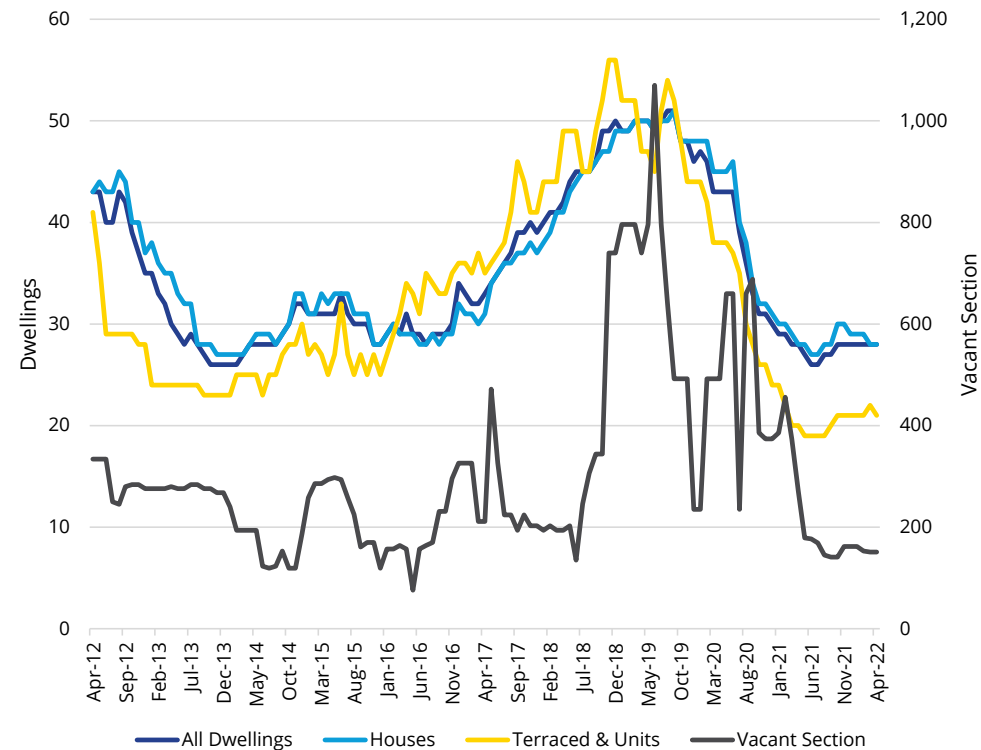
Residential sales data

The average number of days to sell residential property in the Ashburton Ward (urban) area is shown over a 10-year period on the graph, right.

Insights from the data include;

- The average number of days to sell residential property for all dwellings from April 2012 to 2022 is 35 days.
- The average number of days to sell for all dwellings follows the average number of days to sell for houses closely because stand-alone houses make up over majority of the property typology in the Ashburton Ward.
- The average number of days to sell houses peaked at 51 days in September 2019, and experienced a low of 27 days first in November 2013. The average number of days to sell houses from April 2012 to 2022 is 36 days.
- The average number of days to sell terraced houses and units peaked at 56 days first in November 2018, and experienced a low of 19 days first in May 2021. The average number of days to sell terraced houses and units from April 2012 to 2022 is 33 days.
- The average number of days to sell vacant sections has been more volatile overtime compared to houses and terraced houses and units.
- The average number of days to sell vacant sections peaked at 1,070 days in June 2019, and experienced a low of 76 days in May 2016. The average number of days to sell vacant sections from April 2012 to 2022 is 308 days.

Average number of days to sell residential property by category



Data notes: REINZ Market Insights

Residential sales data

The average number of days to sell residential property in the Ashburton Ward (urban) area is shown over a 10-year period on the graph, right.

Insights from the data include;

- The average number of days to sell has declined across all property typologies. This is a positive sign indicating demand.
- At April 2022, the average number of days to sell for stand-alone houses is 28 days and terraced houses and units is 21 days. These averages are consistent with other active and high demand markets around New Zealand.
- The average number of days to sell for stand-alone houses has experienced 10-year growth per annum of -4% and a total period growth of -35%. The average number of days to sell has declined by 28 days.
- The average number of days to sell for terraced houses and units has experienced 10-year growth per annum of -6% and a total period growth of -49%. The average number of days to sell has declined by 20 days.
- The average number of days to sell for vacant sections has experienced 10-year growth per annum of -8% and a total period growth of -55%. This is a decrease in the average number of days to sell by 183 days.

Average number of days to sell residential property by category

Date	All Residential Dwellings	Houses	Terraced & Units	Vacant Sections
April 2012	43	43	41	334
April 2017	33	31	35	211
April 2021	28	28	20	270
April 2022	28	28	21	151
10-Year Change (pa)	-4%	-4%	-6%	-8%
Total Change	-35%	-35%	-49%	-55%
5-Year Change (pa)	-3%	-2%	-10%	-6%
Total Change	-15%	-10%	-40%	-28%
12 Month Change	0%	0%	5%	-44%

Data notes: REINZ Market Insights

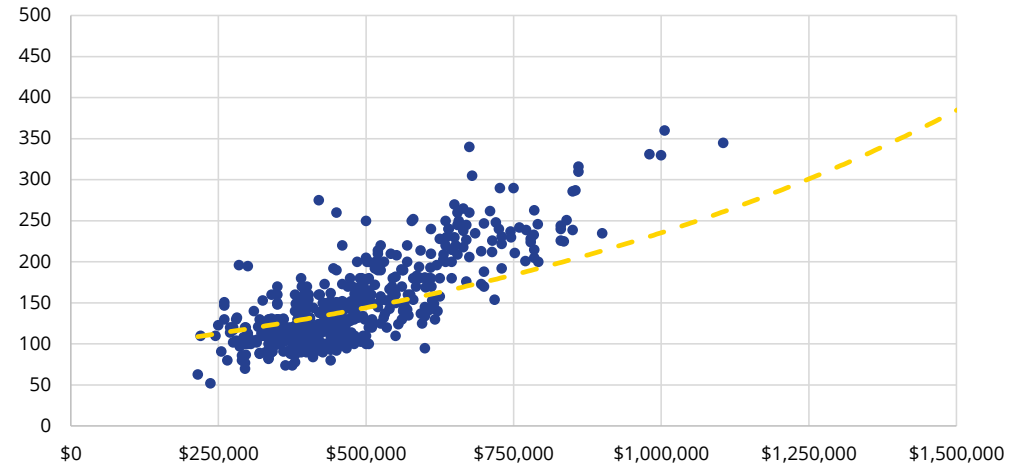
Residential sales data

A summary of sales from March 2021 to March 2022 for houses only is shown right for the Ashburton urban area.

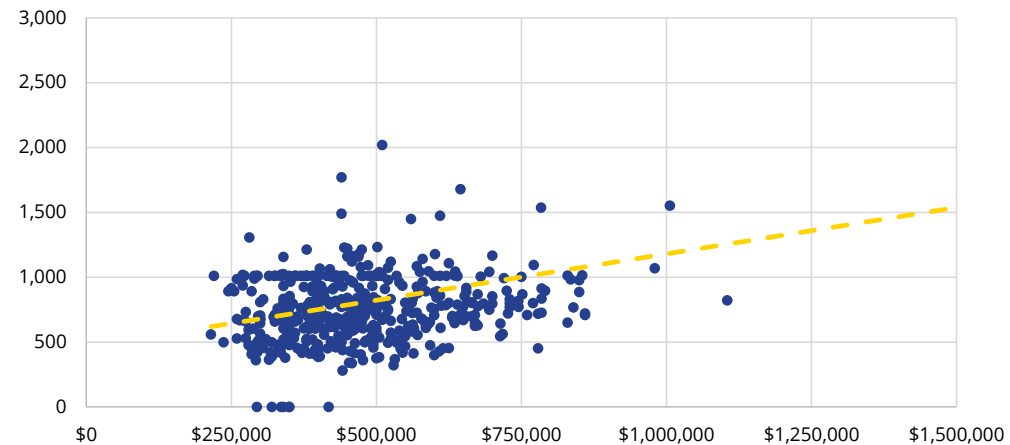
Insights from the data include;

- Looking at recent sales, we can see that the higher the floor area of the house, the sale price tends to increase.
- This highlights that floor area is an important contributor to sale price.
- On the other hand, the sale price doesn't increase significantly as the land area increases.

Summary of sales from March 2021 – March 2022 of houses in urban areas (only) by floor area and sale price



Summary of sales from March 2021 – March 2022 of houses in urban areas (only) by land area and sale price



Data notes: Property Guru (other property types excluded)

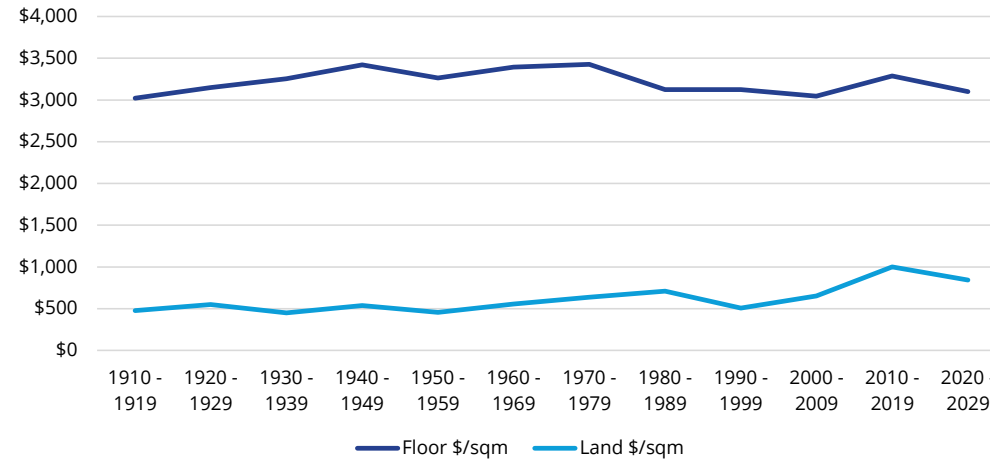
Residential sales data

A summary of sales from March 2021 to March 2022 for houses only is shown right for the Ashburton urban area.

Insights from the data include;

- The average floor area of the 500 house sales from March 2021 to 2022 is 150 sqm. The average floor area per sqm is \$3,229, and the average land area per sqm is \$597.
- The land area price per sqm peaked for newer houses constructed in 2010 – 2019 at \$1,000 per sqm, and experienced a low of \$449 per sqm for houses constructed in 1930 – 1939. .
- The floor area price per sqm peaked for houses constructed in 1940 – 1949 at \$3,420 per sqm, and experienced a low of \$3,020 per sqm for houses constructed in 1910 – 1919.
- The average sale price peaked for houses constructed in 2010 – 2019 at \$662,626, and experienced a low of \$369,206 for houses constructed in 1940 – 1939.

Summary of sales from March 2021 – March 2022 of houses (only) by property age and price per sqm



Date	Sales	Average Sale Price	Average Floor Area	Floor Area \$/sqm	Average Land Area	Land Area \$/sqm
1910 - 1919	18	\$411,767	136 sqm	\$3,020	862 sqm	\$478
1920 - 1929	18	\$379,139	120 sqm	\$3,149	690 sqm	\$549
1930 - 1939	16	\$400,938	123 sqm	\$3,253	893 sqm	\$449
1940 - 1949	17	\$369,206	108 sqm	\$3,420	686 sqm	\$538
1950 - 1959	41	\$396,758	122 sqm	\$3,263	869 sqm	\$457
1960 - 1969	35	\$430,948	127 sqm	\$3,395	776 sqm	\$555
1970 - 1979	22	\$451,605	132 sqm	\$3,428	707 sqm	\$639
1980 - 1989	11	\$490,455	157 sqm	\$3,126	690 sqm	\$710
1990 - 1999	12	\$580,458	186 sqm	\$3,125	1,141 sqm	\$509
2000 - 2009	36	\$616,058	202 sqm	\$3,045	942 sqm	\$654
2010 - 2019	55	\$662,626	202 sqm	\$3,287	663 sqm	\$1,000
2020 - 2029	21	\$604,139	195 sqm	\$3,100	716 sqm	\$844
Mixed/Remodelled	12	\$441,231	147 sqm	\$3,005	782 sqm	\$564
Undefined	186	\$459,506	141 sqm	\$3,261	851 sqm	\$540
Total	500	\$485,292	150 sqm	\$3,229	813 sqm	\$597

Data notes: Property Guru (other property types excluded)

Residential rental data

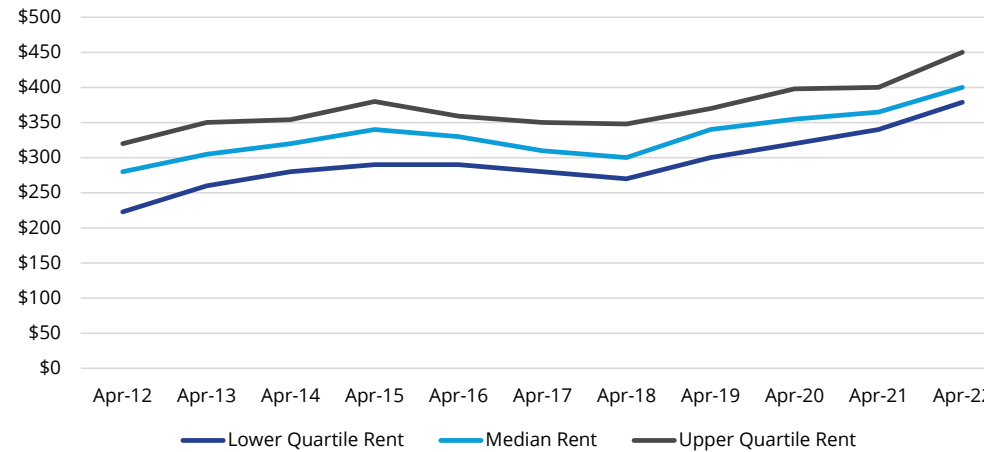
Rental analysis uses MBIE data published through Tenancy Services.

The graph and table, right, show the change in rental rates and active rental bonds on a District wide basis between 2012 and 2022.

Insights from the data include;

- Over time rent has increased consistently although experiencing a slight dip in 2018.
- The lower quartile rent has increased by \$156 between April 2012 and 2022, to \$379 per week. This represents a 10-year growth per annum of 5.4%.
- The median rent has increased by \$120 between April 2012 and 2022, to \$400 per week. This represents a 10-year growth per annum of 3.6%.
- The upper quartile rent has increased by \$130 between April 2012 and 2022, to \$450 per week. This represents a 10-year growth per annum of 3.5%.
- The number of active bonds in has experienced a 10-year growth per annum of 1.6%. It is important to note, this is lower than the increase in rent, meaning with less rental supply in the market, landlords have the opportunity to increase rent. In the past 12 months, active bonds saw a decline of -2.4%, whilst the median rent increased by 9.6%.

Summary of rental band and rental rates (pw) for the Ashburton District over 10 years



	Active Bonds	Lower Quartile Rent	Median Rent	Upper Quartile Rent
April 2012	1,464	\$223	\$280	\$320
April 2013	1,512	\$260	\$305	\$350
April 2014	1,551	\$280	\$320	\$354
April 2015	1,572	\$290	\$340	\$380
April 2016	1,659	\$290	\$330	\$359
April 2017	1,677	\$280	\$310	\$350
April 2018	1,671	\$270	\$300	\$348
April 2019	1,668	\$300	\$340	\$370
April 2020	1,686	\$320	\$355	\$398
April 2021	1,752	\$340	\$365	\$400
April 2022	1,710	\$379	\$400	\$450
10-Year Average	1,646	\$301	\$337	\$376
10-Year Growth (pa)	1.6%	5.4%	3.6%	3.5%
5-Year Growth (pa)	0.4%	6.2%	5.2%	5.2%
12-Month Growth	-2.4%	11.5%	9.6%	12.5%

Data notes: MBIE data over 10 years for the month of April.

Local demographics

Individual (not household) demographic data are shown in the table right for the whole Ashburton District.

Insights from the data include;

- The population of Ashburton District is 33,423 individuals.
- The median age of the population is 39 years. This is only two years higher than the national median.
- 45% of the population is aged 50 years and over. This is 5% higher than New Zealand.
- Individual homeownership is at 57% which is 5% higher than national individual homeownership.
- The median personal income is above the national median (\$31,800) at \$35,900.

Individual demographics (Census 2018)

	Ashburton Total	% of Ashburton	New Zealand Total	% of New Zealand
Usually resident population count	33,423		4,699,755	
Male	17,016	51%	2,319,558	49%
Female	16,407	49%	2,380,197	51%
Median age	39		37	
0-19 years	8,652	31%	1,225,227	31%
20-34 years	6,375	23%	978,903	25%
35-49 years	6,210	23%	908,226	23%
50-64 years	6,210	23%	872,238	22%
65+ years	5,982	22%	715,170	18%
Birthplace				
NZ born	26,874	81%	3,370,122	73%
Overseas born	6,219	19%	1,271,775	27%
Individual Home Ownership				
Own or partly own or hold in a family trust	13,386	57%	1,661,061	52%
Do not own and do not hold in a family trust	9,912	43%	1,548,078	48%
Qualification Attainment				
No qualification	6,243	25%	642,507	18%
Level 1 - 5 certificate (or Level 6 diploma)	14,223	57%	1,804,572	51%
Bachelor degree and level 7 qualifications	2,382	9%	516,576	15%
Postgraduate, honours, masters or doctoral degrees	1,095	4%	360,057	10%
Overseas secondary school qualifications	1,197	5%	208,410	6%
Personal Income (Grouped)				
Less than \$20,000	7,683	29%	1,303,539	35%
\$20,001 - \$30,000	3,945	15%	516,768	14%
\$30,001 - \$50,000	6,027	23%	763,530	20%
\$50,001 - \$70,000	4,884	18%	543,981	14%
\$70,001 or more	4,071	15%	648,537	17%
Median personal income	\$35,900		\$31,800	
Work and Labour Force Status				
Employed full time	14,211	53%	1,891,371	50%
Employed part time	4,281	16%	553,770	15%
Unemployed	633	2%	151,035	4%
Not in the labour force	7,491	28%	1,180,179	31%
Partnership Status				
Partnered	15,990	60%	1,963,758	52%
Non-partnered	7,449	28%	1,233,285	33%
Not stated	3,174	12%	579,309	15%

Data notes: Statistics New Zealand Census 2018.

Local demographics

Household and dwelling (not individual) demographic data are shown in the table right.

Insights from the data include;

- Ashburton District comprises 12,996 households.
- Household home ownership is high at 66%.
- The median rent paid by household is \$250.
- The largest sector of landlord for rented private dwellings are private people, trusts or businesses at 90%.
- 89% of occupied private dwellings are a separate house with only 10% in a joined dwelling.

Household / dwelling demographics (Census 2018)

	Ashburton Total	% of Ashburton	New Zealand Total	% of New Zealand
Total	12,996		1,653,792	
Household Tenure				
Dwelling owned or partly owned or held in a family trust	8,565	66%	1,066,932	65%
Dwelling not owned and not held in a family trust	4,428	34%	586,131	35%
Weekly Rent Paid by Household				
Under \$100	438	12%	33,966	7%
\$100 - \$149	495	14%	46,638	9%
\$150 - \$199	336	9%	35,031	7%
\$200 - \$299	975	27%	92,199	18%
\$300 - \$399	1,212	33%	114,576	22%
\$400 - \$499	162	4%	92,091	18%
\$500 - \$599	9	0%	54,183	10%
\$600 and over	15	0%	53,151	10%
Median rent paid by household (2018)	\$250		\$340	
Sector of Landlord for Rented Private Dwellings				
Private person, trust or business	3,315	90%	440,025	83%
Local authority or city council	114	3%	11,190	2%
Housing New Zealand Corporation	177	5%	63,105	12%
Iwi, hapū, or Māori land trust	3	0%	1,674	0%
Other community housing provider	33	1%	6,393	1%
Other state owned corporation/enterprise, govt or ministry	27	1%	4,668	1%
Occupied Private Dwelling Type				
Separate house	11,652	89%	1,399,944	84%
Joined dwelling	1,326	10%	253,398	15%
Other private dwelling	105	1%	10,947	1%

Data notes: Statistics New Zealand Census 2018

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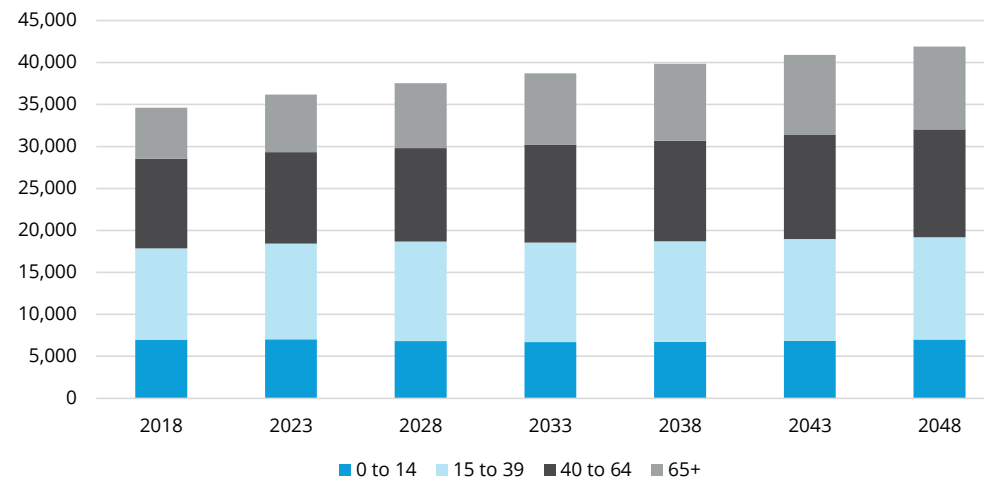
Local demographics

Population projections by age group for the whole Ashburton District are shown right.

Insights from the data include;

- Individuals aged 65 years and over living in Ashburton is projected to grow the most between 2018 and 2048 (1.6%). This is a change of 3,780 individuals between 2018 and 2048.
- Individuals aged between 40 – 64 are projected to change by 0.6% between 2018 and 2048. This represents a change of 2,180 individuals between 2018 and 2048.
- Individuals aged between 15 – 39 are projected to change by 0.4% between 2018 and 2048. This represents a change of 1,290 individuals between 2018 and 2048.
- Individuals aged between 0 – 14 are projected to change by less than 0.0% between 2018 and 2048. This represents a change of 40 individuals between 2018 and 2048.

Population projections by age group (2018 base) for the Ashburton District



Age	Population Projection (Mid Level Projection)							Growth per annum			
	2018	2023	2028	2033	2038	2043	2048	2018 to 2028	2028 to 2038	2038 to 2048	2018 to 2048
0 to 14	6,960	7,040	6,820	6,690	6,720	6,840	7,000	-0.2%	-0.1%	0.4%	0.0%
15 to 39	10,890	11,390	11,840	11,850	11,970	12,140	12,180	0.8%	0.1%	0.2%	0.4%
40 to 64	10,680	10,890	11,140	11,690	11,980	12,400	12,860	0.4%	0.7%	0.7%	0.6%
65+	6,080	6,880	7,750	8,490	9,180	9,530	9,860	2.5%	1.7%	0.7%	1.6%
Total	34,610	36,200	37,550	38,720	39,850	40,910	41,900	0.8%	0.6%	0.5%	0.6%

Data notes: Statistics New Zealand

Business demographics

The number of business entities (business demographics) for the Ashburton 'urban' area, Ashburton District and New Zealand in 2011 and 2021 are shown right.

Insights from the data include;

- The number of agriculture, forestry and farming business in Ashburton has increased by 59%, a change of 78 businesses between 2011 and 2021. Both Ashburton District and New Zealand have seen a decline.
- Ashburton has seen a decline in the number of electricity, gas, water and waste services businesses (-67%) from 9 in 2011 to 3 in 2021. Both Ashburton District and New Zealand have seen an increase.
- There has been a decrease in public administration and safety businesses in Ashburton (-22%) from 27 in 2011 to 21 in 2021. Both Ashburton District and New Zealand have seen an increase.
- The total number of businesses in Ashburton has increased by 28%, a change of 690 businesses between 2011 and 2021.
- The total number of businesses in Ashburton District has increased by 9%, a change of 456 businesses between 2011 and 2021.

Number of businesses in the urban Ashburton area with district and national comparisons for 10 years

	Ashburton			Ashburton District			New Zealand		
	2011	2021	% change 2011-2021	2011	2021	% change 2011-2021	2011	2021	% change 2011-2021
A Agriculture, Forestry, Farming	132	210	59%	1,839	1,761	-4%	74,709	65,904	-12%
B Mining	0	3	N/A	3	3	0%	780	828	6%
C Manufacturing	114	141	24%	153	171	12%	22,530	22,929	2%
D Electricity, Gas, Water, Waste Services	9	3	-67%	12	15	25%	1,428	1,617	13%
E Construction	219	270	23%	330	408	24%	51,123	71,637	40%
F Wholesale Trade	440	665	51%	138	153	11%	20,424	20,064	-2%
G Retail Trade	147	159	8%	198	207	5%	33,555	35,355	5%
H Accommodation, Food Services	75	78	4%	144	147	2%	19,800	24,891	26%
I Transport, Postal, Warehousing	54	60	11%	108	93	-14%	15,999	16,887	6%
J Information Media, Telecommunications	18	18	0%	18	15	-17%	5,502	7,470	36%
K Financial, Insurance Services	195	252	29%	333	444	33%	32,244	42,528	32%
L Rental, Hiring, Real Estate Services	321	411	28%	933	1,119	20%	98,622	123,753	25%
M Professional, Scientific, Technical Services	459	528	15%	150	195	30%	51,879	66,681	29%
N Administrative, Support Services	42	69	64%	78	96	23%	16,068	19,503	21%
O Public Administration, Safety	27	21	-22%	30	36	20%	3,903	4,008	3%
P Education, Training	39	57	46%	69	78	13%	10,026	11,880	18%
Q Healthcare, Social Assistance	66	66	0%	81	93	15%	19,875	25,110	26%
R Arts, Recreation Services	45	45	0%	90	84	-7%	10,086	10,923	8%
S Other Services	102	138	35%	144	189	31%	22,578	26,451	17%
Total	2,504	3,194	28%	4,851	5,307	9%	511,131	598,419	17%

Data notes: Statistics New Zealand (NZ.Stat) – ANZSIC06 Industry Code.

Business demographics

The number of employees (business demographics) for the Ashburton 'urban' area, Ashburton District and New Zealand in 2011 and 2021 are shown right.

Insights from the data include;

- The number of agriculture, forestry and farming employees in Ashburton has increased by 145%, a change of 304 employees between 2011 and 2021.
- The number of manufacturing employees in Ashburton has decreased by -6% to 1,542, whilst Ashburton District and New Zealand have increased.
- The number of administration and support services employees in Ashburton has increased by 82%, a change of 233 employees. Ashburton District has also seen an increase in employees (23%) by 18 employees.
- The number of employees in information media and telecommunications has decreased across Ashburton (-76%), Ashburton District (-17%) and New Zealand (-17%). This is likely related to jobs becoming digitalised.
- The total number of employees in Ashburton has increased by 20%, a change of 1,765 employees between 2011 and 2021.
- The total number of employees in Ashburton District has increased by 9%, a change of 456 employees between 2011 and 2021.

Number of employees in the urban Ashburton area with district and national comparisons for 10 years

	Ashburton			Ashburton District			New Zealand		
	2011	2021	% change 2011-2021	2011	2021	% change 2011-2021	2011	2021	% change 2011-2021
A Agriculture, Forestry, Farming	210	514	145%	1,839	1,761	-4%	111,900	124,000	11%
B Mining	0	6	N/A	3	3	0%	6,100	5,600	-8%
C Manufacturing	1,647	1,542	-6%	153	171	12%	214,600	233,400	9%
D Electricity, Gas, Water, Waste Services	129	186	44%	12	15	25%	13,100	19,300	47%
E Construction	763	953	25%	330	408	24%	114,000	193,500	70%
F Wholesale Trade	440	665	51%	138	153	11%	102,900	115,900	13%
G Retail Trade	1,363	1,388	2%	198	207	5%	193,100	220,400	14%
H Accommodation, Food Services	569	681	20%	144	147	2%	134,500	162,600	21%
I Transport, Postal, Warehousing	266	314	18%	108	93	-14%	82,300	90,400	10%
J Information Media, Telecommunications	243	58	-76%	18	15	-17%	37,300	31,100	-17%
K Financial, Insurance Services	170	244	44%	333	444	33%	51,300	60,300	18%
L Rental, Hiring, Real Estate Services	92	100	9%	933	1,119	20%	26,300	34,400	31%
M Professional, Scientific, Technical Services	459	528	15%	150	195	30%	144,500	189,200	31%
N Administrative, Support Services	283	516	82%	78	96	23%	93,900	112,400	20%
O Public Administration, Safety	239	336	41%	30	36	20%	107,800	142,100	32%
P Education, Training	477	684	43%	69	78	13%	172,500	197,100	14%
Q Healthcare, Social Assistance	941	1,160	23%	81	93	15%	207,500	261,100	26%
R Arts, Recreation Services	138	202	46%	90	84	-7%	38,500	42,100	9%
S Other Services	326	443	36%	144	189	31%	64,900	78,500	21%
Total	8,755	10,520	20%	4,851	5,307	9%	1,917,000	2,313,400	21%

Data notes: Statistics New Zealand (NZ.Stat) – ANZSIC06 Industry Code.

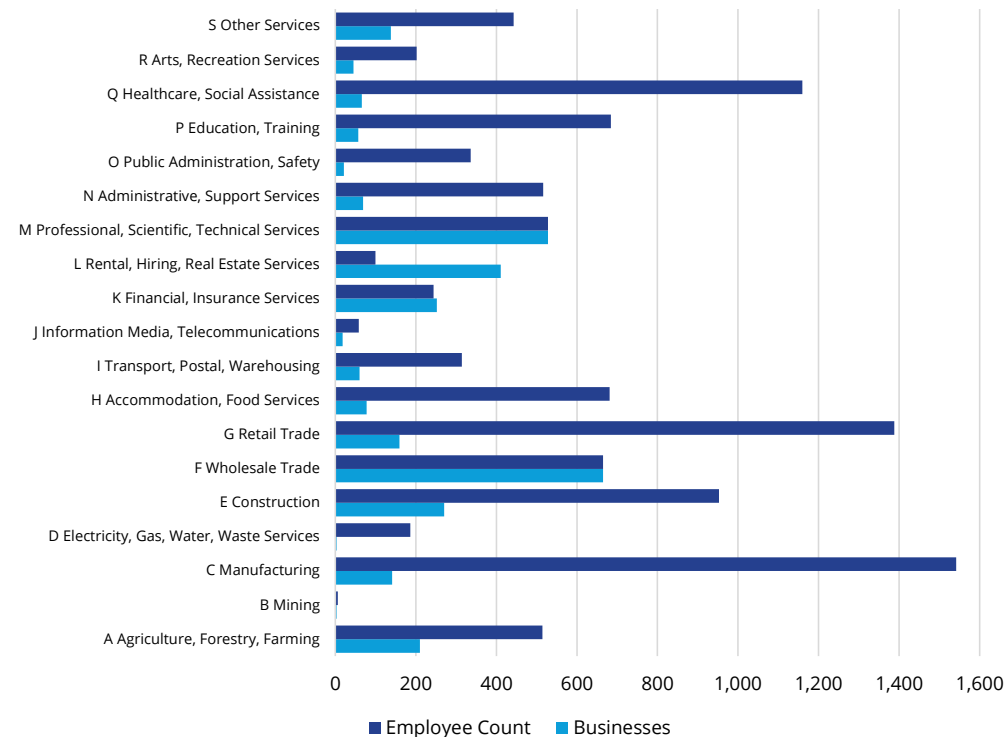
Business demographics

Business demographics for the Ashburton 'urban' area in 2021 are shown right, and show what types of businesses are operating in the area and how many people they employ.

Insights from the data include;

- At 2021, there are significantly more employees (1,160) than healthcare and social assistance businesses (66). This may be due to a lack in the supply of facilities capable of accommodating healthcare practices.
- Similarly, there are 141 manufacturing businesses, with 1,542 employees.
- There are 159 manufacturing businesses, with 1,388 employees.
- Wholesale trade, professional, scientific, and technical services and financial and insurance services have similar business and employee counts.

Employee and business counts in the Ashburton urban area 2021



Data notes: Statistics New Zealand (NZ.Stat) – ANZSIC06 Industry Code.

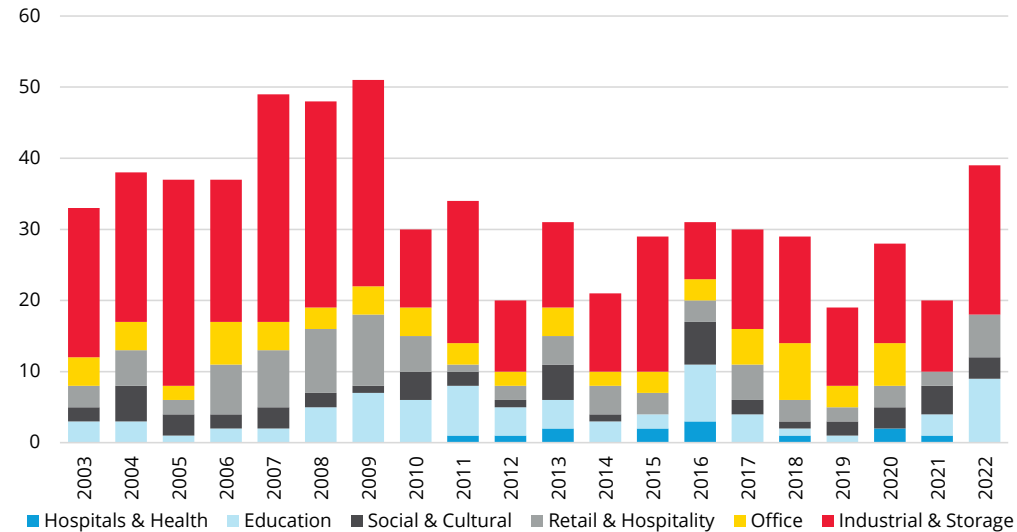
Local commercial and infrastructure projects

Building consents issued for new commercial buildings in the Ashburton District area are shown right for the year to March over 20 years.

Insights from the data include;

- Over the past 20 years there has been 654 commercial building consents in the Ashburton District.
- Commercial building consents peaked in 2009 at 51 consents and experienced a low of 20 consents in 2012.
- Majority (55%) of commercial building consents in the past 20 years have been for industrial and storage buildings.
- 11% of commercial building consents in the past 20 years have been for office buildings, and 13% has been for retail and hospitality.
- Only 2% of commercial building consents in the past 20 years have been for hospitals and health

Number of commercial building consents in the Ashburton District area (12 months to March)



Year to March	Hospitals & Health	Education	Social & Cultural	Retail & Hospitality	Office	Industrial & Storage	Total
20-Year Total (2003 - 2022)	13	75	52	87	70	357	654
10-Year Total (2013 - 2022)	11	35	27	35	34	135	277
Prev. 10-Year (2003 - 2012)	2	40	25	52	36	222	377

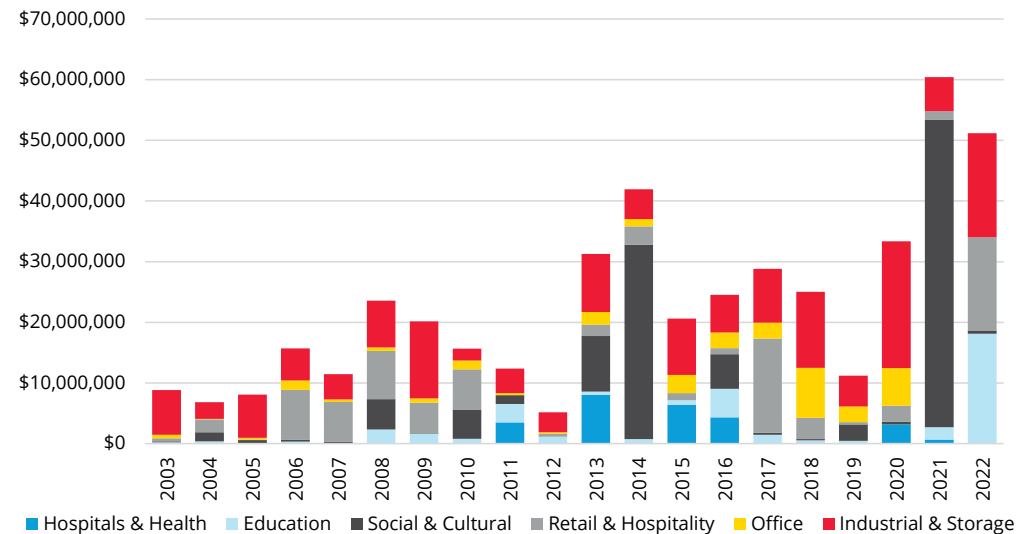
Local commercial and infrastructure projects

The value of building consents issued for new commercial buildings in the Ashburton District area is shown right for the year to March over 20 years.

Insights from the data include;

- The value of all commercial building consents over the past 20 years in the Ashburton District is \$456,167,092.
- 72% (\$328,422,371) of the total 20 year building consent value, occurred between 2013 and 2022.
- Commercial building consent value peaked in 2021 at \$60,426,500 and experienced a low of \$5,173,226 in 2012.
- Building consents for industrial and storage buildings account for 34% of the value of commercial building consents in the past 20 years, whilst consents for social and cultural buildings accounts for 25%.
- Building consents for retail and hospitality buildings account for 18% of the value of commercial building consents in the past 20 years.

Value of commercial building consents in the Ashburton District area (12 months to March)



Year to March	Hospitals & Health	Education	Social & Cultural	Retail & Hospitality	Office	Industrial & Storage	Total
20-Year Total (2003 - 2022)	\$26,247,780	\$39,063,977	\$116,013,699	\$83,459,989	\$34,728,978	\$156,652,669	\$456,167,092
10-Year Total (2013 - 2022)	\$22,731,780	\$29,230,391	\$101,799,457	\$45,882,102	\$28,527,369	\$100,251,272	\$328,422,371
Prev. 10-Year (2003 - 2012)	\$3,516,000	\$9,833,586	\$14,214,242	\$37,577,887	\$6,201,609	\$56,401,397	\$127,744,721

Local commercial and infrastructure projects

Tabled right is a summary of commercial developments either in planning or construction stages in the Ashburton urban area since the beginning of 2018.

Insights from the data include;

- 55% of commercial developments are private development projects, whilst 45% are Government development projects.
- 41% of the commercial development consents active since 2018 are for Education developments. 23% are for industrial developments and 8% are for civic / community developments.

Summary of project commercial development consents active since 2018

	Government		Private		Total	
	Number of Projects	Value of Projects	Number of Projects	Value of Projects	Number of Projects	Value of Projects
Accommodation	0	N/A	2	\$12,500,000	2	\$12,500,000
Aged Care	0	N/A	2	\$3,680,000	2	\$3,680,000
Civic / Community	2	\$108,350,000	4	\$93,800,000	6	\$202,150,000
Civil Works Non-Res	4	\$2,950,000	0	N/A	4	\$2,950,000
Civil Works Residential	0	N/A	1	\$800,000	1	\$800,000
Education	26	\$119,650,000	3	\$2,360,000	29	\$122,010,000
Government	0	N/A	0	N/A	0	N/A
Healthcare	0	N/A	1	\$5,800,000	1	\$5,800,000
Industrial	0	N/A	16	\$35,160,000	16	\$35,160,000
Mixed Use Commercial	0	N/A	2	\$7,300,000	2	\$7,300,000
Office	0	N/A	0	N/A	0	N/A
Residential	0	N/A	4	\$4,560,000	4	\$4,560,000
Retail	0	N/A	4	\$26,200,000	4	\$26,200,000
Utilities	0	N/A	0	N/A	0	N/A
Total	32	\$230,950,000	39	\$192,160,000	71	\$423,110,000



Background and context

Why are we carrying out this study?

Timaru District

What does the existing residential market look like and what are key demographic trends?

Selwyn District

What does the existing residential market look like and what are key demographic trends?

Ashburton District

What does the existing residential market look like and what are key demographic trends?

Waimate District

What does the existing residential market look like and what are key demographic trends?

Waitaki District

What does the existing residential market look like and what are key demographic trends?

Comparing benchmarks

What can we determine about Timaru from the neighbouring districts?

Conclusions and recommendations

What can be recommended to improve housing demand in Timaru?

Waimate & Waimate District

Residential property typology

The table right summarises the existing mix of residential properties in the 'urban' area of Waimate within the wider Waimate District.

Insights from the data include;

- The urban area of Waimate consists of 1,924 residential properties.
- Majority of all residential properties in Waimate are stand-alone houses (79%), with 1,523 houses.
- Townhouses or terraced type housing (inclusive of units / flats), make up 8% of the total residential stock.
- There no apartment units within Waimate.
- This typology breakdown is not uncommon for a very small urban area that doesn't experience the benefits of tourism activity.

Residential typology for existing properties

Waimate		
Type	Count	Ratio
Home & Income	1	0%
House	1,523	79%
Multiple Dwellings	22	1%
Townhouse/Unit	162	8%
Vacant Section	215	11%
Block Land	1	0%
Total	1,924	100%

Data notes: Property Guru (all residential properties in the catchment areas)

Residential property typology

The table right summarises the mix of property types; homes (stand alone homes) and townhouses / units (including all terraced types) across the 'urban' Waimate area.

Insights from the data include;

- Houses make up 90% of the typology mix, whilst townhouses / units account for 10%.
- The average floor area for stand-alone houses and townhouses / units is 134 sqm.
- 58% of houses are three-bedroom dwellings with an average floor area of 133 sqm.
- 8% of townhouses / units are two-bedroom with an average floor area of 133 sqm.
- The average floor area across all property types is 134 sqm.

Average floor area and total typology mix

	Houses		Townhouses / Units		Total	
	% of all property types	Average floor area	% of all property types	Average floor area	% of all property types	Average floor area
One-Bedroom	1%	113 sqm	0%	50 sqm	1%	101 sqm
Two-Bedroom	18%	97 sqm	8%	133 sqm	26%	109 sqm
Three-Bedroom	58%	133 sqm	1%	135 sqm	58%	133 sqm
Four-Bedroom	13%	180 sqm	0%	220 sqm	13%	180 sqm
Five-Bedroom	1%	239 sqm	0%	315 sqm	1%	246 sqm
Total	90%	134 sqm	10%	134 sqm	100%	134 sqm

Data notes: Property Guru (other property types and properties with more than five bedrooms excluded)

Waimate & Waimate District

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Residential property typology

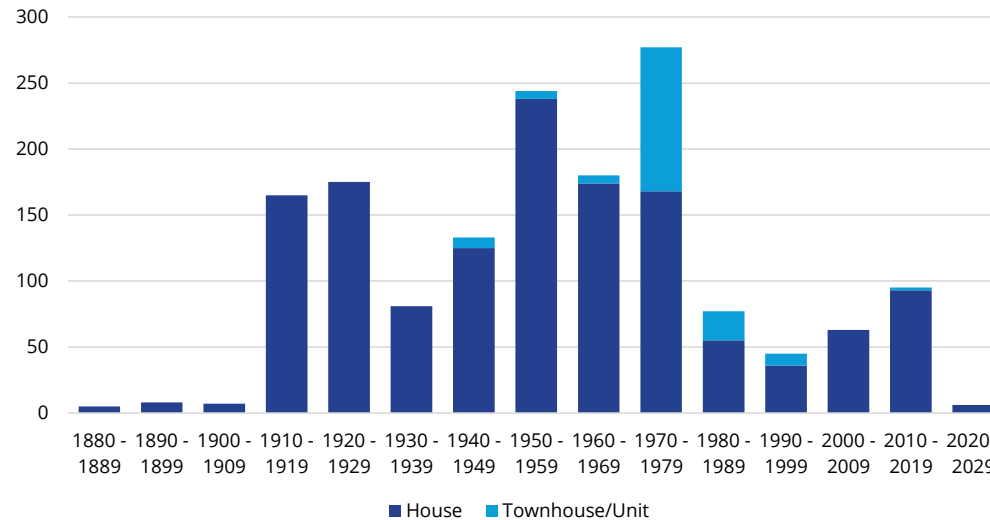
The graph right shows the trend of newly built dwellings in the catchment area in 10-year periods since 1880.

The data in the graph does not capture dwellings that have undergone significant remodelling or where the construction date is not recorded. This is shown in the table below.

Insights from the data include;

- 54% of stand-alone houses were constructed between 1950 – 2019 (827 houses).
- 1970 – 1979 saw the largest number of townhouses / units constructed, totalling 109 units. This is over half of all townhouses / units in Waimate (67%).
- The number of new dwellings constructed peaked in 1970 – 1979 with 277 dwellings constructed.

Building age of houses and townhouse/units in Waimate



Date	Houses		Townhouses / Units		Total	
	New dwellings	% of type	New dwellings	% of type	New dwellings	% of type
1880 - 1889	5	0%		0%	5	0%
1890 - 1899	8	1%		0%	8	0%
1900 - 1909	7	0%		0%	7	0%
1910 - 1919	165	11%		0%	165	10%
1920 - 1929	175	11%		0%	175	10%
1930 - 1939	81	5%		0%	81	5%
1940 - 1949	125	8%	8	5%	133	8%
1950 - 1959	238	16%	6	4%	244	14%
1960 - 1969	174	11%	6	4%	180	11%
1970 - 1979	168	11%	109	67%	277	16%
1980 - 1989	55	4%	22	14%	77	5%
1990 - 1999	36	2%	9	6%	45	3%
2000 - 2009	63	4%		0%	63	4%
2010 - 2019	93	6%	2	1%	95	6%
2020 - 2029	6	0%		0%	6	0%
Mixed/Remodelled	124	8%		0%	124	7%
Total	1,523	100%	162	100%	1,685	100%

Data notes: Property Guru (other property types excluded)

Waimate & Waimate District

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Residential property typology

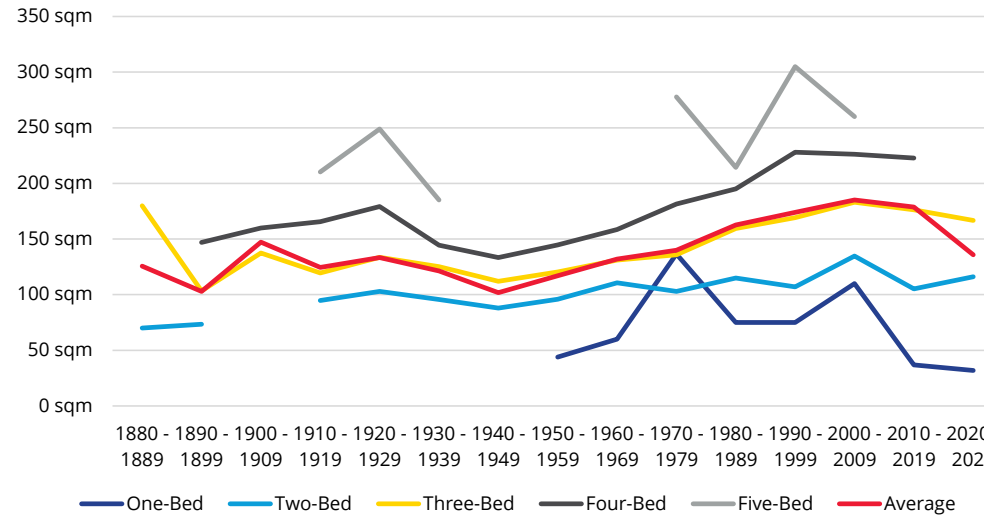
The graph right shows the trend of floor area for newly built dwellings in the catchment area in 10-year periods before 1880.

Data only includes homes with a bedroom count between one and five.

Insights from the data include;

- The average floor area for newly built two-bedroom houses, experienced a low of 70 sqm in 1880 – 1889 and a peak of 135 sqm in 2000 – 2009.
- The average floor area for newly built three-bedroom houses, experienced a low of 103 sqm in 1890 – 1899 and a peak of 183 sqm in 2000 – 2009.
- The average floor area for newly built four-bedroom houses, experienced a low of 133 sqm in 1940 – 1949 and a peak of 228 sqm in 1990 – 1999.

Average floor area by bedroom count for houses over time in Waimate



Houses - Average floor area						
Date	One-Bed	Two-Bed	Three-Bed	Four-Bed	Five-Bed	Average
1880 - 1889	44 sqm	70 sqm	180 sqm	N/A	264 sqm	126 sqm
1890 - 1899	N/A	73 sqm	103 sqm	147 sqm	N/A	103 sqm
1900 - 1909	N/A	N/A	138 sqm	160 sqm	N/A	147 sqm
1910 - 1919	100 sqm	95 sqm	119 sqm	166 sqm	210 sqm	124 sqm
1920 - 1929	N/A	103 sqm	134 sqm	179 sqm	249 sqm	133 sqm
1930 - 1939	N/A	96 sqm	125 sqm	144 sqm	185 sqm	121 sqm
1940 - 1949	N/A	88 sqm	112 sqm	133 sqm	N/A	102 sqm
1950 - 1959	44 sqm	96 sqm	120 sqm	145 sqm	161 sqm	117 sqm
1960 - 1969	60 sqm	111 sqm	131 sqm	159 sqm	N/A	132 sqm
1970 - 1979	137 sqm	103 sqm	136 sqm	182 sqm	278 sqm	140 sqm
1980 - 1989	75 sqm	115 sqm	159 sqm	195 sqm	215 sqm	163 sqm
1990 - 1999	75 sqm	107 sqm	169 sqm	228 sqm	305 sqm	174 sqm
2000 - 2009	110 sqm	135 sqm	183 sqm	226 sqm	260 sqm	185 sqm
2010 - 2019	37 sqm	105 sqm	176 sqm	223 sqm	N/A	179 sqm
2020 - 2029	32 sqm	116 sqm	167 sqm	N/A	N/A	136 sqm
Mixed/Remodelled	270 sqm	87 sqm	119 sqm	172 sqm	260 sqm	129 sqm
Total	113 sqm	97 sqm	133 sqm	180 sqm	239 sqm	134 sqm

Data notes: Property Guru (other property types and properties with more than five bedrooms excluded)

Waimate & Waimate District

Residential property typology

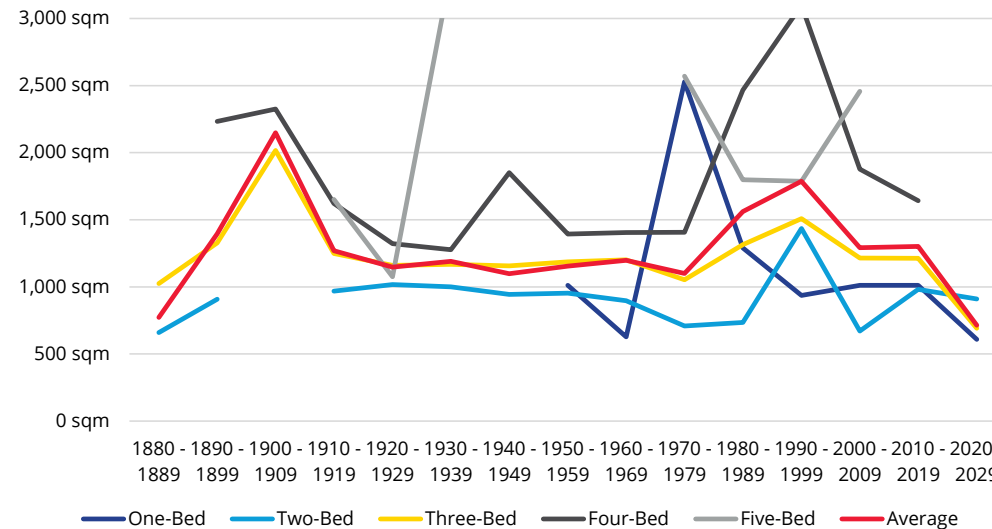
The graph right shows the trend of land area for newly built dwellings in the catchment area in 10-year periods since before 1880.

Data only includes homes with a bedroom count between one and five.

Insights from the data include;

- Typically the more bedrooms a house has, the larger the land area.
- The average land area for a five-bedroom house is 2,077 sqm compared to 1,170 sqm for a one-bedroom house.
- The average land area for one-bedroom (1,170 sqm) houses is unusually larger than that of two-bedroom houses (947 sqm).
- The average land area for five-bedroom houses peaked at 3,349 sqm for houses constructed in 1930 - 1939.
- Of note the average land area of a vacant section is 1,661 sqm compared to 1,227 sqm for the average house.

Average land area by bedroom count for houses over time in Waimate



Houses - Average land area						
Date	One-Bed	Two-Bed	Three-Bed	Four-Bed	Five-Bed	Average
1880 - 1889	506 sqm	660 sqm	1,025 sqm	N/A	1,012 sqm	772 sqm
1890 - 1899	N/A	908 sqm	1,327 sqm	2,233 sqm	N/A	1,397 sqm
1900 - 1909	N/A	N/A	2,017 sqm	2,325 sqm	N/A	2,149 sqm
1910 - 1919	1,012 sqm	969 sqm	1,249 sqm	1,623 sqm	1,652 sqm	1,270 sqm
1920 - 1929	N/A	1,018 sqm	1,160 sqm	1,322 sqm	1,075 sqm	1,147 sqm
1930 - 1939	N/A	1,000 sqm	1,168 sqm	1,278 sqm	3,349 sqm	1,191 sqm
1940 - 1949	N/A	945 sqm	1,156 sqm	1,852 sqm	N/A	1,099 sqm
1950 - 1959	1,012 sqm	953 sqm	1,187 sqm	1,394 sqm	1,333 sqm	1,154 sqm
1960 - 1969	627 sqm	897 sqm	1,202 sqm	1,406 sqm	N/A	1,198 sqm
1970 - 1979	2,530 sqm	708 sqm	1,054 sqm	1,408 sqm	2,570 sqm	1,100 sqm
1980 - 1989	1,290 sqm	735 sqm	1,315 sqm	2,467 sqm	1,798 sqm	1,561 sqm
1990 - 1999	937 sqm	1,435 sqm	1,509 sqm	3,099 sqm	1,787 sqm	1,788 sqm
2000 - 2009	1,012 sqm	672 sqm	1,215 sqm	1,878 sqm	2,457 sqm	1,293 sqm
2010 - 2019	1,012 sqm	981 sqm	1,213 sqm	1,643 sqm	N/A	1,301 sqm
2020 - 2029	609 sqm	911 sqm	692 sqm	N/A	N/A	715 sqm
Mixed/Remodelled	1,138 sqm	1,092 sqm	1,415 sqm	1,548 sqm	2,095 sqm	1,374 sqm
Total	1,170 sqm	947 sqm	1,205 sqm	1,653 sqm	2,077 sqm	1,227 sqm

Data notes: Property Guru (other property types and properties with more than five bedrooms excluded)

Waimate & Waimate District

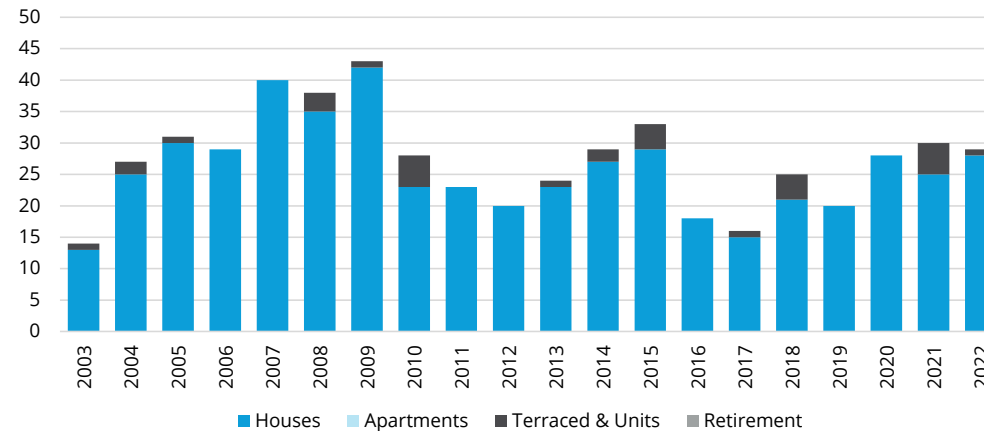
Residential property typology

Building consents issued for new residential dwellings in the Waimate District area are shown right for the year to March over 20 years.

Insights from the data include;

- Between 2003 and 2022, there have been a total of 545 residential building consents in the Waimate District area.
- 94% of residential building consents from 2003 to 2022 were for stand-alone houses (514 consents).
- 6% of residential building consents have been for terraced housing and units (31 consents).
- There have been no consents for apartments or retirement related properties since 2003.
- The highest number of residential building consents was in 2009, totalling 43 consents.

Number of residential building consents in the Waimate District area (12 months to March)



Year to March	Houses	Apartments	Terraced & Units	Retirement	Total
2003	13	0	1	0	14
2004	25	0	2	0	27
2005	30	0	1	0	31
2006	29	0	0	0	29
2007	40	0	0	0	40
2008	35	0	3	0	38
2009	42	0	1	0	43
2010	23	0	5	0	28
2011	23	0	0	0	23
2012	20	0	0	0	20
2013	23	0	1	0	24
2014	27	0	2	0	29
2015	29	0	4	0	33
2016	18	0	0	0	18
2017	15	0	1	0	16
2018	21	0	4	0	25
2019	20	0	0	0	20
2020	28	0	0	0	28
2021	25	0	5	0	30
2022	28	0	1	0	29
Total	514	0	31	0	545

Waimate & Waimate District

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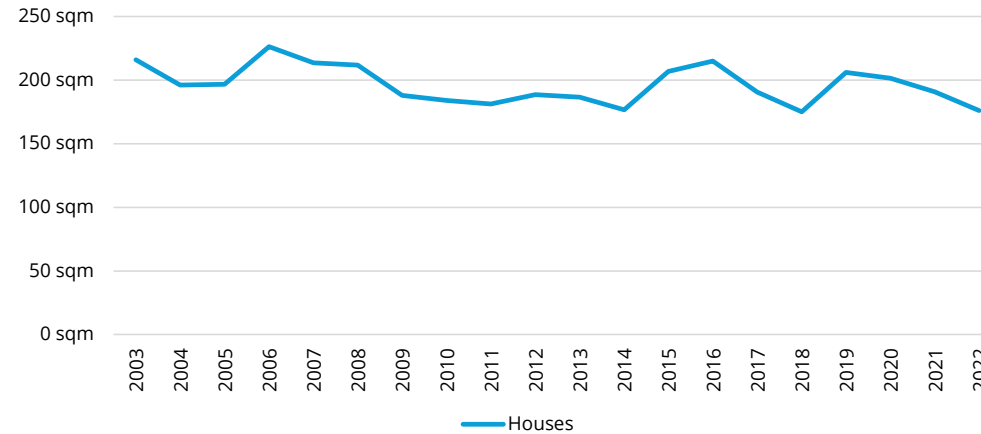
Residential property typology

Floor areas for new residential dwellings in the Waimate District area issued with building consents is shown right for the year to March over 20 years.

Insights from the data include;

- The average floor area of building consents for houses at 2022 is 176 sqm.
- The average floor area of building consents for houses experienced a low of 176 sqm in 2022 and a high of 226 sqm in 2006.
- The average floor area of building consents for terraced housing and units has been much more volatile ranging from 25 sqm (2005) to 258 sqm (2017).
- The average floor area of building consents from 2003 to 2022 for terraced housing and units (99 sqm) is lower than the average floor area for houses (197 sqm).
- The average floor area of building consents from 2003 to 2022 for all property types is 191 sqm.

Average floor area of building consents in the Waimate District area (12 months to March)



Year to March	Houses	Terraced & Units	Total
2003	216 sqm	75 sqm	206 sqm
2004	196 sqm	100 sqm	189 sqm
2005	197 sqm	25 sqm	191 sqm
2006	226 sqm	N/A	226 sqm
2007	214 sqm	N/A	214 sqm
2008	212 sqm	136 sqm	206 sqm
2009	188 sqm	115 sqm	186 sqm
2010	184 sqm	95 sqm	168 sqm
2011	181 sqm	N/A	181 sqm
2012	189 sqm	N/A	189 sqm
2013	187 sqm	179 sqm	186 sqm
2014	177 sqm	112 sqm	172 sqm
2015	207 sqm	84 sqm	192 sqm
2016	215 sqm	N/A	215 sqm
2017	191 sqm	258 sqm	195 sqm
2018	175 sqm	88 sqm	161 sqm
2019	206 sqm	N/A	206 sqm
2020	202 sqm	N/A	202 sqm
2021	191 sqm	66 sqm	170 sqm
2022	176 sqm	84 sqm	173 sqm
Total	197 sqm	99 sqm	191 sqm

Waimate & Waimate District

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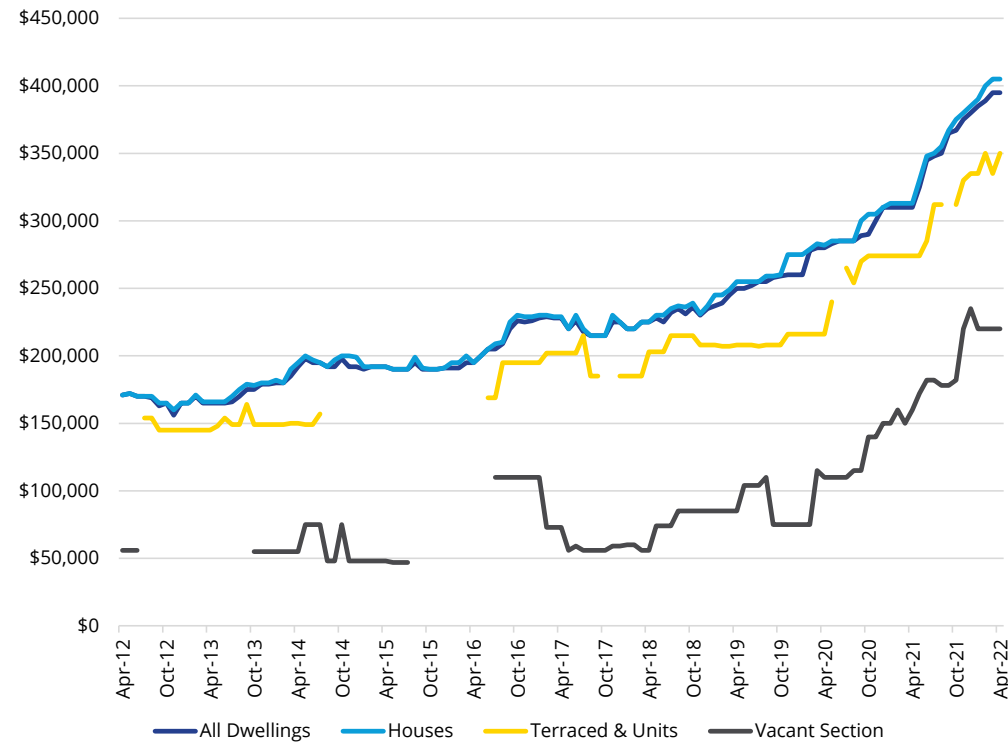
Residential sales data

Median sales prices growth in the Waimate Ward (urban) area are shown right for all residential dwellings, stand-alone houses, terraced/unit types and vacant sections.

Insights from the data include;

- The median sale price for all dwellings follows the median sale price for houses closely because stand-alone houses make up over majority of the property typology in the Waimate Ward.
- The median sale price for houses has grown consistently from \$171,000 in April 2012 to \$405,000 in April 2022, representing a change of \$234,000.
- The median sale price for terraced houses and units has also experienced consistent growth from \$154,000 in July 2012 to \$350,000 in April 2022, representing a change of \$196,000.
- The median sale price for vacant sections has been more volatile with a low of \$47,000 first in May 2015. Despite this, the median sale price has still increased by \$164,000 between April 2012 (\$56,000) and April 2022 (\$220,000).

Median sale price of all residential property by category over 10 years



Data notes: Median sale price data from REINZ. Prices are inclusive of GST (if any).

Waimate & Waimate District

Residential sales data

Median sales prices growth in the Waimate Ward (urban) area are shown right for all residential dwellings, stand-alone houses, terraced/unit types and vacant sections.

Insights from the data include;

- The median sale price for all residential dwellings has experienced 10-year growth per annum of 9% and a total period growth of 131%.
- The median sale price for houses has experienced 10-year growth per annum of 9% and a total period growth of 137%.
- The median sale price for vacant sections has experienced 10-year growth per annum of 15% and a total period growth of 293%.
- The previous 12 months growth also shows promising signs of median sale price growth in the area, across all typologies ranging from 38% (vacant sections) to 29% (houses).

Median sale price growth of residential property by category

Year	All Residential Dwellings	Houses	Terraced & Units	Vacant Sections
April 2012	\$171,000	\$171,000	N/A	\$56,000
April 2017	\$228,000	\$229,000	\$202,000	\$73,000
April 2021	\$310,000	\$313,000	\$274,000	\$160,000
April 2022	\$395,000	\$405,000	\$350,000	\$220,000
10-Year Growth (pa)	9%	9%	N/A	15%
Total Growth	131%	137%	N/A	293%
5-Year Growth (pa)	12%	12%	12%	25%
Total Growth	73%	77%	73%	201%
12 Months Growth	27%	29%	28%	38%

Data notes: Median sale price data from REINZ. Prices are inclusive of GST (if any).

Waimate & Waimate District

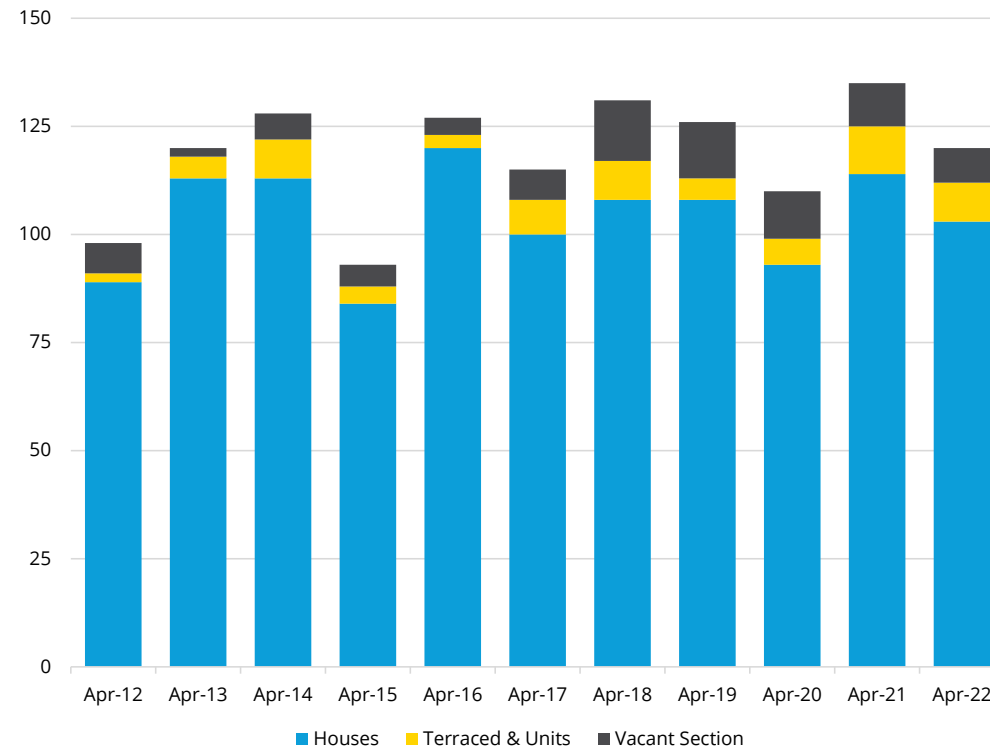
Residential sales data

The total number of annual residential property sales for the Waimate Ward (urban) area is shown over a 10-year period on the graph, right.

Insights from the data include;

- The number of house sales per annum has increased from 89 in April 2012 to 103 in April 2022, a change of 14 sales. The average number of sales per annum from April 2012 to 2022 is 104 sales.
- The number of terraced house and unit sales per annum has increased from 2 in April 2012 to 9 in April 2022, a change of 7 sales. The average number of sales per annum from April 2012 to 2022 is 6 sales.
- The number of vacant section sales per annum has increased from 7 in April 2012 to 8 in April 2022, a change of 1 sale. The average number of sales per annum from April 2012 to 2022 is 8 sales.

Number of residential property sales per annum by category



Data notes: REINZ Market Insights

Waimate & Waimate District

Residential sales data

The total number of annual residential property sales for the Waimate Ward (urban) area is shown over a 10-year period on the graph, right.

Insights from the data include;

- The number of house sales has experienced a 10-year per annum growth of 1%, representing a total change of 16%.
- The number of terraced house sales has experienced a 10-year per annum growth of 16%, representing a total change of 350%.
- Vacant section sales have experienced a 10-year per annum growth of 1%, representing a total change of 14%.
- All typologies have experienced a decline in the number of sales within the past 12 months.

Number of residential property sales by category

Year to	All Residential Dwellings	Houses	Terraced & Units	Vacant Sections
April 2012	91	89	2	7
April 2017	110	100	8	7
April 2021	125	114	11	10
April 2022	114	103	9	8
10-Year Change (pa)	2%	1%	16%	1%
Total Change	25%	16%	350%	14%
5-Year Change (pa)	1%	1%	2%	3%
Total Change	4%	3%	13%	14%
12 Month Change	-9%	-10%	-18%	-20%

Data notes: REINZ Market Insights

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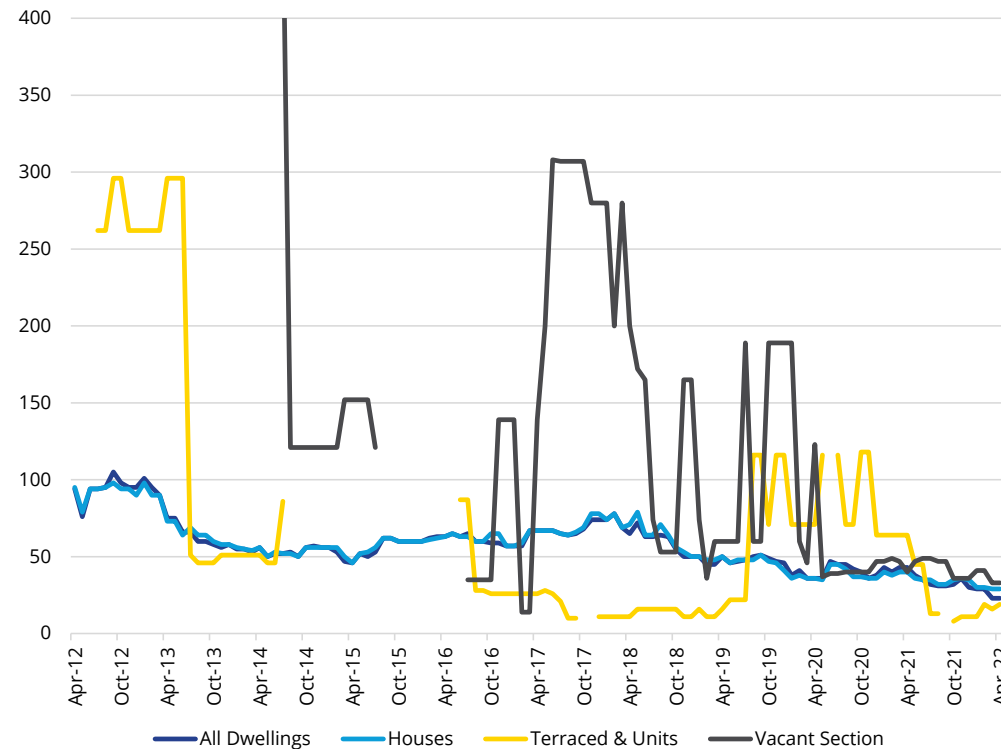
Residential sales data

The average number of days to sell residential property in the Waimate Ward (urban) area is shown over a 10-year period on the graph, right.

Insights from the data include;

- The average number of days to sell residential property for all dwellings from April 2012 to 2022 is 57 days.
- The average number of days to sell for all dwellings follows the average number of days to sell for houses closely because stand-alone houses make up over majority of the property typology in the Waimate Ward.
- The average number of days to sell houses peaked at 98 days in September 2012, and experienced a low of 29 days first in March 2022. The average number of days to sell houses from April 2012 to 2022 is 57 days.
- The average number of days to sell terraced houses and units peaked at 296 days first in September 2012, and experienced a low of 8 days first in October 2021. The average number of days to sell terraced houses and units from April 2012 to 2022 is 73 days.
- The average number of days to sell vacant sections has been more volatile overtime compared to houses and terraced houses and units.
- The average number of days to sell vacant sections peaked at 1,040 days in April 2012, and experienced a low of 14 days first in February 2017. The average number of days to sell vacant sections from April 2012 to 2022 is 178 days.

Average number of days to sell residential property by category



Data notes: REINZ Market Insights

Waimate & Waimate District

Residential sales data

The average number of days to sell residential property in the Waimate Ward (urban) area is shown over a 10-year period on the graph, right.

Insights from the data include;

- The average number of days to sell has declined across all property typologies. This is a positive sign indicating demand.
- At April 2022, the average number of days to sell for stand-alone houses is 29 days , terraced houses and units is 19 days and vacant sections is 33 days. These averages are consistent with other active and high demand markets around New Zealand.
- The average number of days to sell for houses has experienced 10-year growth per annum of -11% and a total period growth of -69%. The average number of days to sell has declined by 66 days.
- The average number of days to sell for vacant sections has experienced 10-year growth per annum of -29% and a total period growth of -97%. The average number of days to sell has declined by 1,007 days.
- All property typologies have experienced a decline in the past 12 months, particularly terraced houses and units (-70%).

Average number of days to sell residential property by category

Date	All Residential Dwellings	Houses	Terraced & Units	Vacant Sections
April 2012	94	95	N/A	1,040
April 2017	67	67	26	139
April 2021	43	40	64	40
April 2022	23	29	19	33
10-Year Change (pa)	-13%	-11%	N/A	-29%
Total Change	-76%	-69%	N/A	-97%
5-Year Change (pa)	-19%	-15%	-6%	-25%
Total Change	-66%	-57%	-27%	-76%
12 Month Change	-47%	-28%	-70%	-18%

Data notes: REINZ Market Insights

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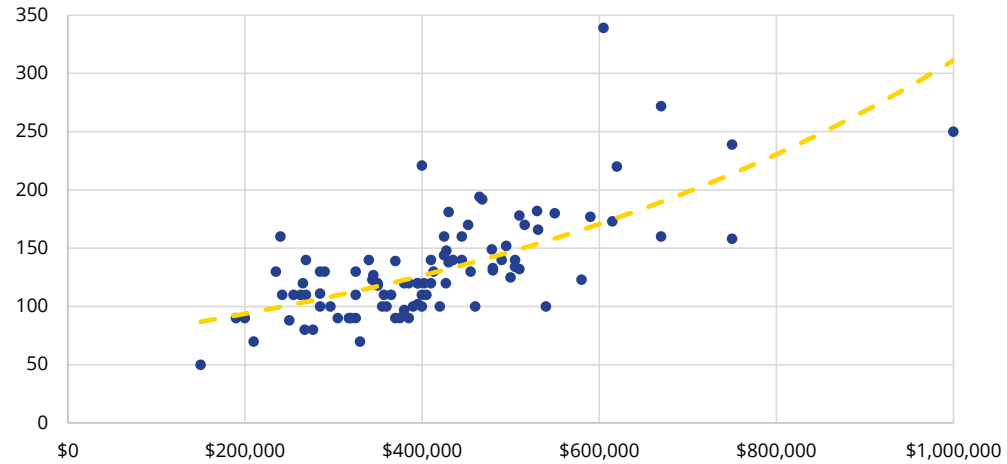
Residential sales data

A summary of sales from March 2021 to March 2022 for houses only is shown right in the urban area of Waimate.

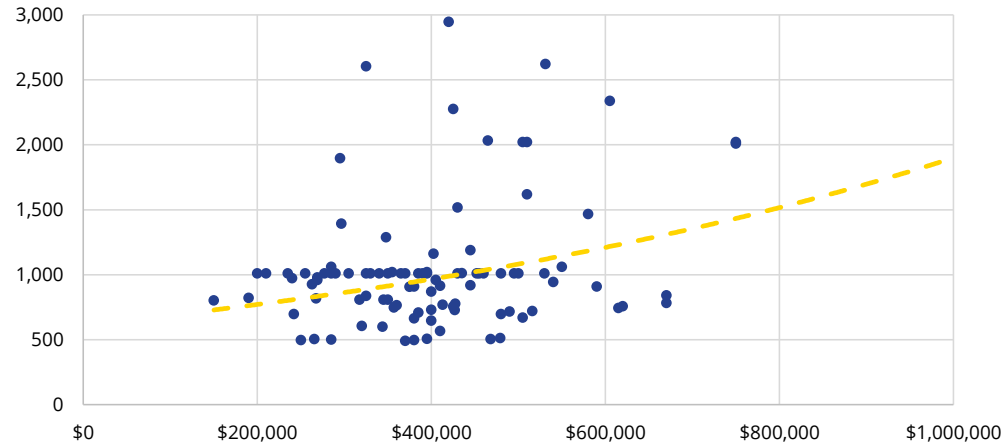
Insights from the data include;

- Looking at recent sales, we can see that the higher the floor area of the house, the sale price tends to increase.
- This highlights that floor area is an important contributor to sale price.
- On the other hand, the sale price doesn't increase significantly as the land area increases.

Summary of sales from March 2021 – March 2022 of houses in urban areas (only) by floor area and sale price



Summary of sales from March 2021 – March 2022 of houses in urban areas (only) by land area and sale price



Data notes: Property Guru (other property types excluded)

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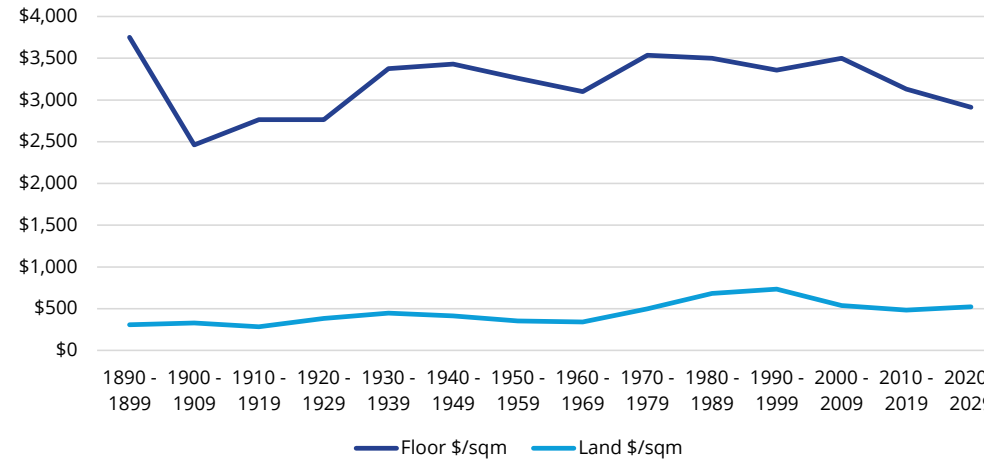
Residential sales data

A summary of sales from March 2021 to March 2022 for houses only is shown right in the urban area of Waimate.

Insights from the data include;

- The average floor area of the 98 house sales from March 2021 to 2022 is 137 sqm and the average floor area per sqm is \$2,970.
- The average land area of the 98 house sales from March 2021 to 2022 is 1,075 sqm and the average land area per sqm is \$647.
- The floor area price per sqm peaked for newer houses constructed in 1970 – 1979 at \$3,535 per sqm, and experienced a low of \$2,463 per sqm for a house constructed in 1900 - 1909.
- The land area price per sqm peaked for houses constructed in 1990 – 1999 at \$733 per sqm, and experienced a low of \$283 per sqm for a house constructed in 1910 – 1919.
- The average sale price of the 98 house sales from March 2021 to 2022 is \$408,184.

Summary of sales from March 2021 – March 2022 of houses (only) by property age and price per sqm



Date	Sales	Average Sale Price	Average Floor Area	Floor Area \$/sqm	Average Land Area	Land Area \$/sqm
1890 - 1899	2	\$262,500	70 sqm	\$3,750	856 sqm	\$307
1900 - 1909	2	\$332,500	135 sqm	\$2,463	1,012 sqm	\$329
1910 - 1919	12	\$302,708	110 sqm	\$2,764	1,069 sqm	\$283
1920 - 1929	13	\$398,423	144 sqm	\$2,764	1,040 sqm	\$383
1930 - 1939	2	\$337,500	100 sqm	\$3,375	758 sqm	\$446
1940 - 1949	6	\$384,167	112 sqm	\$3,430	928 sqm	\$414
1950 - 1959	15	\$398,233	122 sqm	\$3,261	1,128 sqm	\$353
1960 - 1969	10	\$411,200	133 sqm	\$3,101	1,205 sqm	\$341
1970 - 1979	14	\$423,179	120 sqm	\$3,535	847 sqm	\$500
1980 - 1989	1	\$490,000	140 sqm	\$3,500	718 sqm	\$682
1990 - 1999	2	\$510,500	152 sqm	\$3,359	697 sqm	\$733
2000 - 2009	2	\$600,000	172 sqm	\$3,499	1,114 sqm	\$539
2010 - 2019	7	\$654,857	209 sqm	\$3,131	1,357 sqm	\$483
2020 - 2029	1	\$530,000	182 sqm	\$2,912	1,012 sqm	\$524
Mixed/Remodelled	9	\$353,889	192 sqm	\$1,839	1,386 sqm	\$255
Total	98	\$408,184	137 sqm	\$2,970	1,075 sqm	\$380

Data notes: Property Guru (other property types excluded)

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Residential rental data

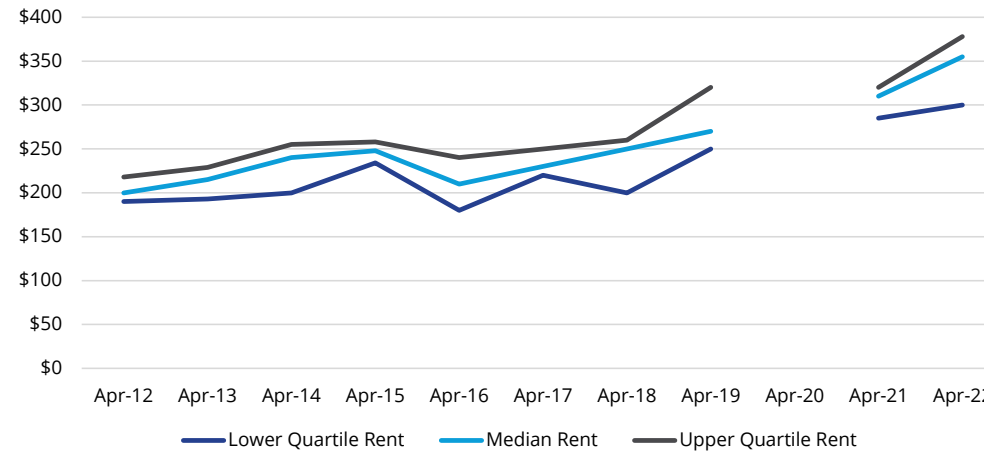
Rental analysis uses MBIE data published through Tenancy Services.

The graph and table, right, show the change in rental rates and active rental bonds on a District wide basis between 2012 and 2022.

Insights from the data include;

- Over time rent has increased consistently.
- The lower quartile rent has increased by \$110 between April 2012 and 2022, to \$300 per week. This represents a 10-year growth per annum of 4.7%.
- The median rent has increased by \$155 between April 2012 and 2022, to \$355 per week. This represents a 10-year growth per annum of 5.9%.
- The upper quartile rent has increased by \$160 between April 2012 and 2022, to \$378 per week. This represents a 10-year growth per annum of 5.7%.
- The number of active bonds in Waimate District has experienced a 10-year growth per annum of 3.2%. It is important to note, this is lower than the increase in rent, meaning with less rental supply in the market, landlords have the opportunity to increase rent. The number of active bonds have experienced no change within the past 12 months, whilst the median rent has grown by 14.5%.

Summary of rental band and rental rates (pw) for the Waimate District over 10 years



	Active Bonds	Lower Quartile Rent	Median Rent	Upper Quartile Rent
April 2012	231	\$190	\$200	\$218
April 2013	252	\$193	\$215	\$229
April 2014	267	\$200	\$240	\$255
April 2015	282	\$234	\$248	\$258
April 2016	279	\$180	\$210	\$240
April 2017	315	\$220	\$230	\$250
April 2018	300	\$200	\$250	\$260
April 2019	303	\$250	\$270	\$320
April 2020				
April 2021	318	\$285	\$310	\$320
April 2022	318	\$300	\$355	\$378
10-Year Average	293	\$229	\$259	\$279
10-Year Growth (pa)	3.2%	4.7%	5.9%	5.7%
5-Year Growth (pa)	0.2%	6.4%	9.1%	8.6%
12-Month Growth	0.0%	5.3%	14.5%	18.1%

Data notes: MBIE data over 10 years for the month of April. No data available for 2020.

Waimate & Waimate District

Local demographics

Individual (not household) demographic data are shown in the table right for the whole Waimate District.

Insights from the data include;

- The population of Waimate District is 7,815 individuals.
- The median age of the population is 46 years. This is nearly 10 years higher than the national median.
- 58% of the population is aged 50 years and over. This is 18% higher than New Zealand.
- Individual homeownership is at 60% which is 8% higher than national individual homeownership.
- The median personal income is below the national median (\$31,800) at \$26,900.

Individual demographics (Census 2018)

	Waimate Total	% of Waimate	New Zealand Total	% of New Zealand
Usually resident population count	7,815		4,699,755	
Male	3,963	51%	2,319,558	49%
Female	3,852	49%	2,380,197	51%
Median age	46		37	
0-19 years	1,743	29%	1,225,227	31%
20-34 years	1,158	19%	978,903	25%
35-49 years	1,386	23%	908,226	23%
50-64 years	1,767	29%	872,238	22%
65+ years	1,770	29%	715,170	18%
Birthplace				
NZ born	6,570	85%	3,370,122	73%
Overseas born	1,164	15%	1,271,775	27%
Individual Home Ownership				
Own or partly own or hold in a family trust	3,429	60%	1,661,061	52%
Do not own and do not hold in a family trust	2,283	40%	1,548,078	48%
Qualification Attainment				
No qualification	1,749	29%	642,507	18%
Level 1 - 5 certificate (or Level 6 diploma)	3,390	56%	1,804,572	51%
Bachelor degree and level 7 qualifications	525	9%	516,576	15%
Postgraduate, honours, masters or doctoral degrees	204	3%	360,057	10%
Overseas secondary school qualifications	237	4%	208,410	6%
Personal Income (Grouped)				
Less than \$20,000	2,388	37%	1,303,539	35%
\$20,001 - \$30,000	1,089	17%	516,768	14%
\$30,001 - \$50,000	1,329	21%	763,530	20%
\$50,001 - \$70,000	921	14%	543,981	14%
\$70,001 or more	726	11%	648,537	17%
Median personal income	\$26,900		\$31,800	
Work and Labour Force Status				
Employed full time	3,081	48%	1,891,371	50%
Employed part time	966	15%	553,770	15%
Unemployed	177	3%	151,035	4%
Not in the labour force	2,235	35%	1,180,179	31%
Partnership Status				
Partnered	3,894	60%	1,963,758	52%
Non-partnered	1,881	29%	1,233,285	33%
Not stated	681	11%	579,309	15%

Data notes: Statistics New Zealand Census 2018.

Local demographics

Household and dwelling (not individual) demographic data are shown in the table right.

Insights from the data include;

- Waimate District comprises 3,291 households.
- Household homeownership is 68%, 3% higher than the national rate.
- The median rent paid by household is \$150 lower than the national median (\$340) at \$190.
- The largest sector of landlord for rented private dwellings are private people, trusts or businesses at 91%.
- 91% of occupied private dwellings are a separate house with only 7% in a joined dwelling.

Household / dwelling demographics (Census 2018)

	Waimate Total	% of Waimate	New Zealand Total	% of New Zealand
Total	3,291		1,653,792	
Household Tenure				
Dwelling owned or partly owned or held in a family trust	2,247	68%	1,066,932	65%
Dwelling not owned and not held in a family trust	1,041	32%	586,131	35%
Weekly Rent Paid by Household				
Under \$100	123	16%	33,966	7%
\$100 - \$149	123	16%	46,638	9%
\$150 - \$199	138	18%	35,031	7%
\$200 - \$299	315	42%	92,199	18%
\$300 - \$399	42	6%	114,576	22%
\$400 - \$499	6	1%	92,091	18%
\$500 - \$599	0	0%	54,183	10%
\$600 and over	6	1%	53,151	10%
Median rent paid by household (2018)	\$190		\$340	
Sector of Landlord for Rented Private Dwellings				
Private person, trust or business	690	91%	440,025	83%
Local authority or city council	33	4%	11,190	2%
Housing New Zealand Corporation	24	3%	63,105	12%
Iwi, hapū, or Māori land trust	0	0%	1,674	0%
Other community housing provider	9	1%	6,393	1%
Other state owned corporation/enterprise, govt or ministry	6	1%	4,668	1%
Occupied Private Dwelling Type				
Separate house	3,036	92%	1,399,944	84%
Joined dwelling	234	7%	253,398	15%
Other private dwelling	39	1%	10,947	1%

Data notes: Statistics New Zealand Census 2018

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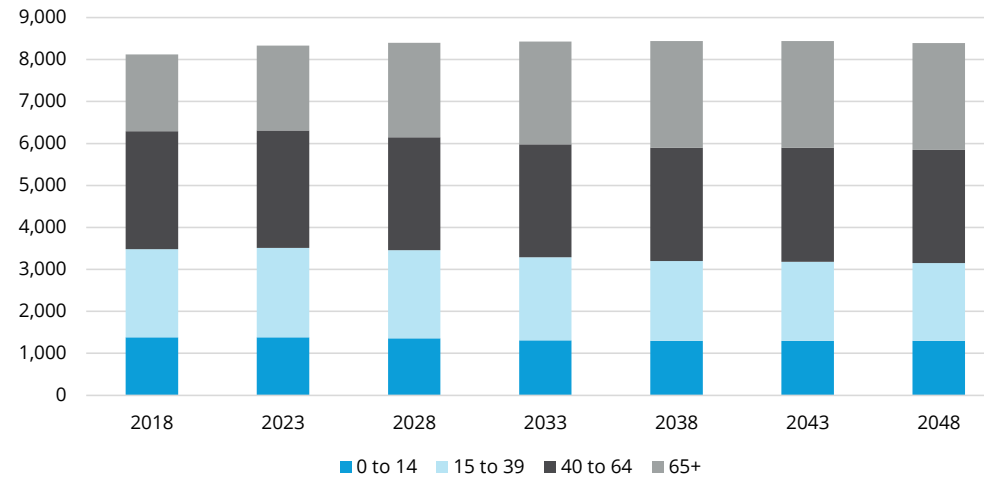
Local demographics

Population projections by age group for the whole Waimate District are shown right.

Insights from the data include;

- Individuals aged 65 years and over living in Waimate is projected to grow the most between 2018 and 2048 (1.1%). This is a change of 710 individuals between 2018 and 2048.
- Individuals aged between 15 – 39 are projected to decrease by -0.4% between 2018 and 2048. This represents a decline of 250 individuals between 2018 and 2048.
- Individuals aged between 0 – 14 are projected to decrease by -0.2% between 2018 and 2048. This represents a decline of 80 individuals between 2018 and 2048.
- Individuals aged between 40 – 64 are projected to decrease by -0.1% between 2018 and 2048. This represents a decline of 110 individuals between 2018 and 2048.

Population projections by age group (2018 base) for the Waimate District



Age	Population Projection (Mid Level Projection)							Growth per annum			
	2018	2023	2028	2033	2038	2043	2048	2018 to 2028	2028 to 2038	2038 to 2048	2018 to 2048
0 to 14	1,380	1,380	1,360	1,310	1,300	1,300	1,300	-0.1%	-0.5%	0.0%	-0.2%
15 to 39	2,100	2,130	2,100	1,980	1,900	1,880	1,850	0.0%	-1.0%	-0.3%	-0.4%
40 to 64	2,810	2,800	2,690	2,690	2,700	2,720	2,700	-0.4%	0.0%	0.0%	-0.1%
65+	1,830	2,020	2,250	2,450	2,540	2,540	2,540	2.1%	1.2%	0.0%	1.1%
Total	8,120	8,330	8,400	8,430	8,440	8,440	8,390	0.3%	0.0%	-0.1%	0.1%

Data notes: Statistics New Zealand

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Business demographics

The number of business entities (business demographics) for the Waimate 'urban' area, Waimate District and New Zealand in 2011 and 2021 are shown right.

Insights from the data include;

- The number of transport, postal and warehousing business in Waimate has increased by 250%, a change of 15 businesses between 2011 and 2021. Both Waimate District and New Zealand have also increased.
- Waimate has seen an increase in the number of administrative and support services businesses by 100%, to 6 employees. Waimate District has seen no change, and New Zealand has also increased by 21%.
- The number of education and training businesses in Waimate has decreased by -75%, a change of 9 businesses.
- The number of financial and insurance services businesses in Waimate has decreased by -40%, a change of 6 businesses.
- The total number of businesses in Waimate has increased by 1%, a change of 5 businesses between 2011 and 2021.
- The total number of businesses in Waimate District has increased by 2%, a change of 21 businesses between 2011 and 2021.

Number of businesses in the urban Waimate area with district and national comparisons for 10 years

	Waimate			Waimate District			New Zealand		
	2011	2021	% change 2011-2021	2011	2021	% change 2011-2021	2011	2021	% change 2011-2021
A Agriculture, Forestry, Farming	39	30	-23%	681	597	-12%	74,709	65,904	-12%
B Mining	0	0	N/A	0	0	N/A	780	828	6%
C Manufacturing	24	15	-38%	33	33	0%	22,530	22,929	2%
D Electricity, Gas, Water, Waste Services	0	3	N/A	0	6	N/A	1,428	1,617	13%
E Construction	36	39	8%	60	66	10%	51,123	71,637	40%
F Wholesale Trade	18	21	17%	15	15	0%	20,424	20,064	-2%
G Retail Trade	27	24	-11%	33	36	9%	33,555	35,355	5%
H Accommodation, Food Services	15	15	0%	21	27	29%	19,800	24,891	26%
I Transport, Postal, Warehousing	6	21	250%	18	24	33%	15,999	16,887	6%
J Information Media, Telecommunications	0	0	N/A	3	0	-100%	5,502	7,470	36%
K Financial, Insurance Services	15	9	-40%	33	45	36%	32,244	42,528	32%
L Rental, Hiring, Real Estate Services	30	45	50%	201	273	36%	98,622	123,753	25%
M Professional, Scientific, Technical Services	70	75	7%	24	27	13%	51,879	66,681	29%
N Administrative, Support Services	3	6	100%	12	12	0%	16,068	19,503	21%
O Public Administration, Safety	9	9	0%	12	12	0%	3,903	4,008	3%
P Education, Training	12	3	-75%	12	12	0%	10,026	11,880	18%
Q Healthcare, Social Assistance	9	9	0%	15	15	0%	19,875	25,110	26%
R Arts, Recreation Services	9	12	33%	18	15	-17%	10,086	10,923	8%
S Other Services	27	18	-33%	33	30	-9%	22,578	26,451	17%
Total	349	354	1%	1,224	1,245	2%	511,131	598,419	17%

Data notes: Statistics New Zealand (NZ.Stat) – ANZSIC06 Industry Code.

Waimate & Waimate District

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Business demographics

The number of employees (business demographics) for the Waimate 'urban' area, Waimate District and New Zealand in 2011 and 2021 are shown right.

Insights from the data include;

- The number of arts and recreation services in Waimate has increased by 100%, a change of 6 employees between 2011 and 2021.
- The number of public administration and safety employees in Waimate has increased by 82%, a change of 32 employees between 2011 and 2021.
- The number of financial and insurance services employees in Waimate has decreased by -100%, to 0 employees. Waimate District has also seen a decrease in employees (-17%) by 3 employees.
- The number of rental, hiring and real estate services employees in Waimate has decreased by -75%, a change of 9 employees.
- The number of manufacturing employees in Waimate has decreased by -56%, a change of 32 employees. Waimate District has seen an increase in employees (193%) by 290 employees.
- The total number of employees in Waimate has increased by 14%, a change of 119 employees between 2011 and 2021.
- The total number of employees in Waimate District has increased by 20%, a change of 445 employees between 2011 and 2021.

Number of employees in the urban Waimate area with district and national comparisons for 10 years

	Waimate			Waimate District			New Zealand		
	2011	2021	% change 2011-2021	2011	2021	% change 2011-2021	2011	2021	% change 2011-2021
A Agriculture, Forestry, Farming	65	61	-6%	1,050	1,050	0%	111,900	124,000	11%
B Mining	0	0	N/A	0	0	N/A	6,100	5,600	-8%
C Manufacturing	57	25	-56%	150	440	193%	214,600	233,400	9%
D Electricity, Gas, Water, Waste Services	0	3	N/A	0	6	N/A	13,100	19,300	47%
E Construction	104	130	25%	130	150	15%	114,000	193,500	70%
F Wholesale Trade	18	21	17%	18	30	67%	102,900	115,900	13%
G Retail Trade	113	119	5%	130	130	0%	193,100	220,400	14%
H Accommodation, Food Services	45	58	29%	80	90	13%	134,500	162,600	21%
I Transport, Postal, Warehousing	40	48	20%	110	130	18%	82,300	90,400	10%
J Information Media, Telecommunications	6	3	-50%	6	3	-50%	37,300	31,100	-17%
K Financial, Insurance Services	9	0	-100%	18	15	-17%	51,300	60,300	18%
L Rental, Hiring, Real Estate Services	12	3	-75%	30	35	17%	26,300	34,400	31%
M Professional, Scientific, Technical Services	70	75	7%	120	75	-38%	144,500	189,200	31%
N Administrative, Support Services	3	3	0%	9	12	33%	93,900	112,400	20%
O Public Administration, Safety	39	71	82%	45	70	56%	107,800	142,100	32%
P Education, Training	99	125	26%	140	190	36%	172,500	197,100	14%
Q Healthcare, Social Assistance	100	140	40%	110	150	36%	207,500	261,100	26%
R Arts, Recreation Services	6	12	100%	21	21	0%	38,500	42,100	9%
S Other Services	38	46	21%	55	70	27%	64,900	78,500	21%
Total	824	943	14%	2,222	2,667	20%	1,917,000	2,313,400	21%

Data notes: Statistics New Zealand (NZ.Stat) – ANZSIC06 Industry Code.

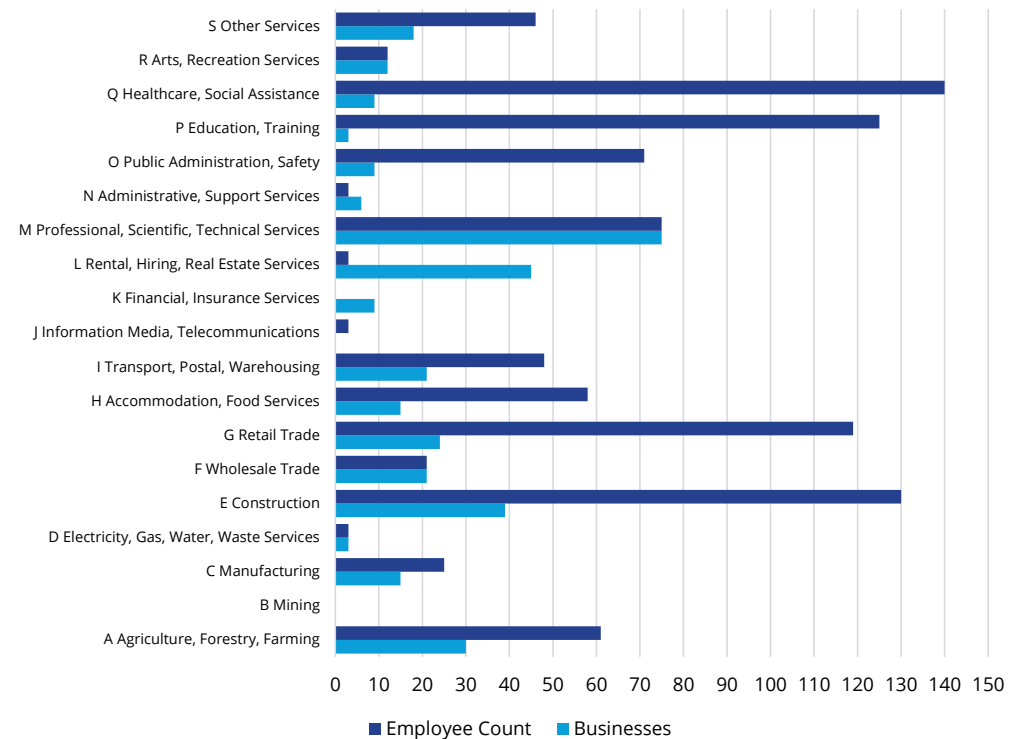
Business demographics

Business demographics for the Waimate 'urban' area in 2021 are shown right, and show what types of businesses are operating in the area and how many people they employ.

Insights from the data include;

- At 2021, there are various industries with larger employee counts than business counts. This includes healthcare and social assistance, education and training, public administration and safety, retail trade and construction.
- Arts and recreation services, wholesale trade and professional, scientific, and technical services have similar business and employee counts.

Employee and business counts in the Waimate urban area 2021



Data notes: Statistics New Zealand (NZ.Stat) – ANZSIC06 Industry Code.

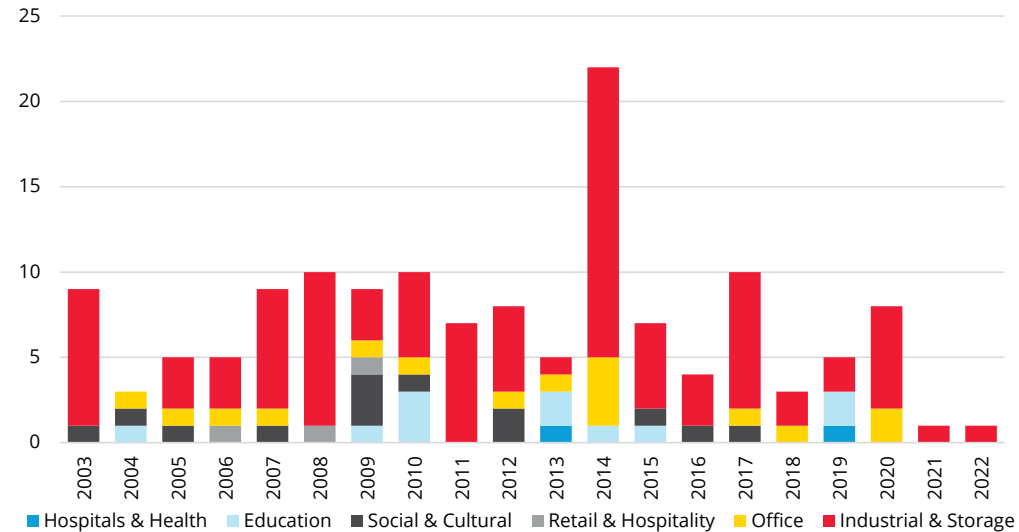
Local commercial and infrastructure projects

Building consents issued for new commercial buildings in the Waimate District area are shown right for the year to March over 20 years.

Insights from the data include;

- Over the past 20 years there has been 141 commercial building consents in the Waimate District.
- Commercial building consents peaked in 2014 at 22 consents and experienced a low of 1 consent in 2021 and 2022.
- Majority (68%) of commercial building consents in the past 20 years have been for industrial and storage buildings.
- 11% of commercial building consents in the past 20 years have been for office buildings, and 9% have been for social and cultural buildings.
- Only 1% of commercial building consents in the past 20 years have been for hospitals and health

Number of commercial building consents in the Waimate District area (12 months to March)



Year to March	Hospitals & Health	Education	Social & Cultural	Retail & Hospitality	Office	Industrial & Storage	Total
20-Year Total (2003 - 2022)	2	11	13	3	16	96	141
10-Year Total (2013 - 2022)	2	6	3	0	9	46	66
Prev. 10-Year (2003 - 2012)	0	5	10	3	7	50	75

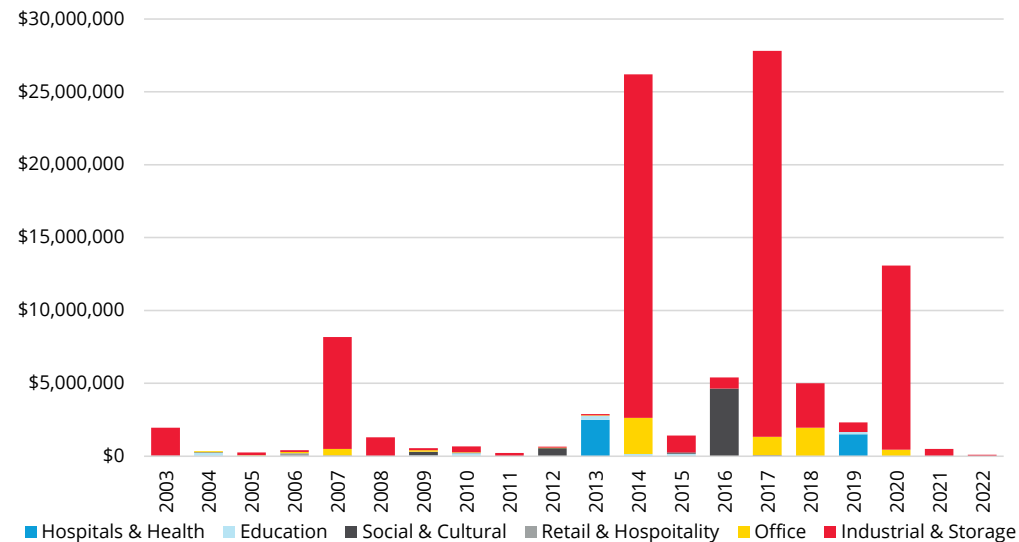
Local commercial and infrastructure projects

The value of building consents issued for new commercial buildings in the Waimate District area is shown right for the year to March over 20 years.

Insights from the data include;

- The value of all commercial building consents over the past 20 years in the Waimate District is \$99,341,293.
- 85% (\$84,795,861) of the total 20 year building consent value, occurred between 2013 and 2022.
- Commercial building consent value peaked in 2017 at \$27,822,900 and experienced a low of \$226,800 in 2011.
- Building consents for industrial and storage buildings account for majority (82%) of the value of commercial building consents in the past 20 years.
- Building consents for office buildings account for 11% of the value of commercial building consents in the past 20 years.

Value of commercial building consents in the Waimate District area (12 months to March)



Year to March	Hospitals & Health	Education	Social & Cultural	Retail & Hospitality	Office	Industrial & Storage	Total
20-Year Total (2003 - 2022)	\$4,000,000	\$1,284,000	\$5,779,874	\$221,250	\$6,964,500	\$81,091,669	\$99,341,293
10-Year Total (2013 - 2022)	\$4,000,000	\$775,000	\$4,784,845	\$0	\$6,172,000	\$69,064,016	\$84,795,861
Prev. 10-Year (2003 - 2012)	\$0	\$509,000	\$995,029	\$221,250	\$792,500	\$12,027,653	\$14,545,432

Local commercial and infrastructure projects

Tabled right is a summary of commercial developments either in planning or construction stages in the Waimate urban area since the beginning of 2018.

Insights from the data include;

- 58% of commercial developments are private development projects, whilst 42% are Government development projects.
- 42% of the commercial development consents active since 2018 are for education developments and 42% are for industrial developments.

Summary of project commercial development consents active since 2018

	Government		Private		Total	
	Number of Projects	Value of Projects	Number of Projects	Value of Projects	Number of Projects	Value of Projects
Accommodation	0	N/A	0	N/A	0	N/A
Aged Care	0	N/A	0	N/A	0	N/A
Civic / Community	0	N/A	0	N/A	0	N/A
Civil Works Non-Res	0	N/A	1	\$1,000,000	1	\$1,000,000
Civil Works Residential	0	N/A	0	N/A	0	N/A
Education	8	\$1,600,000	0	N/A	8	\$1,600,000
Government	0	N/A	0	N/A	0	N/A
Healthcare	0	N/A	1	\$1,900,000	1	\$1,900,000
Industrial	0	N/A	8	\$202,010,000	8	\$202,010,000
Mixed Use Commercial	0	N/A	1	\$100,000	1	\$100,000
Office	0	N/A	0	N/A	0	N/A
Residential	0	N/A	0	N/A	0	N/A
Retail	0	N/A	0	N/A	0	N/A
Utilities	0	N/A	0	N/A	0	N/A
Total	8	\$1,600,000	11	\$205,010,000	19	\$206,610,000



Background and context

Why are we carrying out this study?

Timaru District

What does the existing residential market look like and what are key demographic trends?

Selwyn District

What does the existing residential market look like and what are key demographic trends?

Ashburton District

What does the existing residential market look like and what are key demographic trends?

Waimate District

What does the existing residential market look like and what are key demographic trends?

Waitaki District

What does the existing residential market look like and what are key demographic trends?

Comparing benchmarks

What can we determine about Timaru from the neighbouring districts?

Conclusions and recommendations

What can be recommended to improve housing demand in Timaru?

Residential property typology

The table right summarises the existing mix of residential properties in the 'urban' area of Oamaru within the wider Waitaki District.

Insights from the data include;

Insights from the data include;

- The urban area of Oamaru consists of 6,110 residential properties.
- Majority of all residential properties in Oamaru are stand-alone houses (84%), with 5,144 houses.
- Townhouses or terraced type housing (inclusive of units / flats), make up 8% of the total residential stock.
- There no apartment units within Oamaru.
- This typology breakdown is not uncommon for a small urban area that doesn't experience the benefits of tourism activity.

Residential typology for existing properties

Oamaru		
Type	Count	Ratio
Home & Income	25	0%
House	5,144	84%
Multiple Dwellings	90	1%
Townhouse/Unit	463	8%
Vacant Section	376	6%
Block Land	12	0%
Total	6,110	100%

Data notes: Property Guru (all residential properties in the catchment areas)

Residential property typology

The table right summarises the mix of property types; homes (stand alone homes) and townhouses / units (including all terraced types) across the 'urban' Oamaru area.

Insights from the data include;

Insights from the data include;

- Houses make up 92% of the typology mix, whilst townhouses / units account for 8%.
- The average floor area of a townhouse/unit is 137 sqm compared to 146 sqm for houses.
- 58% of all property types (57% houses and 1% townhouses / units) are three-bedroom dwellings with an average floor area of 135 sqm.
- 7% of townhouses / units are two-bedroom with an average floor area of 124 sqm.
- The average floor area across all property types is 145 sqm.

Average floor area and total typology mix

	Houses		Townhouses / Units		Total	
	% of all property types	Average floor area	% of all property types	Average floor area	% of all property types	Average floor area
One-Bedroom	1%	64 sqm	0%	48 sqm	1%	61 sqm
Two-Bedroom	13%	106 sqm	7%	124 sqm	20%	112 sqm
Three-Bedroom	57%	135 sqm	1%	146 sqm	58%	135 sqm
Four-Bedroom	18%	195 sqm	0%	208 sqm	18%	195 sqm
Five-Bedroom	3%	274 sqm	0%	385 sqm	3%	285 sqm
Total	92%	146 sqm	8%	137 sqm	100%	145 sqm

Data notes: Property Guru (other property types and properties with more than five bedrooms excluded)

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Residential property typology

The graph right shows the trend of newly built dwellings in the catchment area in 10-year periods since before 1880.

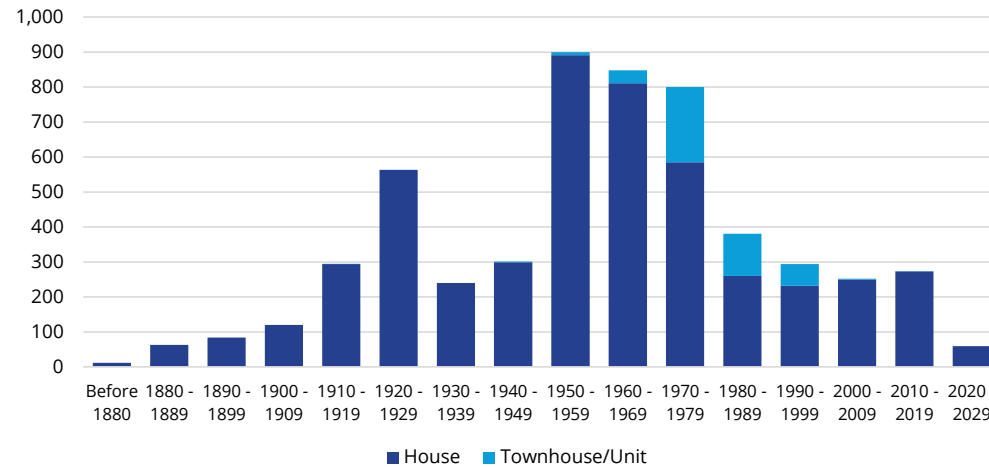
The data in the graph does not capture dwellings that have undergone significant remodelling or where the construction date is not recorded. This is shown in the table below.

Insights from the data include;

Insights from the data include;

- 44% of stand-alone houses were constructed between 1950 – 1979 (2,287 houses).
- 1950 – 1959 saw the largest number of houses constructed, totalling 891 units.
- Only one townhouse / unit property was constructed before 1940.
- 1970 – 1979 saw the largest number of townhouses / units constructed, totalling 215 units. This is nearly half of all townhouses / units in Oamaru (46%).

Building age of houses and townhouse/units in Oamaru



Date	Houses		Townhouses / Units		Total	
	New dwellings	% of type	New dwellings	% of type	New dwellings	% of type
Before 1880	12	0%	N/A	0%	12	0%
1880 - 1889	63	1%	N/A	0%	63	1%
1890 - 1899	84	2%	N/A	0%	84	1%
1900 - 1909	120	2%	N/A	0%	120	2%
1910 - 1919	294	6%	1	0%	295	5%
1920 - 1929	563	11%	N/A	0%	563	10%
1930 - 1939	240	5%	N/A	0%	240	4%
1940 - 1949	299	6%	2	0%	301	5%
1950 - 1959	891	17%	9	2%	900	16%
1960 - 1969	811	16%	37	8%	848	15%
1970 - 1979	585	11%	215	46%	800	14%
1980 - 1989	260	5%	121	26%	381	7%
1990 - 1999	232	5%	62	13%	294	5%
2000 - 2009	250	5%	2	0%	252	4%
2010 - 2019	273	5%	1	0%	274	5%
2020 - 2029	59	1%	N/A	0%	59	1%
Mixed/Remodelled	91	2%	5	1%	96	2%
Undefined	17	0%	8	2%	25	0%
Total	5,144	100%	463	100%	5,607	100%

Data notes: Property Guru (other property types excluded)

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Residential property typology

The graph right shows the trend of floor area for newly built dwellings in the catchment area in 10-year periods before 1880.

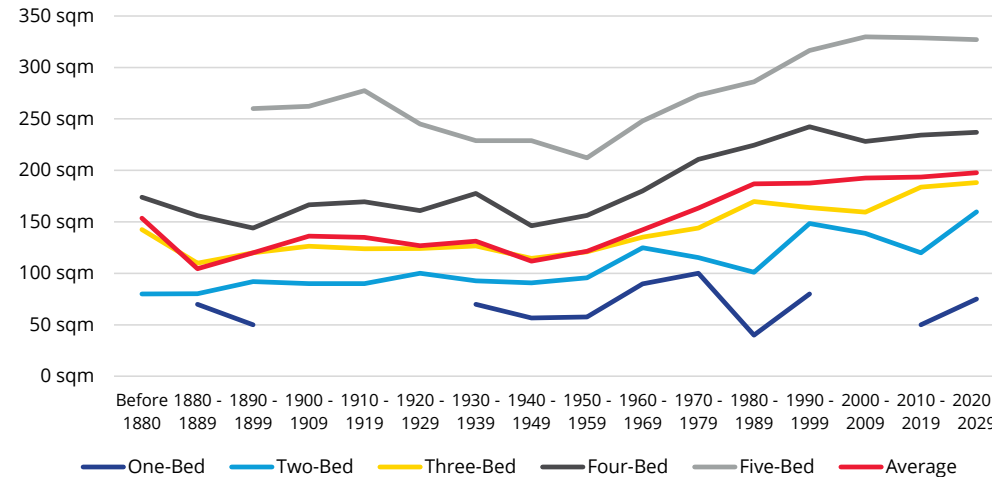
Data only includes homes with a bedroom count between one and five.

Insights from the data include;

Insights from the data include;

- The average floor area for all bedrooms has consistently grown since 1880.
- The average floor area for newly built two-bedroom houses, experienced a low of 80 sqm in 1890 – 1899 and a peak of 160 sqm in 2020 – 2029.
- The average floor area for newly built three-bedroom houses, experienced a low of 110 sqm in 1890 – 1899 and a peak of 188 sqm in 2020 – 2029.
- The average floor area for newly built four-bedroom houses, experienced a low of 211 sqm in 1970 – 1979 and a peak of 242 sqm in 1990 – 1999.
- Of note the average floor area of a townhouse/unit is 137 sqm compared to 146 sqm for houses.

Average floor area by bedroom count for houses over time in Oamaru



Houses – Average floor area						
Date	One-Bed	Two-Bed	Three-Bed	Four-Bed	Five-Bed	Average
Before 1880	N/A	80 sqm	143 sqm	174 sqm	255 sqm	154 sqm
1880 - 1889	70 sqm	80 sqm	110 sqm	156 sqm	N/A	104 sqm
1890 - 1899	50 sqm	92 sqm	120 sqm	144 sqm	260 sqm	120 sqm
1900 - 1909	N/A	90 sqm	126 sqm	167 sqm	262 sqm	136 sqm
1910 - 1919	40 sqm	90 sqm	124 sqm	169 sqm	278 sqm	135 sqm
1920 - 1929	N/A	100 sqm	124 sqm	161 sqm	245 sqm	127 sqm
1930 - 1939	70 sqm	93 sqm	127 sqm	178 sqm	229 sqm	131 sqm
1940 - 1949	57 sqm	91 sqm	115 sqm	146 sqm	229 sqm	112 sqm
1950 - 1959	58 sqm	96 sqm	121 sqm	156 sqm	212 sqm	121 sqm
1960 - 1969	90 sqm	125 sqm	135 sqm	180 sqm	248 sqm	142 sqm
1970 - 1979	100 sqm	115 sqm	144 sqm	211 sqm	273 sqm	163 sqm
1980 - 1989	40 sqm	101 sqm	170 sqm	224 sqm	286 sqm	187 sqm
1990 - 1999	80 sqm	148 sqm	164 sqm	242 sqm	317 sqm	188 sqm
2000 - 2009	N/A	139 sqm	159 sqm	228 sqm	330 sqm	193 sqm
2010 - 2019	50 sqm	120 sqm	184 sqm	234 sqm	329 sqm	194 sqm
2020 - 2029	75 sqm	160 sqm	188 sqm	237 sqm	327 sqm	198 sqm
Mixed/Remodelled	N/A	92 sqm	128 sqm	171 sqm	295 sqm	143 sqm
Undefined	N/A	N/A	136 sqm	226 sqm	335 sqm	201 sqm
Total	64 sqm	106 sqm	135 sqm	195 sqm	274 sqm	146 sqm

Data notes: Property Guru (other property types and properties with more than five bedrooms excluded)

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Residential property typology

The graph right shows the trend of land area for newly built dwellings in the catchment area in 10-year periods since before 1880.

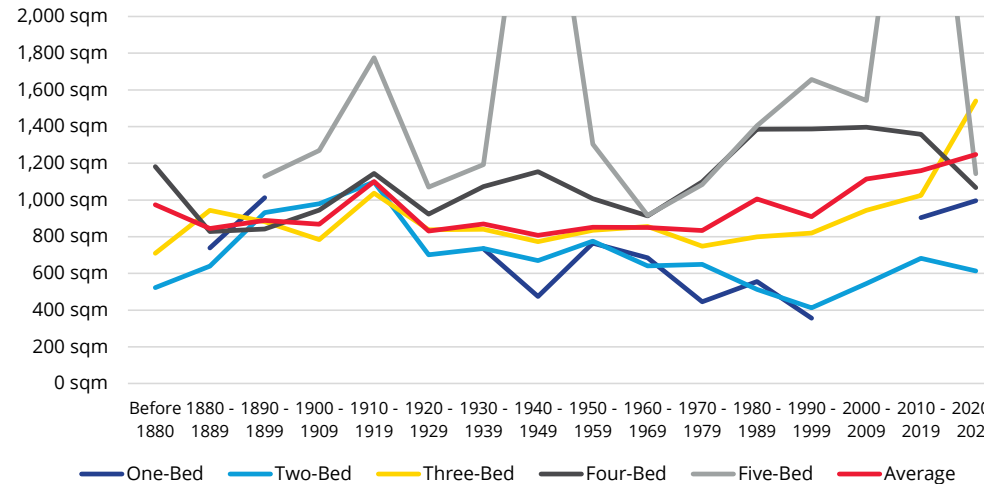
Data only includes homes with a bedroom count between one and five.

Insights from the data include;

Insights from the data include;

- Typically the more bedrooms a house has, the larger the land area.
- The average land area for a five-bedroom house is 1,479 sqm compared to 675 sqm for a one-bedroom house.
- Three-bedroom houses peaked in average land area of 1,540 sqm for houses constructed in 2020 – 2029.
- Five-bedroom houses have had the largest peak in average land area, at 3,315 sqm for houses constructed in 1940 – 1949.
- Of note the average land area of a vacant section is 1,108 sqm compared to 917 sqm for the average house.

Average land area by bedroom count for houses over time in Oamaru



Houses – Average land area						
Date	One-Bed	Two-Bed	Three-Bed	Four-Bed	Five-Bed	Average
Before 1880	N/A	522 sqm	710 sqm	1,182 sqm	1,867 sqm	974 sqm
1880 - 1889	739 sqm	640 sqm	943 sqm	828 sqm	N/A	844 sqm
1890 - 1899	1,012 sqm	932 sqm	882 sqm	841 sqm	1,128 sqm	888 sqm
1900 - 1909	N/A	980 sqm	784 sqm	945 sqm	1,270 sqm	868 sqm
1910 - 1919	600 sqm	1,098 sqm	1,037 sqm	1,144 sqm	1,775 sqm	1,100 sqm
1920 - 1929	N/A	702 sqm	838 sqm	923 sqm	1,071 sqm	830 sqm
1930 - 1939	734 sqm	735 sqm	840 sqm	1,073 sqm	1,193 sqm	869 sqm
1940 - 1949	474 sqm	670 sqm	773 sqm	1,154 sqm	3,315 sqm	808 sqm
1950 - 1959	765 sqm	776 sqm	835 sqm	1,007 sqm	1,305 sqm	851 sqm
1960 - 1969	685 sqm	641 sqm	856 sqm	913 sqm	916 sqm	850 sqm
1970 - 1979	446 sqm	649 sqm	748 sqm	1,100 sqm	1,084 sqm	834 sqm
1980 - 1989	556 sqm	513 sqm	800 sqm	1,385 sqm	1,404 sqm	1,006 sqm
1990 - 1999	356 sqm	413 sqm	820 sqm	1,387 sqm	1,656 sqm	910 sqm
2000 - 2009	N/A	545 sqm	943 sqm	1,396 sqm	1,542 sqm	1,114 sqm
2010 - 2019	904 sqm	683 sqm	1,025 sqm	1,359 sqm	3,695 sqm	1,159 sqm
2020 - 2029	996 sqm	613 sqm	1,540 sqm	1,067 sqm	1,143 sqm	1,248 sqm
Mixed/Remodelled	N/A	1,017 sqm	1,090 sqm	1,533 sqm	1,492 sqm	1,212 sqm
Undefined	N/A	N/A	3,798 sqm	2,709 sqm	2,552 sqm	3,187 sqm
Total	675 sqm	709 sqm	864 sqm	1,165 sqm	1,479 sqm	917 sqm

Data notes: Property Guru (other property types and properties with more than five bedrooms excluded)

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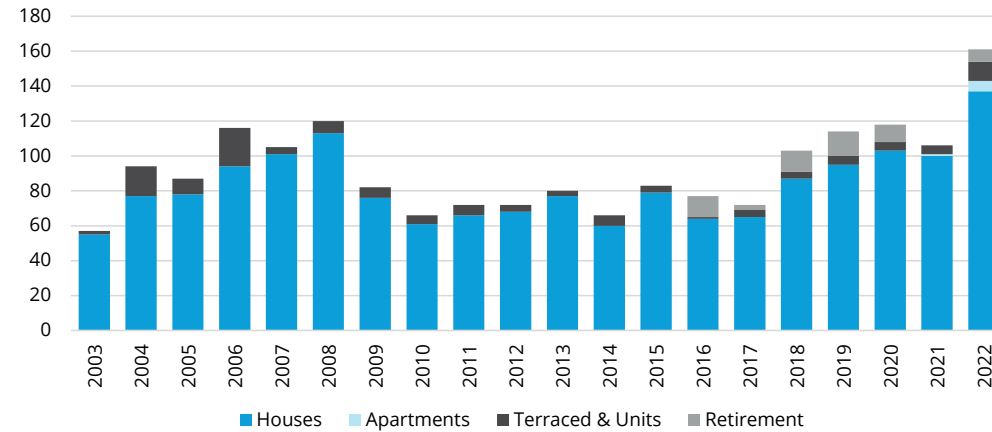
Residential property typology

Building consents issued for new residential dwellings in the Waitaki District area are shown right for the year to March over 20 years.

Insights from the data include;

- Between 2003 and 2022, there has been a total of 1,851 residential building consents in the Waitaki District area.
- 89% of residential building consents from 2003 to 2022 were for stand-alone houses (1,656 consents).
- 7% of residential building consents have been for terraced housing and units (130 consents).
- Since 2003 there has been 58 consents for retirement related properties accounting for 3% of all residential building consents.
- There have only been 7 building consents for apartments since 2003 accounting for 0.38% of all residential building consents.
- The highest number of residential building consents was in 2022, totalling 161 consents.

Number of residential building consents in the Waitaki District area (12 months to March)



Year to March	Houses	Apartments	Terraced & Units	Retirement	Total
2003	55	0	2	0	57
2004	77	0	17	0	94
2005	78	0	9	0	87
2006	94	0	22	0	116
2007	101	0	4	0	105
2008	113	0	7	0	120
2009	76	0	6	0	82
2010	61	0	5	0	66
2011	66	0	6	0	72
2012	68	0	4	0	72
2013	77	0	3	0	80
2014	60	0	6	0	66
2015	79	0	4	0	83
2016	64	0	1	12	77
2017	65	0	4	3	72
2018	87	0	4	12	103
2019	95	0	5	14	114
2020	103	0	5	10	118
2021	100	1	5	0	106
2022	137	6	11	7	161
Total	1,656	7	130	58	1,851

Oamaru & Waitaki District

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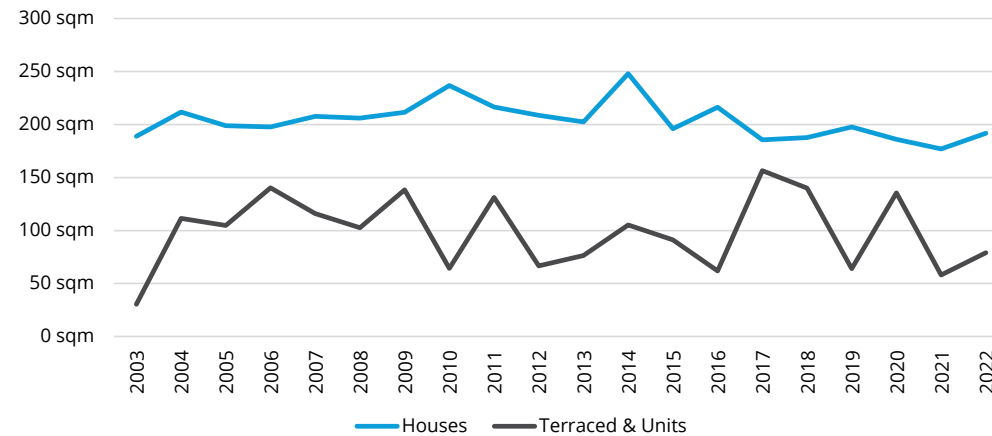
Residential property typology

Floor areas for new residential dwellings in the Waitaki District area issued with building consents is shown right for the year to March over 20 years.

Insights from the data include;

- The average floor area of building consents for houses experienced a low of 186 sqm in 2017 and 2017 and a high of 248 sqm in 2014.
- The average floor area of building consents for terraced housing and units has been much more volatile ranging from 31 sqm (2003) to 157 sqm (2017).
- The average floor area of building consents from 2003 to 2022 for terraced housing and units (108 sqm) is lower than the average floor area for houses (202 sqm).
- The average floor area of building consents from 2003 to 2022 for all property types is 192 sqm.

Average floor area of building consents in the Waitaki District area (12 months to March)



Year to March	Houses	Terraced & Units	Total
2003	189 sqm	31 sqm	183 sqm
2004	212 sqm	111 sqm	194 sqm
2005	199 sqm	105 sqm	189 sqm
2006	198 sqm	140 sqm	187 sqm
2007	208 sqm	116 sqm	204 sqm
2008	206 sqm	103 sqm	200 sqm
2009	212 sqm	138 sqm	206 sqm
2010	237 sqm	64 sqm	224 sqm
2011	216 sqm	131 sqm	209 sqm
2012	209 sqm	67 sqm	201 sqm
2013	202 sqm	76 sqm	198 sqm
2014	248 sqm	105 sqm	235 sqm
2015	196 sqm	91 sqm	191 sqm
2016	216 sqm	62 sqm	193 sqm
2017	186 sqm	157 sqm	182 sqm
2018	188 sqm	140 sqm	180 sqm
2019	198 sqm	64 sqm	180 sqm
2020	186 sqm	136 sqm	175 sqm
2021	177 sqm	58 sqm	171 sqm
2022	192 sqm	79 sqm	180 sqm
Total	202 sqm	108 sqm	192 sqm

Oamaru & Waitaki District

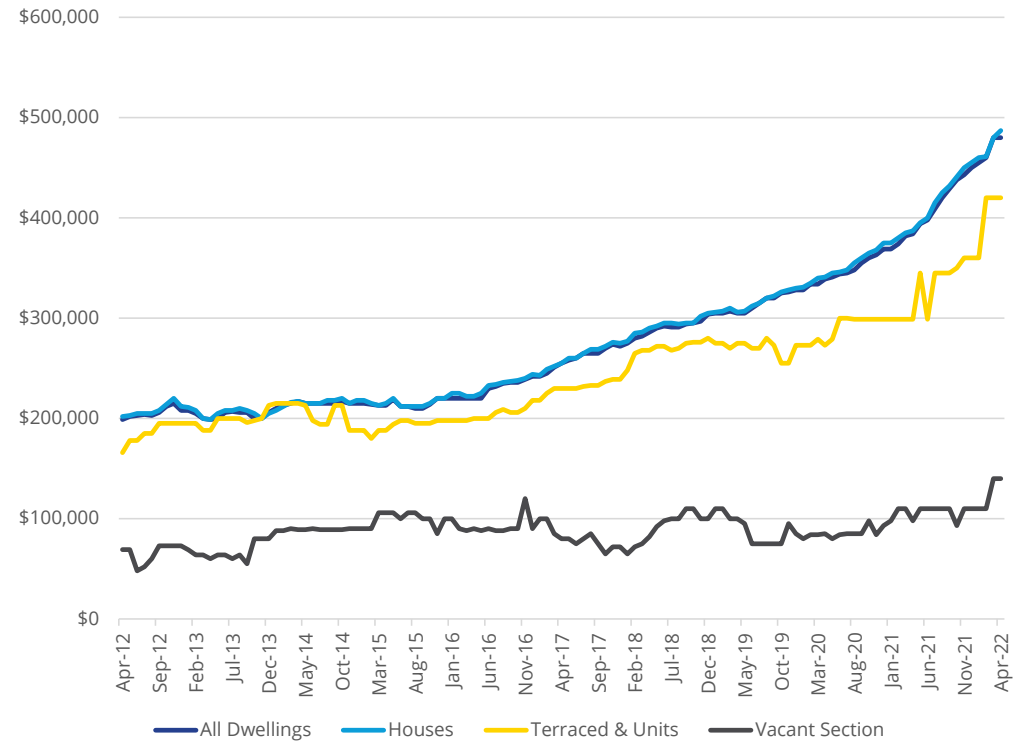
Residential sales data

Median sales prices growth in the Oamaru Ward (urban) area are shown right for all residential dwellings, stand-alone houses, terraced/unit types and vacant sections.

Insights from the data include;

- The median sale price for all dwellings follows the median sale price for houses closely because stand-alone houses make up over majority of the property typology in the Oamaru Ward.
- The median sale price for houses has grown consistently from \$202,000 in April 2012 to \$487,000 in April 2022, representing a change of \$285,000.
- The median sale price for terraced houses and units has also experienced consistent growth from \$166,000 in April 2012 to \$420,000 in April 2022, representing a change of \$254,000.
- The median sale price for vacant sections has also experienced consistent growth from \$69,100 in April 2012 to \$140,000 in April 2022, representing a change of \$70,900.

Median sale price of all residential property by category over 10 years



Data notes: Median sale price data from REINZ. Prices are inclusive of GST (if any).

Oamaru & Waitaki District

Residential sales data

Median sales prices growth in the Oamaru Ward (urban) area are shown right for all residential dwellings, stand-alone houses, terraced/unit types and vacant sections.

Insights from the data include;

- The median sale price for all residential dwellings and houses has experienced 10-year growth per annum of 9% and a total period growth of 141%.
- The median sale price for terraced houses and units has experienced 10-year growth per annum of 10% and a total period growth of 153%.
- The median sale price for vacant sections has experienced 10-year growth per annum of 7% and a total period growth of 103%.
- The previous 12 months growth also shows promising signs of median sale price growth across all property typologies. Particularly vacant sections changing by \$42,000 (43%) in the last 12 months.

Median sale price growth of residential property by category

Year	All Residential Dwellings	Houses	Terraced & Units	Vacant Sections
April 2012	\$199,000	\$202,000	\$166,000	\$69,100
April 2017	\$255,000	\$255,000	\$230,000	\$80,000
April 2021	\$384,000	\$387,000	\$299,000	\$98,000
April 2022	\$480,000	\$487,000	\$420,000	\$140,000
10-Year Growth (pa)	9%	9%	10%	7%
Total Growth	141%	141%	153%	103%
5-Year Growth (pa)	13%	14%	13%	12%
Total Growth	88%	91%	83%	75%
12 Months Growth	25%	26%	40%	43%

Data notes: Median sale price data from REINZ. Prices are inclusive of GST (if any).

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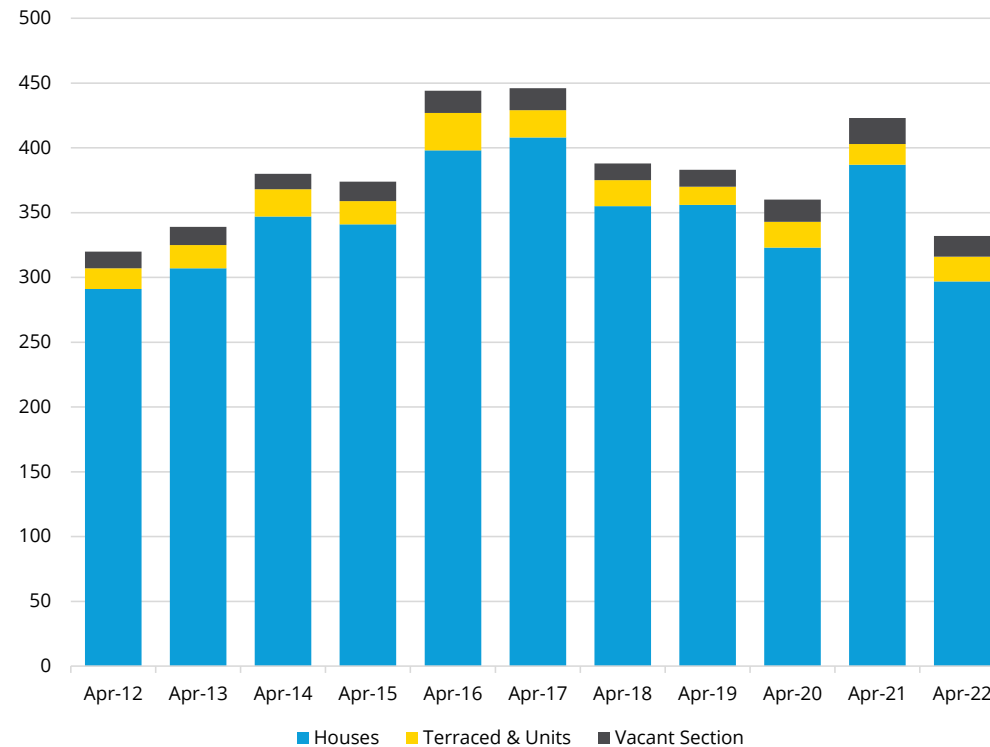
Residential sales data

The total number of annual residential property sales for the Oamaru Ward (urban) area is shown over a 10-year period on the graph, right.

Insights from the data include;

- The number of house sales per annum has increased from 291 in April 2012 to 297 in April 2022, a change of 6 sales. The average number of sales per annum from April 2012 to 2022 is 346 sales.
- The number of terraced house and unit sales per annum has increased from 16 in April 2012 to 19 in April 2022, a change of 3 sales. The average number of sales per annum from April 2012 to 2022 is 19 sales.
- The number of vacant section sales per annum has increased from 13 in April 2012 to 16 in April 2022, a change of 3 sales. The average number of sales per annum from April 2012 to 2022 is 15 sales.

Number of residential property sales per annum by category



Data notes: REINZ Market Insights

Residential sales data

The total number of annual residential property sales for the Oamaru Ward (urban) area is shown over a 10-year period on the graph, right.

Insights from the data include;

- The number of house sales has experienced a 10-year per annum growth of less than 0%, representing a total change of 2%.
- The number of terraced house sales has experienced a 10-year per annum growth of 2%, representing a total change of 19%.
- Vacant sections have experienced a 10-year per annum growth of 2%, representing a total change of 23%.
- The number of sales for houses and vacant sections have both declined in the past 12 months. The number of house sales decreased by -23%, a change in 86 sales. The number of vacant section sales decreased by -20%, a change in 4 sales.

Number of residential property sales by category

Year to	All Residential Dwellings	Houses	Terraced & Units	Vacant Sections
April 2012	308	291	16	13
April 2017	431	408	21	17
April 2021	405	387	16	20
April 2022	319	297	19	16
10-Year Change (pa)	0%	0%	2%	2%
Total Change	4%	2%	19%	23%
5-Year Change (pa)	-6%	-6%	-2%	-1%
Total Change	-26%	-27%	-10%	-6%
12 Month Change	-21%	-23%	19%	-20%

Data notes: REINZ Market Insights

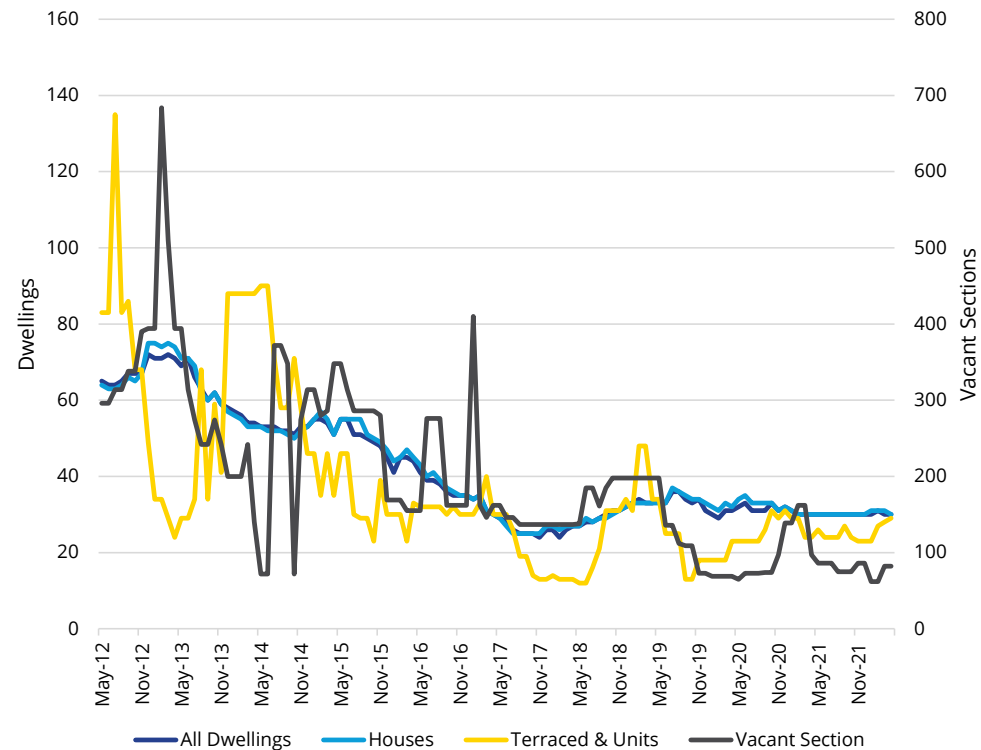
Residential sales data

The average number of days to sell residential property in the Oamaru Ward (urban) area is shown over a 10-year period on the graph, right.

Insights from the data include;

- The average number of days to sell residential property for all dwellings from April 2012 to 2022 is 42 days.
- The average number of days to sell for all dwellings follows the average number of days to sell for houses closely because stand-alone houses make up over majority of the property typology in the Timaru Ward.
- The average number of days to sell houses peaked at 75 days first in December 2012, and experienced a low of 25 days first in July 2017. The average number of days to sell houses from April 2012 to 2022 is 42 days.
- The average number of days to sell terraced houses and units and vacant sections has been more volatile overtime compared to houses.
- The average number of days to sell terraced houses and units peaked at 135 days first in April 2012, and experienced a low of 12 days first in May 2018. The average number of days to sell terraced houses and units from April 2012 to 2022 is 38 days.
- The average number of days to sell vacant sections peaked at 684 days in February 2013, and experienced a low of 72 days first in May 2014. The average number of days to sell vacant sections from April 2012 to 2022 is 197 days.

Average number of days to sell residential property by category



Data notes: REINZ Market Insights

Residential sales data

The average number of days to sell residential property in the Oamaru Ward (urban) area is shown over a 10-year period on the graph, right.

Insights from the data include;

- The average number of days to sell has declined across all property typologies. This is a positive sign indicating demand.
- At April 2022, the average number of days to sell for stand-alone houses is 30 days and terraced houses and units is 29 days. These averages are consistent with other active and high demand markets around New Zealand.
- The average number of days to sell for stand-alone houses has experienced 10-year growth per annum of -7% and a total period growth of -54%. The average number of days to sell has declined by 35 days.
- The average number of days to sell for terraced houses and units has experienced 10-year growth per annum of -14% and a total period growth of -79%. The average number of days to sell has declined by 106 days.
- The average number of days to sell for vacant sections has experienced 10-year growth per annum of -12% and a total period growth of -72%. This is a decrease in the average number of days to sell by 214 days.

Average number of days to sell residential property by category

Date	All Residential Dwellings	Houses	Terraced & Units	Vacant Sections
April 2012	67	65	135	296
April 2017	30	30	30	162
April 2021	30	30	24	97
April 2022	30	30	29	82
10-Year Change (pa)	-8%	-7%	-14%	-12%
Total Change	-55%	-54%	-79%	-72%
5-Year Change (pa)	0%	0%	-1%	-13%
Total Change	0%	0%	-3%	-49%
12 Month Change	0%	0%	21%	-15%

Data notes: REINZ Market Insights

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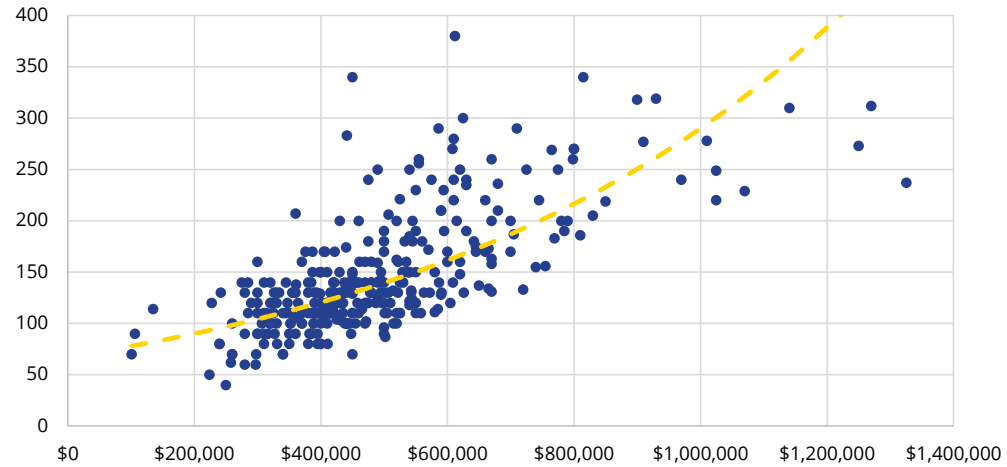
Residential sales data

A summary of sales from March 2021 to March 2022 for houses only is shown right for the urban area of Oamaru.

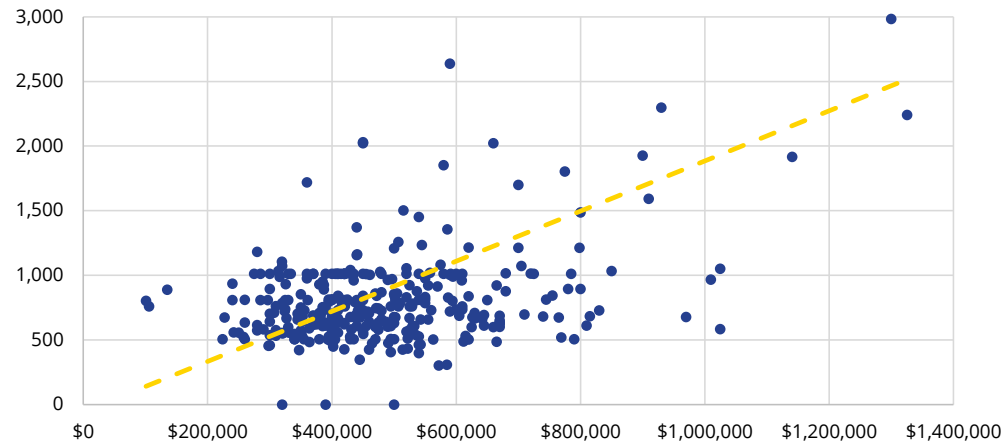
Insights from the data include;

- Looking at recent sales, we can see that the higher the floor area of the house, the sale price tends to increase.
- This highlights that floor area is an important contributor to sale price.
- On the other hand, the sale price doesn't increase significantly as the land area increases.

Summary of sales from March 2021 – March 2022 of houses in urban areas (only) by floor area and sale price



Summary of sales from March 2021 – March 2022 of houses in urban areas (only) by land area and sale price



Data notes: Property Guru (other property types excluded)

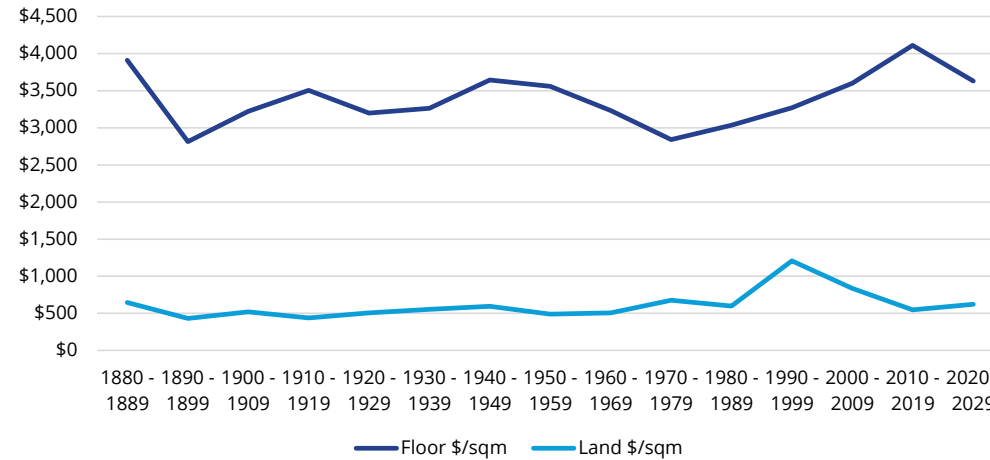
Residential sales data

A summary of sales from March 2021 to March 2022 for houses only is shown right for the urban area of Oamaru.

Insights from the data include;

- The average floor area of the 341 house sales from March 2021 to 2022 is 148 sqm and the average floor area per sqm is \$3,325. The average land area is 899 sqm and the average land area per sqm is \$547.
- The floor area per sqm price is relatively consistent over the buildings age.
- The floor area price per sqm peaked for houses constructed in 2010 – 2019 at \$4,111 per sqm, and experienced a low of \$2,815 per sqm for a house constructed in 1890 – 1899.
- The land area price per sqm peaked for houses constructed in 1990 – 1999 at \$1,207 per sqm, and experienced a low of \$433 per sqm for a house constructed in 1890 – 1899.

Summary of sales from March 2021 – March 2022 of houses (only) by property age and price per sqm



Date	Sales	Average Sale Price	Average Floor Area	Floor Area \$/sqm	Average Land Area	Land Area \$/sqm
1880 - 1889	2	\$469,000	120 sqm	\$3,908	726 sqm	\$646
1890 - 1899	10	\$347,400	123 sqm	\$2,815	803 sqm	\$433
1900 - 1909	7	\$430,886	134 sqm	\$3,222	829 sqm	\$520
1910 - 1919	21	\$575,628	164 sqm	\$3,506	1,314 sqm	\$438
1920 - 1929	36	\$405,444	127 sqm	\$3,199	799 sqm	\$508
1930 - 1939	21	\$430,548	132 sqm	\$3,262	778 sqm	\$553
1940 - 1949	17	\$428,382	118 sqm	\$3,645	721 sqm	\$594
1950 - 1959	68	\$429,679	121 sqm	\$3,558	876 sqm	\$491
1960 - 1969	50	\$460,523	142 sqm	\$3,233	909 sqm	\$507
1970 - 1979	30	\$509,150	179 sqm	\$2,841	754 sqm	\$675
1980 - 1989	23	\$598,022	197 sqm	\$3,036	1,001 sqm	\$597
1990 - 1999	10	\$618,850	189 sqm	\$3,271	513 sqm	\$1,207
2000 - 2009	13	\$641,385	178 sqm	\$3,600	767 sqm	\$837
2010 - 2019	18	\$761,228	185 sqm	\$4,111	1,389 sqm	\$548
2020 - 2029	7	\$593,437	163 sqm	\$3,631	955 sqm	\$622
Mixed/Remodelled	7	\$457,986	141 sqm	\$3,238	989 sqm	\$463
Undefined	1	\$450,000	340 sqm	\$1,324	2,023 sqm	\$222
Total	341	\$491,930	148 sqm	\$3,325	899 sqm	\$547

Data notes: Property Guru (other property types excluded)

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Residential rental data

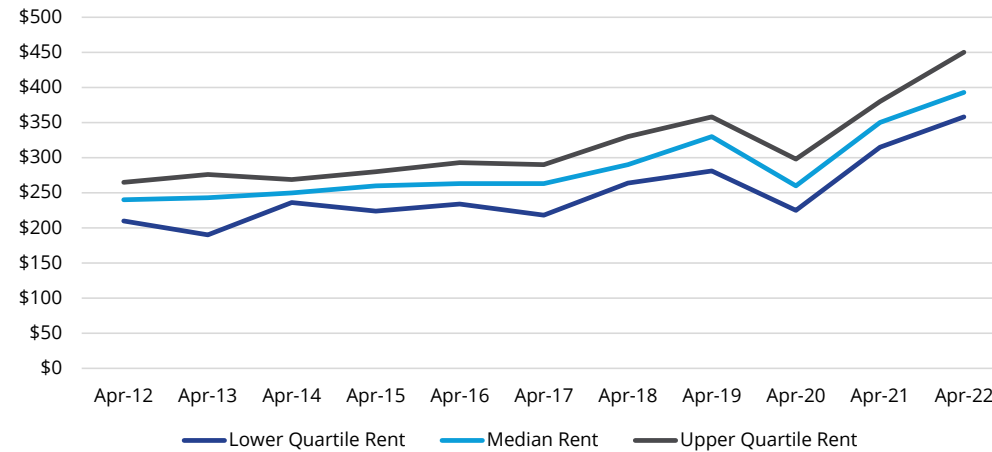
Rental analysis uses MBIE data published through Tenancy Services.

The graph and table, right, show the change in rental rates and active rental bonds on a District wide basis between 2012 and 2022.

Insights from the data include;

- Over time rent has increased consistently.
- The lower quartile rent has increased by \$148 between April 2012 and 2022, to \$358 per week. This represents a 10-year growth per annum of 5.5%.
- The median rent has increased by \$153 between April 2012 and 2022, to \$393 per week. This represents a 10-year growth per annum of 5.1%.
- The upper quartile rent has increased by \$185 between April 2012 and 2022, to \$450 per week. This represents a 10-year growth per annum of 5.4%.
- The number of active bonds in Waitaki District has experienced a 10-year growth per annum of 1.1%. It is important to note, this is lower than the increase in rent, meaning with less rental supply in the market, landlords have the opportunity to increase rent. In the past 12 months, active bonds only increased by 9 (0.8%), whilst the median rent increased by \$43 (12.3%).

Summary of rental band and rental rates (pw) for the Waitaki District over 10 years



	Active Bonds	Lower Quartile Rent	Median Rent	Upper Quartile Rent
April 2012	1,023	\$210	\$240	\$265
April 2013	1,020	\$190	\$243	\$276
April 2014	1,077	\$236	\$250	\$269
April 2015	1,053	\$224	\$260	\$280
April 2016	1,101	\$234	\$263	\$293
April 2017	1,053	\$218	\$263	\$290
April 2018	1,041	\$264	\$290	\$330
April 2019	1,050	\$281	\$330	\$358
April 2020	1,083	\$225	\$260	\$298
April 2021	1,137	\$315	\$350	\$380
April 2022	1,146	\$358	\$393	\$450
10-Year Average	1,076	\$255	\$290	\$322
10-Year Growth (pa)	1.1%	5.5%	5.1%	5.4%
5-Year Growth (pa)	1.7%	10.4%	8.4%	9.2%
12-Month Growth	0.8%	13.7%	12.3%	18.4%

Data notes: MBIE data over 10 years for the month of April.

Oamaru & Waitaki District

Local demographics

Individual (not household) demographic data are shown in the table right for the whole Waitaki District.

Insights from the data include;

- The population of Waitaki District is 22,308 individuals.
- The median age of the population is 46 years. This is nearly 10 years higher than the national median.
- 57% of the population is aged 50 years and over. This is 17% higher than New Zealand.
- Individual homeownership is at 63% which is 11% higher than national individual homeownership.
- The median personal income is below the national median (\$31,800) at \$27,700.

Individual demographics (Census 2018)

	Waitaki District Total	% of Waitaki District	New Zealand Total	% of New Zealand
Usually resident population count	22,308		4,699,755	
Male	10,974	49%	2,319,558	49%
Female	11,331	51%	2,380,197	51%
Median age	46		37	
0-19 years	5,283	31%	1,225,227	31%
20-34 years	3,288	19%	978,903	25%
35-49 years	3,762	22%	908,226	23%
50-64 years	4,905	28%	872,238	22%
65+ years	5,073	29%	715,170	18%
Birthplace				
NZ born	18,651	84%	3,370,122	73%
Overseas born	3,426	16%	1,271,775	27%
Individual Home Ownership				
Own or partly own or hold in a family trust	10,137	63%	1,661,061	52%
Do not own and do not hold in a family trust	5,922	37%	1,548,078	48%
Qualification Attainment				
No qualification	4,719	28%	642,507	18%
Level 1 - 5 certificate (or Level 6 diploma)	9,495	55%	1,804,572	51%
Bachelor degree and level 7 qualifications	1,509	9%	516,576	15%
Postgraduate, honours, masters or doctoral degrees	822	5%	360,057	10%
Overseas secondary school qualifications	585	3%	208,410	6%
Personal Income (Grouped)				
Less than \$20,000	6,444	35%	1,303,539	35%
\$20,001 - \$30,000	3,267	18%	516,768	14%
\$30,001 - \$50,000	4,020	22%	763,530	20%
\$50,001 - \$70,000	2,493	14%	543,981	14%
\$70,001 or more	2,019	11%	648,537	17%
Median personal income	\$27,700		\$31,800	
Work and Labour Force Status				
Employed full time	8,529	47%	1,891,371	50%
Employed part time	2,826	15%	553,770	15%
Unemployed	441	2%	151,035	4%
Not in the labour force	6,441	35%	1,180,179	31%
Partnership Status				
Partnered	10,602	58%	1,963,758	52%
Non-partnered	5,580	31%	1,233,285	33%
Not stated	2,055	11%	579,309	15%

Data notes: Statistics New Zealand Census 2018.

Oamaru & Waitaki District

Local demographics

Household and dwelling (not individual) demographic data are shown in the table right.

Insights from the data include;

- Waitaki District comprises 9,171 households.
- Household homeownership is high at 72%, 7% higher than the national rate.
- The median rent paid by household is \$230, \$110 lower than the national median.
- The largest sector of landlord for rented private dwellings are private people, trusts or businesses at 88%.
- 92% of occupied private dwellings are a separate house with only 7% in a joined dwelling.

Household / dwelling demographics (Census 2018)

	Waitaki District Total	% of Waitaki District	New Zealand Total	% of New Zealand
Total	9,171		1,653,792	
Household Tenure				
Dwelling owned or partly owned or held in a family trust	6,606	72%	1,066,932	65%
Dwelling not owned and not held in a family trust	2,556	28%	586,131	35%
Weekly Rent Paid by Household				
Under \$100	183	9%	33,966	7%
\$100 - \$149	306	15%	46,638	9%
\$150 - \$199	276	14%	35,031	7%
\$200 - \$299	906	45%	92,199	18%
\$300 - \$399	291	15%	114,576	22%
\$400 - \$499	21	1%	92,091	18%
\$500 - \$599	9	0%	54,183	10%
\$600 and over	12	1%	53,151	10%
Median rent paid by household (2018)	\$230		\$340	\$340
Sector of Landlord for Rented Private Dwellings				
Private person, trust or business	1,791	88%	440,025	83%
Local authority or city council	90	4%	11,190	2%
Housing New Zealand Corporation	111	5%	63,105	12%
Iwi, hapū, or Māori land trust	0	0%	1,674	0%
Other community housing provider	33	2%	6,393	1%
Other state owned corporation/enterprise, govt or ministry	18	1%	4,668	1%
Occupied Private Dwelling Type				
Separate house	8,583	92%	1,399,944	84%
Joined dwelling	615	7%	253,398	15%
Other private dwelling	81	1%	10,947	1%

Data notes: Statistics New Zealand Census 2018

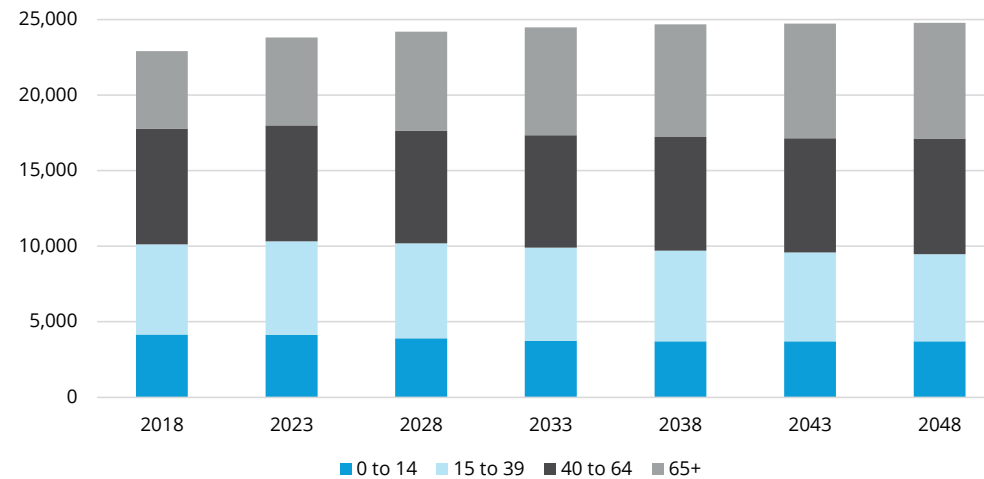
Local demographics

Population projections by age group for the whole Waitaki District are shown right.

Insights from the data include;

- Individuals aged 65 years and over living in Timaru is projected to grow the most between 2018 and 2048 (1.3%). This is a change of 2,500 individuals between 2018 and 2048.
- Individuals aged between 40 – 64 are projected to change by less than 0% between 2018 and 2048. This represents a change of 20 individuals between 2018 and 2048.
- Individuals aged between 0 – 14 are projected to decrease by -0.4% between 2018 and 2048. This represents a decline of 450 individuals between 2018 and 2048.
- Individuals aged between 15 – 39 are projected to decrease by -0.1% between 2018 and 2048. This represents a decline of 200 individuals between 2018 and 2048.

Population projections by age group (2018 base) for the Waitaki District



Age	Population Projection (Mid Level Projection)							Growth per annum			
	2018	2023	2028	2033	2038	2043	2048	2018 to 2028	2028 to 2038	2038 to 2048	2018 to 2048
0 to 14	4,150	4,130	3,900	3,740	3,700	3,700	3,700	-0.6%	-0.5%	0.0%	-0.4%
15 to 39	5,970	6,190	6,290	6,160	6,010	5,890	5,770	0.5%	-0.5%	-0.4%	-0.1%
40 to 64	7,640	7,680	7,440	7,440	7,510	7,550	7,660	-0.3%	0.1%	0.2%	0.0%
65+	5,150	5,810	6,570	7,140	7,460	7,600	7,650	2.5%	1.3%	0.3%	1.3%
Total	22,910	23,810	24,200	24,480	24,680	24,740	24,780	0.5%	0.2%	0.0%	0.3%

Data notes: Statistics New Zealand

Business demographics

The number of business entities (business demographics) for the Oamaru 'urban' area, Waitaki District and New Zealand in 2011 and 2021 are shown right.

Insights from the data include;

- The number of education and training businesses in Oamaru has increased by 63%, a change of 15 businesses between 2011 and 2021. Both Waitaki District and New Zealand have also experienced an increase.
- The number of financial and insurance services businesses in Oamaru has increased by 62%, a change of 24 businesses between 2011 and 2021. Both Waitaki District and New Zealand have also experienced an increase.
- The number of electricity, gas, water and waste services businesses in Oamaru has decreased by -67%, a change of 6 businesses between 2011 and 2021. Both Waitaki District and New Zealand have experienced an increase.
- The number of transport, postal and warehousing businesses and arts and recreation services businesses, have both experienced a decrease of -31% in Oamaru.
- The total number of businesses in Oamaru has increased by 4%, a change of 65 businesses between 2011 and 2021.
- The total number of businesses in Waitaki District has increased by 2%, a change of 60 businesses between 2011 and 2021.

Number of businesses in the urban Oamaru area with district and national comparisons for 10 years

	Oamaru			Waitaki District			New Zealand		
	2011	2021	% change 2011-2021	2011	2021	% change 2011-2021	2011	2021	% change 2011-2021
A Agriculture, Forestry, Farming	48	63	31%	1,011	906	-10%	74,709	65,904	-12%
B Mining	0	0	N/A	6	12	100%	780	828	6%
C Manufacturing	60	60	0%	96	84	-13%	22,530	22,929	2%
D Electricity, Gas, Water, Waste Services	9	3	-67%	12	15	25%	1,428	1,617	13%
E Construction	138	132	-4%	243	258	6%	51,123	71,637	40%
F Wholesale Trade	240	225	-6%	63	66	5%	20,424	20,064	-2%
G Retail Trade	129	114	-12%	177	144	-19%	33,555	35,355	5%
H Accommodation, Food Services	75	90	20%	141	153	9%	19,800	24,891	26%
I Transport, Postal, Warehousing	39	27	-31%	72	60	-17%	15,999	16,887	6%
J Information Media, Telecommunications	6	6	0%	12	15	25%	5,502	7,470	36%
K Financial, Insurance Services	39	63	62%	87	117	34%	32,244	42,528	32%
L Rental, Hiring, Real Estate Services	228	240	5%	498	579	16%	98,622	123,753	25%
M Professional, Scientific, Technical Services	217	231	6%	90	96	7%	51,879	66,681	29%
N Administrative, Support Services	27	36	33%	45	60	33%	16,068	19,503	21%
O Public Administration, Safety	15	21	40%	27	39	44%	3,903	4,008	3%
P Education, Training	24	39	63%	45	54	20%	10,026	11,880	18%
Q Healthcare, Social Assistance	60	66	10%	78	90	15%	19,875	25,110	26%
R Arts, Recreation Services	39	27	-31%	63	54	-14%	10,086	10,923	8%
S Other Services	75	90	20%	99	123	24%	22,578	26,451	17%
Total	1,468	1,533	4%	2,865	2,925	2%	511,131	598,419	17%

Data notes: Statistics New Zealand (NZ.Stat) – ANZSIC06 Industry Code.

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Business demographics

The number of employees (business demographics) for the Oamaru 'urban' area, Waitaki District and New Zealand in 2011 and 2021 are shown right.

Insights from the data include;

- The number of electricity, gas, water and waste services employees in Oamaru has increased by 158%, a change of 117 employees between 2011 and 2021.
- The number of agriculture, forestry and farming employees in Oamaru has increased by 144%, a change of 52 employees between 2011 and 2021.
- The number of employees in information media and telecommunications has decreased across Oamaru (-71%), Waitaki District (-70%) and New Zealand (-17%). This is likely related to jobs becoming digitalised.
- The number of rental, hiring and real estate services employees in Oamaru has decreased by -45%, a change of 27 employees.
- The total number of employees in Oamaru has increased by 5%, a change of 273 employees between 2011 and 2021.
- The total number of employees in Waitaki District has increased by 7%, a change of 685 employees between 2011 and 2021.

Number of employees in the urban Oamaru area with district and national comparisons for 10 years

	Oamaru			Waitaki District			New Zealand		
	2011	2021	% change 2011-2021	2011	2021	% change 2011-2021	2011	2021	% change 2011-2021
A Agriculture, Forestry, Farming	36	88	144%	1,300	1,450	12%	111,900	124,000	11%
B Mining	0	6	N/A	460	600	30%	6,100	5,600	-8%
C Manufacturing	934	924	-1%	2,150	2,050	-5%	214,600	233,400	9%
D Electricity, Gas, Water, Waste Services	74	191	158%	75	230	207%	13,100	19,300	47%
E Construction	336	447	33%	650	740	14%	114,000	193,500	70%
F Wholesale Trade	240	225	-6%	280	280	0%	102,900	115,900	13%
G Retail Trade	906	902	-0%	1,000	1,050	5%	193,100	220,400	14%
H Accommodation, Food Services	483	527	9%	760	890	17%	134,500	162,600	21%
I Transport, Postal, Warehousing	172	186	8%	230	250	9%	82,300	90,400	10%
J Information Media, Telecommunications	150	43	-71%	150	45	-70%	37,300	31,100	-17%
K Financial, Insurance Services	63	70	11%	75	70	-7%	51,300	60,300	18%
L Rental, Hiring, Real Estate Services	60	33	-45%	80	70	-13%	26,300	34,400	31%
M Professional, Scientific, Technical Services	217	231	6%	280	290	4%	144,500	189,200	31%
N Administrative, Support Services	90	124	38%	120	210	75%	93,900	112,400	20%
O Public Administration, Safety	186	269	45%	230	320	39%	107,800	142,100	32%
P Education, Training	450	480	7%	630	680	8%	172,500	197,100	14%
Q Healthcare, Social Assistance	860	726	-16%	950	820	-14%	207,500	261,100	26%
R Arts, Recreation Services	94	88	-6%	120	120	0%	38,500	42,100	9%
S Other Services	164	228	39%	190	250	32%	64,900	78,500	21%
Total	5,515	5,788	5%	9,730	10,415	7%	1,917,000	2,313,400	21%

Data notes: Statistics New Zealand (NZ.Stat) – ANZSIC06 Industry Code.

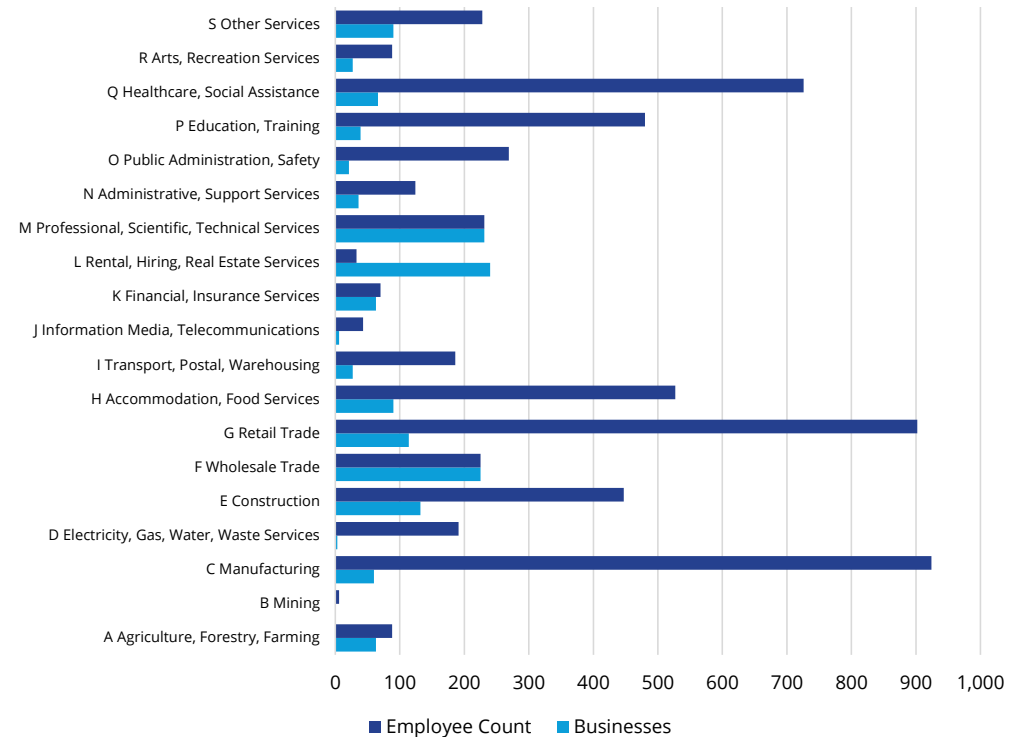
Business demographics

Business demographics for the Oamaru 'urban' area in 2021 are shown right, and show what types of businesses are operating in the area and how many people they employ.

Insights from the data include;

- At 2021, there are significantly more employees (902) than retail trade businesses (114).
- Similarly, there are 60 manufacturing businesses, with 924 employees.
- Healthcare and social assistance, education and training, accommodation and food services and construction also have reasonable differences.
- Wholesale trade, professional, scientific, and technical services and financial and insurance services have similar business and employee counts.

Employee and business counts in the Oamaru urban area 2021



Data notes: Statistics New Zealand (NZ.Stat) – ANZSIC06 Industry Code.

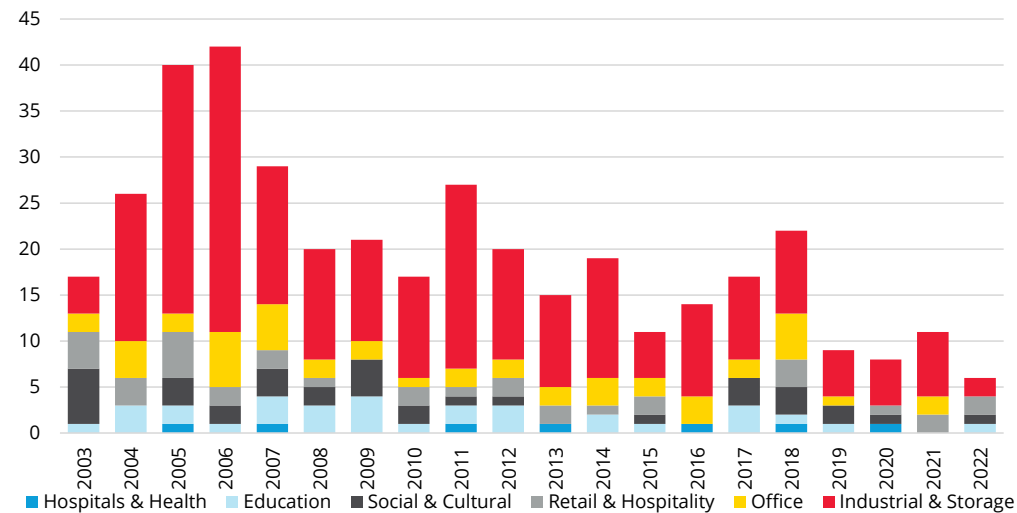
Local commercial and infrastructure projects

Building consents issued for new commercial buildings in the Waitaki District area are shown right for the year to March over 20 years.

Insights from the data include;

- Over the past 20 years there have been 391 commercial building consents in the Waitaki District.
- Commercial building consents peaked in 2006 at 42 consents and experienced a low of 8 consents in 2020.
- Majority (60%) of commercial building consents in the past 20 years has been for industrial and storage buildings.
- 12% of commercial building consents in the past 20 years have been for office buildings, and 9% have been for retail and hospitality and a further 9% for social and cultural buildings.
- Only 2% of commercial building consents in the past 20 years have been for hospitals and health.

Number of commercial building consents in the Waitaki District area (12 months to March)



Year to March	Hospitals & Health	Education	Social & Cultural	Retail & Hospitality	Office	Industrial & Storage	Total
20-Year Total (2003 - 2022)	7	32	35	35	48	234	391
10-Year Total (2013 - 2022)	4	9	11	13	20	75	132
Prev. 10-Year (2003 - 2012)	3	23	24	22	28	159	259

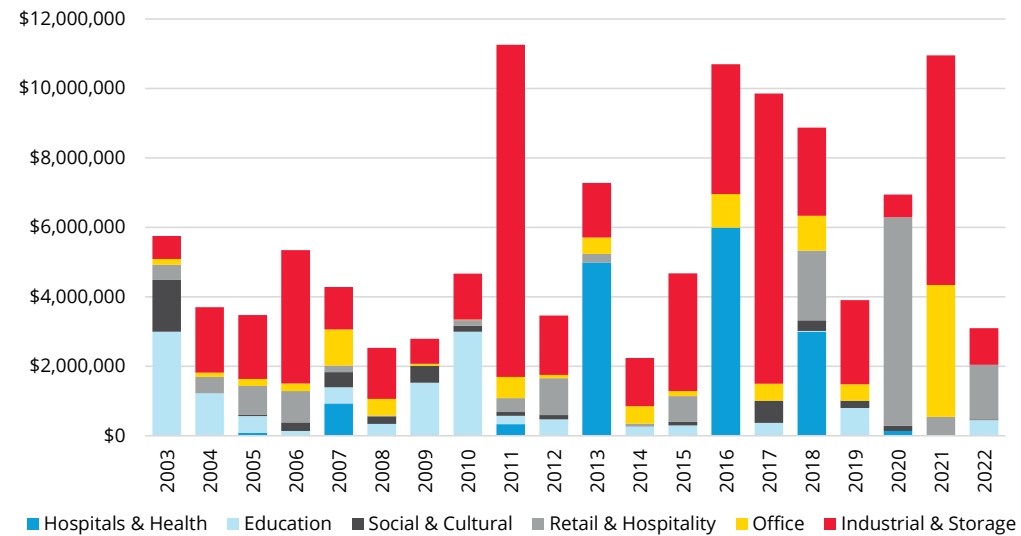
Local commercial and infrastructure projects

The value of building consents issued for new commercial buildings in the Waitaki District area is shown right for the year to March over 20 years.

Insights from the data include;

- The value of all commercial building consents over the past 20 years in the Waitaki District is \$115,829,161.
- 59% (\$68,536,313) of the total 20 year building consent value, occurred between 2013 and 2022.
- Commercial building consent value peaked in 2011 at \$11,258,048 and experienced a low of \$2,239,750 in 2014.
- Building consents for industrial and storage buildings account for majority (48%) of the value of commercial building consents in the past 20 years.
- Building consents for retail and hospitality buildings account for 14% of the value of commercial building consents in the past 20 years.

Value of commercial building consents in the Waitaki District area (12 months to March)



Year to March	Hospitals & Health	Education	Social & Cultural	Retail & Hospitality	Office	Industrial & Storage	Total
20-Year Total (2003 - 2022)	\$15,487,503	\$13,101,918	\$4,768,400	\$15,674,218	\$10,854,059	\$55,943,063	\$115,829,161
10-Year Total (2013 - 2022)	\$14,128,503	\$2,207,604	\$1,436,500	\$11,201,800	\$7,840,000	\$31,721,906	\$68,536,313
Prev. 10-Year (2003 - 2012)	\$1,359,000	\$10,894,314	\$3,331,900	\$4,472,418	\$3,014,059	\$24,221,157	\$47,292,848

Local commercial and infrastructure projects

Tabled right is a summary of commercial developments either in planning or construction stages in the Waitaki urban area since the beginning of 2018.

Insights from the data include;

- 49% of commercial developments are private development projects, whilst 51% are Government development projects.
- 38% of the commercial development consents active since 2018 are for education developments and 13% are for industrial developments.

Summary of project commercial development consents active since 2018

	Government		Private		Total	
	Number of Projects	Value of Projects	Number of Projects	Value of Projects	Number of Projects	Value of Projects
Accommodation	1	\$100,000	6	\$14,550,000	7	\$14,650,000
Aged Care	1	\$24,500,000	2	\$35,000,000	3	\$59,500,000
Civic / Community	4	\$32,610,000	0	N/A	4	\$32,610,000
Civil Works Non-Res	0	N/A	0	N/A	0	N/A
Civil Works Residential	0	N/A	0	N/A	0	N/A
Education	22	\$5,410,000	1	\$1,000,000	23	\$6,410,000
Government	0	N/A	0	N/A	0	N/A
Healthcare	0	N/A	0	N/A	0	N/A
Industrial	0	N/A	8	\$6,140,000	8	\$6,140,000
Mixed Use Commercial	0	N/A	0	N/A	0	N/A
Office	1	\$500,000	4	\$8,860,000	5	\$9,360,000
Residential	0	N/A	3	\$11,000,000	3	\$11,000,000
Retail	1	\$550,000	6	\$20,820,000	7	\$21,370,000
Utilities	1	\$500,000	0	N/A	1	\$500,000
Total	31	\$64,170,000	30	\$97,370,000	61	\$161,540,000



Background and context

Why are we carrying out this study?

Timaru District

What does the existing residential market look like and what are key demographic trends?

Selwyn District

What does the existing residential market look like and what are key demographic trends?

Ashburton District

What does the existing residential market look like and what are key demographic trends?

Waimate District

What does the existing residential market look like and what are key demographic trends?

Waitaki District

What does the existing residential market look like and what are key demographic trends?

Comparing benchmarks

What can we determine about Timaru from the neighbouring districts?

Conclusions and recommendations

What can be recommended to improve housing demand in Timaru?

Comparing Timaru to neighbouring areas

Existing typology mix of houses

The table right compares the typology mix of homes (stand alone homes) across the 'urban' area of Timaru to those in the neighbouring districts studied.

Key observations include;

- Houses in Timaru are generally similar in size and typology mix to those in Ashburton, Waimate and Oamaru.
- Houses in Selwyn (including Rolleston and Lincoln) are larger across all the typologies and over 20% larger on average to those in Timaru.
- Both Selwyn and Ashburton have a higher proportion on four and five-bedroom houses than Timaru.
- Timaru does have a larger than average proportion of two-bedroom houses.

Overall, houses in Timaru are a similar size to their nearest neighbouring urban areas.

Timaru is dominated by three-bedroom properties which is not unusual when compared to other neighbouring areas, however this could be a limiting factor for larger families in the area.

Typology mix of houses in each subject area and average floor areas

	Timaru		Selwyn		Ashburton		Waimate		Oamaru	
	% of houses	Average floor area	% of houses	Average floor area	% of houses	Average floor area	% of houses	Average floor area	% of houses	Average floor area
One-Bedroom	0%	111 sqm	0%	141 sqm	0%	71 sqm	1%	113 sqm	1%	64 sqm
Two-Bedroom	17%	117 sqm	3%	127 sqm	11%	115 sqm	20%	97 sqm	15%	106 sqm
Three-Bedroom	60%	142 sqm	41%	167 sqm	64%	143 sqm	64%	133 sqm	62%	135 sqm
Four-Bedroom	19%	207 sqm	52%	220 sqm	22%	211 sqm	14%	180 sqm	19%	195 sqm
Five-Bedroom	3%	281 sqm	5%	285 sqm	3%	277 sqm	1%	239 sqm	3%	274 sqm
Total	100%	155 sqm	100%	199 sqm	100%	158 sqm	100%	134 sqm	100%	146 sqm

Data notes: Property Guru (other property types and properties with more than five bedrooms excluded)

Comparing Timaru to neighbouring areas

Age breakdown of existing house stock

The table right compares the trends of newly built dwellings in the 'urban' area of Timaru to those in the neighbouring districts studied in 10-year periods since 1880.

Key observations include;

- The housing stock in Ashburton and Selwyn has largely been built after the year 2000, making very few homes older than around 20 years.
- Most houses in Timaru were built before 1980 which is consistent with the age of houses in Waimate and Oamaru.

New homes have many advantages to older homes, being healthier and more aligned with modern standards, and are often more conducive with modern ways of living.

Generally in housing markets nationwide new or near new houses are the most attractive housing types as most home buyers and renters are not well equipped to renovate or update homes to suit their needs.

This extends to new home price premiums compared to existing stock.

Having a wide variety of options for home buyers and renters is positive for the market.

Age of houses in each subject area

Date	Timaru		Selwyn		Ashburton		Waimate		Oamaru	
	New house	% of houses	New house	% of houses	New house	% of houses	New house	% of houses	New house	% of houses
Before 1880	0	N/A	1	0%	1	0%	0	N/A	12	0%
1880 - 1889	8	0%	0	N/A	0	0%	5	0%	63	1%
1890 - 1899	20	0%	0	N/A	1	0%	8	1%	84	2%
1900 - 1909	103	1%	17	0%	8	0%	7	0%	120	2%
1910 - 1919	805	8%	22	0%	211	3%	165	11%	294	6%
1920 - 1929	1,000	10%	11	0%	140	2%	175	11%	563	11%
1930 - 1939	642	7%	7	0%	180	3%	81	5%	240	5%
1940 - 1949	588	6%	23	0%	184	3%	125	8%	299	6%
1950 - 1959	1,578	16%	37	0%	409	6%	238	16%	891	17%
1960 - 1969	1,362	14%	80	1%	419	6%	174	11%	811	16%
1970 - 1979	1,266	13%	223	2%	287	4%	168	11%	585	11%
1980 - 1989	450	5%	196	2%	192	3%	55	4%	260	5%
1990 - 1999	467	5%	227	2%	220	3%	36	2%	232	5%
2000 - 2009	444	5%	2,611	23%	648	10%	63	4%	250	5%
2010 - 2019	565	6%	5,747	51%	785	12%	93	6%	273	5%
2020 - 2029	60	1%	2,127	19%	151	2%	6	0%	59	1%
Mixed/Remodelled	391	4%	30	0%	136	2%	124	8%	91	2%
Undefined	0	N/A	9	0%	2,610	40%	0	N/A	17	0%
Total	9,749	100%	11,368	100%	6,582	100%	1,523	100%	5,144	100%

Comparing Timaru to neighbouring areas

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Floor area and land area of houses by age

The table right compares the floor and land areas of newly built dwellings in the 'urban' area of Timaru to those in the neighbouring districts studied in 10-year periods since 1880.

Key observations include;

- Over time houses in all markets have generally been built with large interior floor areas which is what would be expected in any market nationwide.
- As previously noted, houses in Selwyn have significantly larger floor areas on average which can be attributed by a larger proportion of houses being four-bedroom.
- The average section size in Timaru is the smallest of all areas studied and most close in size to those in Ashburton and Selwyn.

Floor area is most closely related to the number of bedrooms in a home. We see no discernible difference between Timaru and its neighbours on this basis.

Section size has been increasing in Timaru, however this is likely required to accommodate larger homes in newer subdivisions or on the fringe of the urban area. Generally, again there is little to suggest providing larger sections has stimulated housing demand.

Average floor area and land area of houses by age in each subject area

Date	Timaru		Selwyn		Ashburton		Waimate		Oamaru	
	Floor area	Land area	Floor area	Land area	Floor area	Land area	Floor area	Land area	Floor area	Land area
Before 1880	0	N/A	126 sqm	430 sqm	120 sqm	928 sqm	0	N/A	154 sqm	974 sqm
1880 - 1889	126 sqm	666 sqm	N/A	N/A	0	N/A	126 sqm	772 sqm	104 sqm	844 sqm
1890 - 1899	113 sqm	719 sqm	N/A	N/A	110 sqm	457 sqm	103 sqm	1,397 sqm	120 sqm	888 sqm
1900 - 1909	116 sqm	597 sqm	145 sqm	1,324 sqm	152 sqm	740 sqm	147 sqm	2,149 sqm	136 sqm	868 sqm
1910 - 1919	134 sqm	721 sqm	124 sqm	1,003 sqm	128 sqm	842 sqm	124 sqm	1,270 sqm	135 sqm	1,100 sqm
1920 - 1929	157 sqm	761 sqm	137 sqm	1,161 sqm	128 sqm	807 sqm	133 sqm	1,147 sqm	127 sqm	830 sqm
1930 - 1939	141 sqm	736 sqm	130 sqm	1,477 sqm	137 sqm	872 sqm	121 sqm	1,191 sqm	131 sqm	869 sqm
1940 - 1949	118 sqm	727 sqm	113 sqm	1,672 sqm	114 sqm	777 sqm	102 sqm	1,099 sqm	112 sqm	808 sqm
1950 - 1959	123 sqm	835 sqm	123 sqm	1,337 sqm	126 sqm	842 sqm	117 sqm	1,154 sqm	121 sqm	851 sqm
1960 - 1969	146 sqm	821 sqm	139 sqm	1,245 sqm	135 sqm	876 sqm	132 sqm	1,198 sqm	142 sqm	850 sqm
1970 - 1979	168 sqm	769 sqm	137 sqm	941 sqm	145 sqm	853 sqm	140 sqm	1,100 sqm	163 sqm	834 sqm
1980 - 1989	184 sqm	812 sqm	153 sqm	993 sqm	164 sqm	700 sqm	163 sqm	1,561 sqm	187 sqm	1,006 sqm
1990 - 1999	213 sqm	839 sqm	185 sqm	1,439 sqm	179 sqm	778 sqm	174 sqm	1,788 sqm	188 sqm	910 sqm
2000 - 2009	202 sqm	774 sqm	222 sqm	1,108 sqm	202 sqm	785 sqm	185 sqm	1,293 sqm	193 sqm	1,114 sqm
2010 - 2019	204 sqm	748 sqm	199 sqm	704 sqm	204 sqm	760 sqm	179 sqm	1,301 sqm	194 sqm	1,159 sqm
2020 - 2029	181 sqm	833 sqm	191 sqm	682 sqm	197 sqm	696 sqm	136 sqm	715 sqm	198 sqm	1,248 sqm
Mixed/Remodelled	169 sqm	871 sqm	246 sqm	1,423 sqm	189 sqm	1,055 sqm	129 sqm	1,374 sqm	143 sqm	1,212 sqm
Undefined	0	N/A	188 sqm	1,237 sqm	147 sqm	845 sqm	0	N/A	201 sqm	3,187 sqm
Total	155 sqm	784 sqm	199 sqm	826 sqm	158 sqm	822 sqm	134 sqm	1,227 sqm	146 sqm	917 sqm

Data notes: Property Guru (other property types and properties with more than five bedrooms excluded)

Comparing Timaru to neighbouring areas

Median sale price trends for houses

The table right compares the median sales prices growth in the 'urban' area of Timaru to those in the neighbouring districts of houses (only) over 10 years.

Key observations include;

- Timaru, Waimate, Oamaru and Ashburton all have a median house price below \$500,000 which in a national context appears more affordable than the average New Zealand home, but local affordability depends on local household incomes and available equity.
- Median house prices in Lincoln and Rolleston are heavily influenced by their proximity to Christchurch and the employment opportunities that proximity provides.
- Over a 10-year and 5-year periods, Waimate and Oamaru have seen the highest median house price growth, likely due to the lowest starting price in 2012 and high levels of demand for affordable housing.

Slower recent growth in the median house price in Timaru when compared to Oamaru (as the most similar city geographically) may suggest that there is a higher level of demand in the Oamaru market.

This could be for lifestyle, cultural or employment reasons beyond the property market itself, as by most market metrics the Oamaru market is largely comparable to Timaru.

Median sale price and growth of houses by subject area

	Timaru	Rolleston (Selwyn)	Lincoln (Selwyn)	Ashburton	Waimate	Oamaru
	Median sale price	Median sale price	Median sale price	Median sale price	Median sale price	Median sale price
April 2012	\$235,000	\$435,000	\$476,000	\$255,000	\$171,000	\$202,000
April 2017	\$337,000	\$546,000	\$616,000	\$350,000	\$229,000	\$255,000
April 2021	\$412,000	\$588,000	\$662,000	\$385,000	\$313,000	\$387,000
April 2022	\$465,000	\$798,000	\$920,000	\$473,000	\$405,000	\$487,000
10-Year Growth (pa)	7%	6%	7%	6%	9%	9%
Total Growth	98%	83%	93%	85%	137%	141%
5-Year Growth (pa)	7%	8%	8%	6%	12%	14%
Total Growth	38%	46%	49%	35%	77%	91%
12 Months Growth	13%	36%	39%	23%	29%	26%

Data notes: Median sale price data from REINZ. Prices are inclusive of GST (if any).

Annual sales volume and average days to sell houses

The table right compares the number of sales annually and the average days to sell houses in the 'urban' area of Timaru to those in the neighbouring districts of houses (only) over 10 years.

Key observations include;

- Generally the number of houses sold annually in Timaru, Waimate and Oamaru has not changed since 2012 with the exception of peaking demand in 2021 which was seen nationwide.
- Increased number of sales in Ashburton, Rolleston and Lincoln can be attributed to new housing development in these areas.
- The average days to sell in all six urban areas would suggest similar levels of demand in all areas. Around 30 days is the length of a typical residential marketing period, suggesting most properties sell in this timeframe and therefore the market is in equilibrium in those periods.

Higher levels of sales occur where there is new housing supply, underscoring that new housing (with limitations) is in relatively high demand and is generally able to be absorbed into the market with good success.

The decrease in average days to sell in Timaru (and other areas) suggests that demand is stronger in 2022 than in 2012. Constraints on housing supply can bolster purchasing activity, as can sentiment.

Annual sales (year to April) and average days to sell by subject area

	Timaru		Rolleston (Selwyn)		Lincoln (Selwyn)		Ashburton		Waimate		Waitaki	
	Annual sales	Average days to sell	Annual sales	Average days to sell	Annual sales	Average days to sell	Annual sales	Average days to sell	Annual sales	Average days to sell	Annual sales	Average days to sell
April 2012	512	48	244	26	68	34	377	43	89	95	291	65
April 2017	531	32	395	28	110	39	400	31	100	67	408	30
April 2021	612	31	815	30	226	36	502	28	114	40	387	30
April 2022	528	32	563	26	179	26	442	28	103	29	297	30
10-Year Growth (pa)	0%	-4%	9%	0%	10%	-3%	2%	-4%	1%	-11%	0%	-7%
Total Growth	3%	-33%	131%	0%	163%	-24%	17%	-35%	16%	-69%	2%	-54%
5-Year Growth (pa)	0%	0%	7%	-1%	10%	-8%	2%	-2%	1%	-15%	-6%	0%
Total Growth	-1%	0%	43%	-7%	63%	-33%	11%	-10%	3%	-57%	-27%	0%
12 Months Growth	-14%	3%	-31%	-13%	-21%	-28%	-12%	0%	-10%	-28%	-23%	0%

Data notes: Median sale price data from REINZ. Prices are inclusive of GST (if any).

Comparing Timaru to neighbouring areas

Rental bonds and median rental growth

Rental analysis uses MBIE data published through Tenancy Services.

The table, right, shows the change in rental rates and active rental bonds on a District wide basis between 2012 and 2022.

Key observations include;

- In Selwyn and Ashburton Districts, where we know there has been a high level of new housing supply, the median rent has seen the smallest increase over the 10-year period analysed.
- Active bonds have only slightly increased in both Waitaki and Timaru, suggesting both stable levels of home ownership and limited new supply in the rental market.

Active bonds indicate the number of rented properties (in the open rental market). Where these have increased, this can indicate population and/or supply growth, but can also indicate a reduction in home ownership, especially where housing supply has not increased.

While median rents in Timaru are below \$400 per week which like house prices is low on a national level, limited increases in rental housing stock can push people out of an urban area due to personal circumstances making housing unaffordable.

Increasing supply assists in suppressing growth of median rents, which then offers more choice in the residential market for residents. However neither low rents nor low house prices are stimulatory for new development.

Summary of rental bonds and rental rates (pw) for each subject area

	Timaru		Selwyn		Ashburton		Waimate		Waitaki	
	Active bonds	Median rent	Active bonds	Median rent	Active bonds	Median rent	Active bonds	Median rent	Active bonds	Median rent
April 2012	2,235	\$250	1,062	\$370	1,464	\$280	231	\$200	1,023	\$240
April 2017	2,514	\$300	1,725	\$460	1,677	\$310	315	\$230	1,053	\$263
April 2021	2,607	\$360	2,043	\$513	1,752	\$365	318	\$310	1,137	\$350
April 2022	2,598	\$385	2,064	\$540	1,710	\$400	318	\$355	1,146	\$393
10-Year Growth (pa)	1.5%	4.4%	6.9%	3.9%	1.6%	3.6%	3.2%	5.9%	1.1%	5.1%
5-Year Growth (pa)	0.7%	5.1%	3.7%	3.3%	0.4%	5.2%	0.2%	9.1%	1.7%	8.4%
12 Months Growth	-0.3%	6.9%	1.0%	5.3%	-2.4%	9.6%	0.0%	14.5%	0.8%	12.3%

Data notes: MBIE data over 10 years for the month of April.

Comparing Timaru to neighbouring areas

Individual and household demographics for the districts

A summary of individual and household demographic data is shown in the table right on a District wide basis comparing Timaru to neighbouring districts.

Key observations include;

- The population in Timaru, Waimate and Waitaki is older than that of Ashburton, Selwyn and the general NZ population. Nearly 30% of the population is aged 65+ compared to less than 20% nationwide.
- Median personal income (in 2018) was also below that of the other districts and the general NZ population as was the level of full time employment which could be linked.
- Home ownership is high in all districts and is nearly 75% in Timaru.

A relatively old population presents both challenges and opportunities for a housing market. Retirees and downsizers can create opportunities where they vacate larger family homes move into smaller, often newer homes to cater to their new needs and leave larger homes to be used by families or larger households.

This only works in practice however when the housing supply provides options. The lack of new development will limit options and curtail relocation options.

District demographics (Census 2018)

	% of Timaru District	% of Selwyn District	% of Ashburton District	% of Waimate District	% of Waitaki District	% of New Zealand
Individual demographics						
Usually resident population count	46,296	60,561	33,423	7,815	22,308	4,699,755
Age						
Median age	45	38	39	46	46	37
0-19 years	30%	32%	31%	29%	31%	31%
20-34 years	21%	20%	23%	19%	19%	25%
35-49 years	22%	25%	23%	23%	22%	23%
50-64 years	27%	22%	23%	29%	28%	22%
65+ years	28%	13%	22%	29%	29%	18%
Personal Income (Grouped)						
Less than \$20,000	33%	28%	29%	37%	35%	35%
\$20,001 - \$30,000	16%	10%	15%	17%	18%	14%
\$30,001 - \$50,000	21%	19%	23%	21%	22%	20%
\$50,001 - \$70,000	15%	18%	18%	14%	14%	14%
\$70,001 or more	14%	25%	15%	11%	11%	17%
Median personal income	\$30,300	\$42,700	\$35,900	\$26,900	\$27,700	\$31,800
Work and Labour Force Status						
Employed full time	49%	58%	53%	48%	47%	50%
Employed part time	15%	17%	16%	15%	15%	15%
Unemployed	3%	2%	2%	3%	2%	4%
Not in the labour force	34%	23%	28%	35%	35%	31%
Household demographics						
Total households	19,119	20,631	12,996	3,291	9,171	1,653,792
Household Tenure						
Dwelling owned or partly owned or held in a family trust	72%	79%	66%	68%	72%	65%
Dwelling not owned and not held in a family trust	28%	21%	34%	32%	28%	35%

Data notes: Statistics New Zealand Census 2018.

Comparing Timaru to neighbouring areas

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Population projections and age group population trends

Population projections at a mid level projection, by age group for the whole Timaru District and neighbouring districts are shown right.

Key observations include;

- All populations could be considered 'ageing', with the 65+ population band increasing at the greatest rate over the 30 years from 2018 to 2048 in all centres.
- Selwyn sees this at the highest level, however all population age bands increase over this 30-year period in Selwyn, unlike in Timaru, Waimate and Waitaki.
- Population growth in Timaru is projected to peak around 2038 and decline to 2048. This is similar to Waimate, but not in line with trends in the other three districts.

In Timaru, the largely static population growth projected, will limit development and therefore housing options, not only for older age cohorts but also, for example, for first time buyers.

A reduction in the 15-39 year population age bracket will reduce demand for modestly priced smaller homes.

In these circumstances, an element of stagnation can occur, with the housing market not rejuvenating or turning over consistently, as tends to happen in active markets with growing economies and population.

Population projection totals and by age group (2018 base)

Year	Timaru	Selwyn	Ashburton	Waimate	Waitaki
2018	47,630	63,330	34,610	8,120	22,910
2028	49,360	80,470	37,550	8,400	24,200
2038	49,800	93,890	39,850	8,440	24,680
2048	49,300	106,550	41,900	8,390	24,780
30-Year Growth (pa)	0.1%	1.7%	0.6%	0.1%	0.3%
30-Year Growth by age (pa)					
0 - 14	-0.6%	0.8%	0.0%	-0.2%	-0.4%
15 - 39	-0.4%	1.4%	0.4%	-0.4%	-0.1%
40 - 64	0.0%	1.3%	0.6%	-0.1%	0.0%
65+	1.3%	4.4%	1.6%	1.1%	1.3%

Data notes: Statistics New Zealand

Comparing Timaru to neighbouring areas

Number of business entities and employees

The number of business entities and employees (business demographics) for the 'urban' area of Timaru those areas in the neighbouring districts for 2011 and 2021 are shown right.

Key observations include;

- Business counts and employment in Selwyn have far exceeded the growth of Timaru and the other three districts between 2011 and 2021. Ashburton has also had higher levels of growth, likely due to its proximity to Selwyn District and Christchurch.
- Timaru has seen higher levels of growth than Waimate and Waitaki, recording employment growth of nearly 2,500 people over 10 years.
- We also note that the count of business units and employees is the largest of all districts which likely means a high level of residents operate and work within their home district.
- For the likes of Selwyn, while growth is strong, there is a high likelihood that residents commute to Christchurch for employment and possibly also operate businesses outside the Selwyn District.

Number of business units and employees in the urban areas over 10 years

	Timaru	Selwyn	Ashburton	Waimate	Oamaru
Business units					
2011	3,484	2,145	2,504	349	1,468
2021	4,067	3,605	3,194	354	1,533
10-Year Change	17%	68%	28%	1%	4%
Employees					
2011	14,603	4,923	8,755	824	5,515
2021	17,094	9,428	10,520	943	5,788
10-Year Change	17%	92%	20%	14%	5%

Data notes: Statistics New Zealand (NZ.Stat) – ANZSIC06 Industry Code.

Comparing Timaru to neighbouring areas

Commercial project counts and values over 10 years

Building consents issued and the value of consents for new commercial buildings within the whole Timaru District and neighbouring districts are shown right by development type.

Key observations include;

- The value of commercial property development consents issued in the last 10-year period in Timaru is only exceeded by Ashburton and Selwyn. For this comparison we consider Selwyn to have external influences, especially due to its close proximity to Christchurch.
- When comparing the number and value of projects we can see a high level of industrial based projects in the Timaru Districts, likely driven by business growth seen previously.
- While retail and hospitality projects seem on par with other areas, the social and cultural (including community) category appears below what might be expected and the value per project suggests these projects are also small in scale.

Revitalisation and upkeep of community assets and active commercial spaces (retail and hospitality) provides attractive amenities for local residents.

For younger people in particular, access to amenity can be a key attractant to a particular location, most often evidenced in the movement of young people to cities over time, where high levels of amenity are combined with good employment prospects. In smaller centres, this can be counteracted through meaningful activation of public spaces and the provision of amenities such as leisure and retail facilities, through to schools and medical facilities.

Number and value of commercial building consents by district 2013 to 2022 (12 months to March)

	Timaru		Selwyn		Ashburton		Waimate		Waitaki	
	# of projects	Total project value	# of projects	Total project value	# of projects	Total project value	# of projects	Total project value	# of projects	Total project value
Hospitals & Health	14	\$20.3M	14	\$34.1M	11	\$22.7M	2	\$4.0M	4	\$14.1M
Education	23	\$22.7M	98	\$427.6M	35	\$29.2M	6	\$0.8M	9	\$2.2M
Social & Cultural	16	\$8.5M	44	\$74.8M	27	\$101.8M	3	\$4.8M	11	\$1.3M
Retail & Hospitality	30	\$46.4M	61	\$88.9M	35	\$45.9M	0	N/A	13	\$11.2M
Office	39	\$27.9M	79	\$52.6M	34	\$28.5M	9	\$6.2M	20	\$7.8M
Industrial & Storage	175	\$135.3M	333	\$613.1M	135	\$100.3M	46	\$69.1M	75	\$31.7M
10-Year Total	297	\$261.2M	629	\$1,291M	277	\$328.4M	66	\$84.8M	132	\$68.5M

Comparing Timaru to neighbouring areas

Sources of commercial project and infrastructure funding

Tabled right is a summary of commercial developments either in planning or construction stages in the 'urban' area of Timaru those areas in the neighbouring districts since the beginning of 2018.

Key observations include;

- With the exception of Waimate, Government funding for projects (combination of national Government and local Council bodies) in Timaru represent a small proportion all funding compared to Selwyn, Ashburton and Waitaki.

Summary of active (from planning) commercial development projects and funding stream since 2018

	Timaru		Selwyn		Ashburton		Waimate		Waitaki	
	# of projects	Value of projects	# of projects	Value of projects	# of projects	Value of projects	# of projects	Value of projects	# of projects	Value of projects
Government (Local & National)	32	\$67.8M	29	\$574.4M	32	\$231.0M	8	\$1.6M	31	\$64.2M
Private	49	\$287.3M	116	\$1,033M	39	\$192.2M	11	\$205.0M	30	\$97.4M
Total	81	\$355.2M	145	\$1,607M	71	\$423.1M	19	\$206.6M	61	\$161.6M

How does Timaru compare to its neighbouring districts overall?

Reviewing the benchmarks covered in this report for each of Selwyn, Ashburton, Waimate and Waitaki Districts compared to those from Timaru District we can identify some differences and some similarities between each.

Selwyn District

The undisputed growth of the Selwyn District can be most simply attributed to its close geographical proximity to Christchurch City and its expanding influence over the wider region.

A direct comparison between Timaru and Selwyn is of limited relevance given their different geographical characteristics.

However, one aspect which is noteworthy is the stimulatory effect on housing supply, allowing provision of a wide variety of dwelling types to suit all residents.

New housing is not all of modest size. Larger homes allow for the population to move within the district while household size increases, allowing families to move to the area or stay within it.

Ashburton District

Similar to Selwyn District, Ashburton District could be considered a commuter town to Christchurch with around one hour travel time between them. Closer still is Selwyn District (45 minutes to Rolleston).

The cheaper homes in Ashburton allow some residents to buy there but commute to Selwyn, a convenience not available to Timaru residents.

Taking advantage of lower house prices in neighbouring areas is attractive to many people, even at the cost of more travelling time and cost.

Similar to Selwyn, the district also has a newer housing stock when compared to Timaru, another driving factor when considering where to live as an individual and a household.

The general population in Ashburton is also younger which aligns with the assumption that younger populations tend to stimulate housing demand.

At a high-level the employment opportunities and lower costs of living are likely to be the contributing factors in Ashburton's growth.

Waimate District

Waimate is the smallest neighbour in terms of population. Population projections suggest Waimate will struggle to continue to grow over time.

Waimate has the oldest population and has seen a lower level of economic growth than Timaru.

Housing costs are lowest of all regions, however there has been increased demand for housing seen in increasing median rents and median sales price for houses. The average days to sell being below 30 days indicates an active market, or one at least in equilibrium.

Waimate has a very similar housing typology to Timaru, being generally three-bedroom homes largely built before 1980. It is however markedly cheaper than Timaru, which is attractive to buyers who can be flexible with regard to location.

The largest sector of commercial development in Waimate is within the industrial sector, which is also similar to Timaru.

Waitaki District

Waitaki District, with Oamaru as its largest urban area is the most comparable to Timaru. The housing typology, demographic profile and commercial development characteristics are largely similar to that of Timaru.

Oamaru is located around an hour and a half from Dunedin which would not classify it as a commuter town. It is therefore not influenced by Dunedin in the same way Selwyn and Ashburton are by Christchurch.

Oamaru is also situated in a coastal location with a rail line and port on its foreshore, a very similar situation to Timaru.

How does Timaru compare to its neighbouring districts overall? (cont.)

Waitaki is in, our view, therefore the District with the most to offer in terms of insights into the residential housing market and regional growth for Timaru District.

The median sale price in Oamaru has grown at a rate that exceeds that of Timaru, especially in the last 5-year period. The median sale price is now above that of Timaru, even though 10 years ago it was significantly less.

With a similar housing typology to Timaru, dominated by three-bedroom houses, and the remainder largely being two, or four-bedrooms in size, there is little to suggest that Oamaru has a 'better' typology mix to Timaru.

Overall houses make up 84% of all residential property types in Oamaru and 80% in Timaru. Further, terraced type housing makes up only 8% of the housing stock in Oamaru, again less than the 14% in Timaru. This further suggests that Oamaru's housing stock is not more diverse in typology than Timaru – something that would generally be considered more desirable to a city.

The age of houses Oamaru is also similar, most being completed pre-1980 and the district still is seeing residential building consent numbers below that of Timaru. There was however a spike in these consents in Waitaki in the previous 12-month period.

The level of growth in the business and employment sector has been below that of Timaru which would suggest long term issues for the city in terms of economic growth, especially when considering the aging population.

Population growth (or lack of it) provide the major challenge for housing supply (or lack of it) in both centres.

There is little to suggest that the residential property market in Oamaru is substantially different to that of Timaru and that any differences observed are qualitative rather than quantitative.

This qualitative difference could be based on a subjective view that the built environment is superior in quality and/or substance in Oamaru.



Background and context

Why are we carrying out this study?

Timaru District

What does the existing residential market look like and what are key demographic trends?

Selwyn District

What does the existing residential market look like and what are key demographic trends?

Ashburton District

What does the existing residential market look like and what are key demographic trends?

Waimate District

What does the existing residential market look like and what are key demographic trends?

Waitaki District

What does the existing residential market look like and what are key demographic trends?

Comparing benchmarks

What can we determine about Timaru from the neighbouring districts?

Conclusions and recommendations

What can be recommended to improve housing demand in Timaru?

What could Council do (planning) to assist in housing re/development in Timaru?

National Policy Statement on Urban Development

Timaru is classified as a Tier 3 city, which does mean there are requirements under this statement to consider, however this is much broader in terms of application than the likes of Tier 1 and 2 cities (Christchurch, T1 and Queenstown, T2).

Some of these objectives and policies are as follows;

- **Making room for urban growth:** Enabling communities and future generations to provide for their well-being.
- **Housing affordability:** Objective for councils to contribute to housing affordability through planning decisions.
- **Enabling opportunities for development:** Councils must provide enough capacity to meet the diverse requirements of their communities and consider if development capacity is expected to be realised.
- **Ensuring plan content provides for expected levels of development:** Inclusions in the plan for the expected development over the life of the plan and beyond.
- **Providing for intensification:** Enabling a greater intensity in areas of high access or demand and enable building heights relative to the demand

With the NPS-UD in mind we feel there are some key considerations that could be made regarding future planning decisions in the context of Timaru.

While the demand for medium-high density dwellings is likely to remain low over time areas around the city centre should be considered to allow for more intensified development to diversify housing stock and cater for an aging population.

Aging populations downsize when appropriate, but only when there are options to do so. Single-level homes are preferable and in time low maintenance options are also valuable.

Knowing this, single level homes are an option, however apartments with high-levels of local amenity also become excellent options, especially with high levels of home ownership in the district.

Medium density housing types, such as townhouses or terraced housing has also been a popular option for first home buyers as the land value component of property is greatly reduced per unit.

With land values being a primary contributor to the increases in housing costs in other cities, this is an important longer-term consideration.

Once built, the life of a property can vary anywhere from 30 to 50+ years if property maintained. In Timaru we can already see that many properties are beyond this 50 year life and so the suburbs and areas where they are located have not been able to change as the local demographics have changed.

Any new development will have long-term effects on the character of the city and the people who live in it.

Next steps

The Challenge

Developing new housing supply in Timaru to increase options for existing and incoming residents is challenging.

- Consent patterns do not build a picture of employment growth.
- Forecast declining population of 15-39 year old's suggests poor housing demand
- High existing household home ownership, combined with a largely static population ageing more quickly locally than nationally, and modest house prices, make residential development feasibility challenging, as demand is modest and is likely to remain so. These factors explain why the housing stock is relatively old.
- In the absence of demand pressure, pricing is unlikely to increase to the point that increasing supply is stimulated, particularly at a time of increasing construction costs.
- Demand pressure is only likely to increase through employment generation. It is no coincidence that of the districts analysed, those nearest Christchurch have seen the most population and employment growth, with housing demand and supply following.

Employment and Economics

- Economic development is not our field. We are aware that other bodies such as Venture Timaru have studied this issue. Looking at the issue solely through the lens of the property market, we note the clear correlation between rising populations, rising house prices and rising infrastructure activity, (and the opposite).
- Generally, a static or falling population does not stimulate new infrastructure such as roads, schools or hospital, which are themselves attractants to future residents. In turn such improvements encourage more population growth. Without this population pressure, Council's options may be limited to more modest civic improvements, or subsidising new housing.
- Council need not crystallise a loss on subsidised housing, as mechanisms such as shared equity will enable Council to recoup investment over time. Similarly developing housing solely to rent, and achieving market rents, will provide a modest return to Council.
- Enabling more housing land or more intensive housing through as envisaged in the NPS-UD could encourage more residents in the central areas of Timaru, particularly if local civic amenity was attractive, but any house buyer or renter will need to be employed.

Housing Market Interventions

- Market forces are unlikely to provide improvements to the housing stock in the near term, whether measured by age or variety of typologies.
- If there is potential employment growth in the near term then providing new attractive housing in desirable locations could be a significant factor in attracting new residents.
- As a kick-start to stimulate new housing choices, we see no alternative to Council or another housing provider providing innovative solutions.
- If Council do not want to develop directly, they could incentivise developers, for example by offering land at reduced cost, or free, or with deferred settlement.

Timaru Residential Property Market Study Presentation

Timaru District Council | August 2022

Accelerating success.



Insights into residential property markets can help to understand any limitations on Timaru District’s growth

The report gathered insights into:

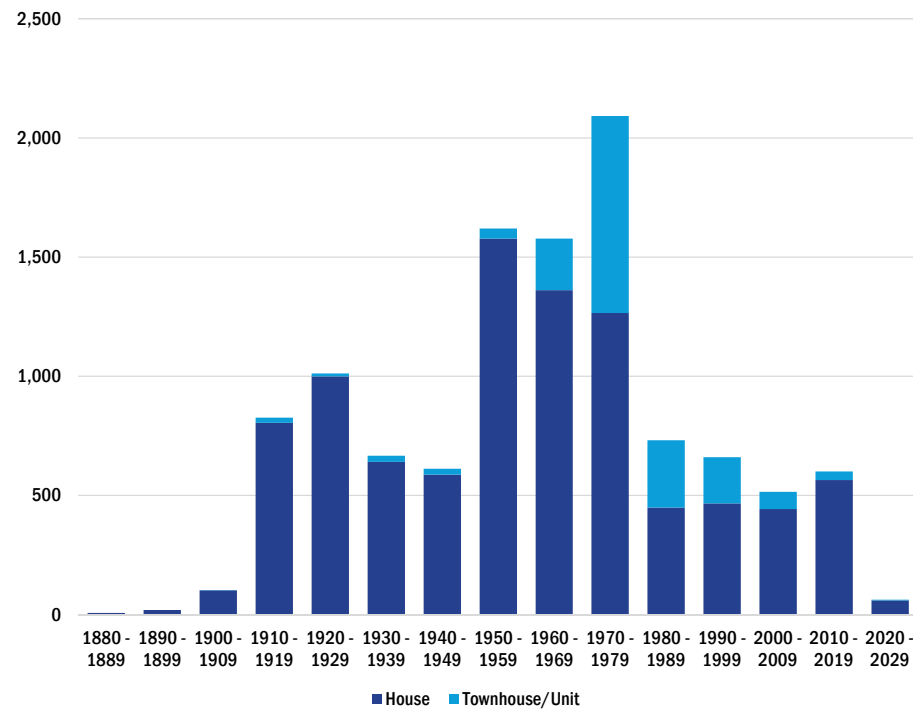
- Existing residential typology
- Sales and rental data
- Local demographics
- Business demographics
- Relevant commercial developments.

This report will then compares market benchmarks from Timaru to the neighbouring districts of Selwyn, Ashburton, Waimate and Waitaki.



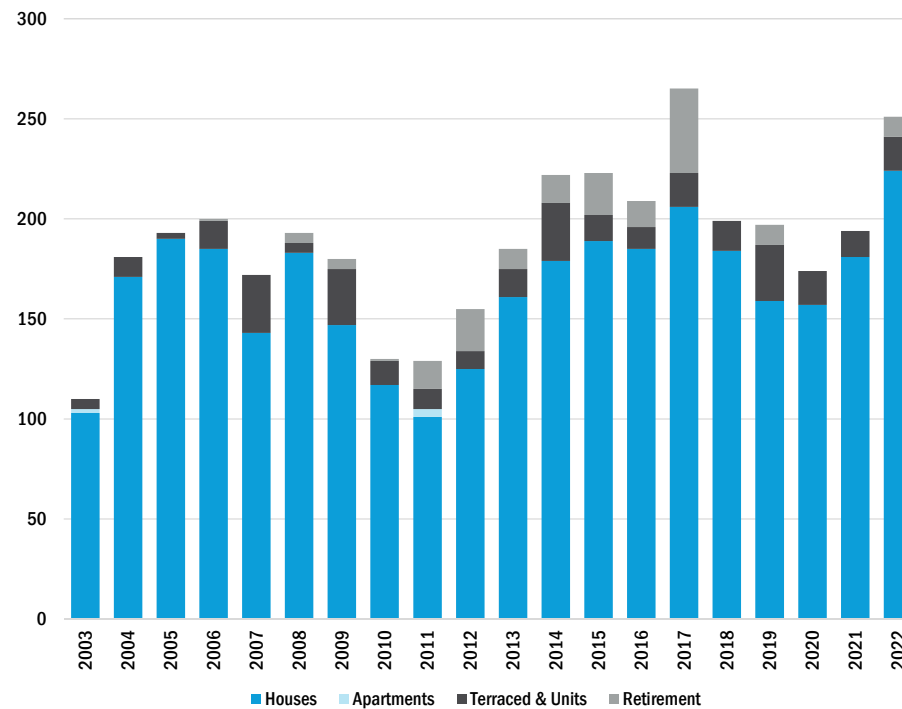
Age of houses and townhouse/units in Timaru

- 43% of stand-alone houses were constructed between 1950 - 1979 (4,206 houses).
- 1970 - 1979 saw the largest number of townhouses / units constructed, totalling 825 units. This is nearly half of all townhouses / units in Timaru (47%).
- The number of new houses and townhouses / units completed each decade since the 1970's has significantly decreased.



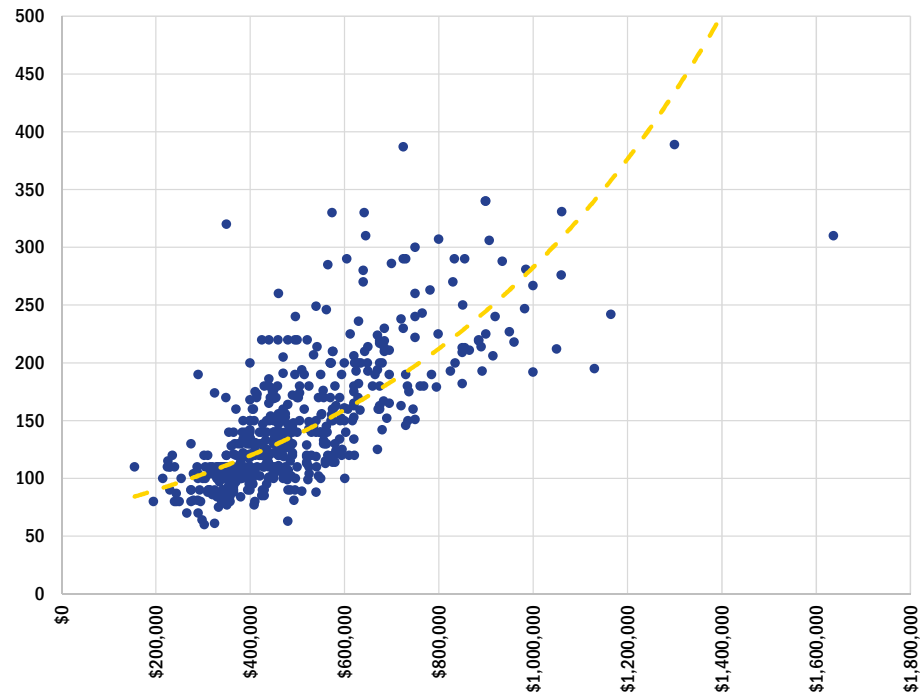
Residential building consents Timaru District

- Between 2003 and 2022, there has been a total of 3,762 residential building consents in the Timaru District area.
- 87% of residential building consents from 2003 to 2022 were for stand-alone houses (3,290 consents).
- 8% of residential building consents have been for terraced housing and units (299 consents).
- Since 2003 there have been 167 consents for retirement related properties accounting for 4% of all residential building consents.
- The highest annual number of residential building consents was in 2017, totalling 265 consents.



House sales from March 2021 to March 2022 in urban Timaru by floor area

- The bigger the house, the higher the price - usually but not always.
- Most sales are between \$350,000 and \$550,000, but higher prices are needed to make development feasible.



Existing typology mix of houses

- Houses in Timaru are generally similar in size and typology mix to those in Ashburton, Waimate and Oamaru.
- Both Selwyn and Ashburton have a higher proportion of four and five-bedroom houses
- Timaru has a larger than average proportion of two-bedroom houses.
- Timaru is dominated by three-bedroom properties which is not unusual when compared to neighbouring areas
- This could be a limiting factor for larger families in the area.

	Timaru		Selwyn		Ashburton		Waimate		Oamaru	
	% of houses	Average floor area	% of houses	Average floor area	% of houses	Average floor area	% of houses	Average floor area	% of houses	Average floor area
One-Bedroom	0%	111 sqm	0%	141 sqm	0%	71 sqm	1%	113 sqm	1%	64 sqm
Two-Bedroom	17%	117 sqm	3%	127 sqm	11%	115 sqm	20%	97 sqm	15%	106 sqm
Three-Bedroom	60%	142 sqm	41%	167 sqm	64%	143 sqm	64%	133 sqm	62%	135 sqm
Four-Bedroom	19%	207 sqm	52%	220 sqm	22%	211 sqm	14%	180 sqm	19%	195 sqm
Five-Bedroom	3%	281 sqm	5%	285 sqm	3%	277 sqm	1%	239 sqm	3%	274 sqm
Total	100%	155 sqm	100%	199 sqm	100%	158 sqm	100%	134 sqm	100%	146 sqm

Age breakdown of existing house stock

- Most houses in Timaru were built before 1989 which is consistent with the age of houses in Waimate and Oamaru.
- The housing stock in Selwyn has largely been built after the year 1990, with few homes older than around 30 years.
- New homes have many advantages to older homes, being healthier and more aligned with modern standards, and are often more conducive with modern ways of living.
- Having a wide variety of typology options for home buyers and renters is positive for the market.

Date	Timaru		Selwyn		Ashburton		Waimate		Oamaru	
	New house	% of houses	New house	% of houses	New house	% of houses	New house	% of houses	New house	% of houses
Pre-1950	3,166	32%	58	1%	725	11%	566	37%	1,675	33%
1950 - 1989	4,656	48%	536	5%	1,307	20%	635	42%	2,547	50%
1990 - 2009	911	9%	2,838	25%	868	13%	99	7%	482	9%
2010 - Present	625	6%	7,874	70%	936	14%	99	7%	332	6%
Remodelled / Undefined	391	4%	0	0%	2,746	42%	124	8%	108	2%
Total	9,749	100%	11,368	100%	6,582	100%	1,523	100%	5,144	100%

Median sale price trends for houses

- Timaru, Waimate, Oamaru and Ashburton all have a median house price below \$500,000.
- Median house prices in Lincoln and Rolleston are heavily influenced by their proximity to Christchurch and the employment opportunities that proximity provides.
- Over a 10-year and 5-year periods, Waimate and Oamaru have seen the highest median house price growth, likely due to the lowest starting price in 2012 and high levels of demand for affordable housing.
- Slower recent growth in the median house price in Timaru when compared to Oamaru may suggest that there is a higher level of demand in the Oamaru market.

	Timaru	Rolleston (Selwyn)	Lincoln (Selwyn)	Ashburton	Waimate	Oamaru
	Median sale price	Median sale price	Median sale price	Median sale price	Median sale price	Median sale price
April 2012	\$235,000	\$435,000	\$476,000	\$255,000	\$171,000	\$202,000
April 2017	\$337,000	\$546,000	\$616,000	\$350,000	\$229,000	\$255,000
April 2021	\$412,000	\$588,000	\$662,000	\$385,000	\$313,000	\$387,000
April 2022	\$465,000	\$798,000	\$920,000	\$473,000	\$405,000	\$487,000
10-Year Growth (pa)	7%	6%	7%	6%	9%	9%
Total Growth	98%	83%	93%	85%	137%	141%
5-Year Growth (pa)	7%	8%	8%	6%	12%	14%
Total Growth	38%	46%	49%	35%	77%	91%
12 Months Growth	13%	36%	39%	23%	29%	26%

Annual sales volume and average days to sell houses

- Generally the number of houses sold annually in Timaru, Waimate and Oamaru has not changed since 2012.
- The decrease in average days to sell in Timaru (and other areas) suggests that demand is stronger in 2022 than in 2012.
- Increased number of sales in Ashburton, Rolleston and Lincoln can be attributed to new housing development in these areas.
- The average days to sell in all six urban areas would suggest similar levels of demand in all areas, and in general, that all markets are in equilibrium.

	Timaru		Rolleston (Selwyn)		Lincoln (Selwyn)		Ashburton		Waimate		Waitaki	
	Sales pa	Days to sell	Sales pa	Days to sell	Sales pa	Days to sell	Sales pa	Days to sell	Sales pa	Days to sell	Sales pa	Days to sell
April 2012	512	48	244	26	68	34	377	43	89	95	291	65
April 2017	531	32	395	28	110	39	400	31	100	67	408	30
April 2021	612	31	815	30	226	36	502	28	114	40	387	30
April 2022	528	32	563	26	179	26	442	28	103	29	297	30
10-Year Growth (pa)	0%	-4%	9%	0%	10%	-3%	2%	-4%	1%	-11%	0%	-7%
Total Growth	3%	-33%	131%	0%	163%	-24%	17%	-35%	16%	-69%	2%	-54%
5-Year Growth (pa)	0%	0%	7%	-1%	10%	-8%	2%	-2%	1%	-15%	-6%	0%
Total Growth	-1%	0%	43%	-7%	63%	-33%	11%	-10%	3%	-57%	-27%	0%
12 Months Growth	-14%	3%	-31%	-13%	-21%	-28%	-12%	0%	-10%	-28%	-23%	0%

Rental bonds and median rental growth

- In Selwyn and Ashburton Districts, where we know there has been a high level of new housing supply, the median rent has seen the smallest increase over the 10-year period analysed.
- While median rents in Timaru are below \$400 per week which, like house prices, is low on a national level, limited increases in rental housing stock can push people out of an urban area due to personal circumstances making housing unaffordable.
- Increasing supply assists in suppressing growth of median rents, which then offers more choice in the residential market for residents. However neither low rents nor low house prices are stimulatory for new development.

	Timaru		Selwyn		Ashburton		Waimate		Waitaki	
	Active bonds	Median rent	Active bonds	Median rent	Active bonds	Median rent	Active bonds	Median rent	Active bonds	Median rent
April 2012	2,235	\$250	1,062	\$370	1,464	\$280	231	\$200	1,023	\$240
April 2017	2,514	\$300	1,725	\$460	1,677	\$310	315	\$230	1,053	\$263
April 2021	2,607	\$360	2,043	\$513	1,752	\$365	318	\$310	1,137	\$350
April 2022	2,598	\$385	2,064	\$540	1,710	\$400	318	\$355	1,146	\$393
10-Year Growth (pa)	1.5%	4.4%	6.9%	3.9%	1.6%	3.6%	3.2%	5.9%	1.1%	5.1%
5-Year Growth (pa)	0.7%	5.1%	3.7%	3.3%	0.4%	5.2%	0.2%	9.1%	1.7%	8.4%
12 Months Growth	-0.3%	6.9%	1.0%	5.3%	-2.4%	9.6%	0.0%	14.5%	0.8%	12.3%

Individual and household demographics for the districts (Census 2018)

	% of Timaru District	% of Selwyn District	% of Ashburton District	% of Waimate District	% of Waitaki District	% of New Zealand
Individual demographics						
Usually resident population count	46,296	60,561	33,423	7,815	22,308	4,699,755
Age						
Median age	45	38	39	46	46	37
0-19 years	30%	32%	31%	29%	31%	31%
20-34 years	21%	20%	23%	19%	19%	25%
35-49 years	22%	25%	23%	23%	22%	23%
50-64 years	27%	22%	23%	29%	28%	22%
65+ years	28%	13%	22%	29%	29%	18%
Personal Income (Grouped)						
Less than \$20,000	33%	28%	29%	37%	35%	35%
\$20,001 - \$30,000	16%	10%	15%	17%	18%	14%
\$30,001 - \$50,000	21%	19%	23%	21%	22%	20%
\$50,001 - \$70,000	15%	18%	18%	14%	14%	14%
\$70,001 or more	14%	25%	15%	11%	11%	17%
Median personal income	\$30,300	\$42,700	\$35,900	\$26,900	\$27,700	\$31,800
Work and Labour Force Status						
Employed full time	49%	58%	53%	48%	47%	50%
Employed part time	15%	17%	16%	15%	15%	15%
Unemployed	3%	2%	2%	3%	2%	4%
Not in the labour force	34%	23%	28%	35%	35%	31%
Household demographics						
Total households	19,119	20,631	12,996	3,291	9,171	1,653,792
Household Tenure						
Dwelling owned or partly owned or held in family trust	72%	79%	66%	68%	72%	65%
Dwelling not owned and not held in a family trust	28%	21%	34%	32%	28%	35%

Population projections and age group population trends

- All populations could be considered ‘ageing’, with the 65+ population band increasing at the greatest rate over the 30 years from 2018 to 2048 in all centres.
- Selwyn sees this at the highest level, however all population age bands increase over this 30-year period in Selwyn, unlike in Timaru, Waimate and Waitaki.
- In Timaru, the largely static population growth projected, will limit development and therefore housing options, not only for older age cohorts but also, for example, for first time buyers.
- A reduction in the 15-39 year population age bracket will reduce demand for modestly priced smaller homes.

Year	Timaru	Selwyn	Ashburton	Waimate	Waitaki
2018	47,630	63,330	34,610	8,120	22,910
2028	49,360	80,470	37,550	8,400	24,200
2038	49,800	93,890	39,850	8,440	24,680
2048	49,300	106,550	41,900	8,390	24,780
30-Year Growth (pa)	0.1%	1.7%	0.6%	0.1%	0.3%
30-Year Growth by age (pa)					
0 - 14	-0.6%	0.8%	0.0%	-0.2%	-0.4%
15 - 39	-0.4%	1.4%	0.4%	-0.4%	-0.1%
40 - 64	0.0%	1.3%	0.6%	-0.1%	0.0%
65+	1.3%	4.4%	1.6%	1.1%	1.3%

Number of business entities and employees

- Business counts and employment in Selwyn have far exceeded the growth of Timaru and the other three districts between 2011 and 2021.
- Ashburton has also had higher levels of growth, likely due to its proximity to Selwyn District and Christchurch.

	Timaru	Selwyn	Ashburton	Waimate	Oamaru
Business units					
2011	3,484	2,145	2,504	349	1,468
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How does Timaru compare to its Selwyn, Ashburton and Waimate Districts?

Selwyn District

- The undisputed growth of the Selwyn District can be attributed to its close geographical proximity to Christchurch City and its expanding influence over the wider region.
- A direct comparison between Timaru and Selwyn is of limited relevance given their different geographical characteristics.
- Larger homes allow for the population to move within the district while household size increases, allowing families to move to the area or stay within it.

Ashburton District

- A satellite town to Christchurch with around one hour travel time between them or 45 minutes to Rolleston.
- More affordable homes in Ashburton provides an option to buy there but commute.
- The district has newer housing stock than Timaru, another driving factor when considering where to live as an individual and a household.
- The general population in Ashburton is also younger which aligns with the assumption that younger populations tend to stimulate housing demand.

Waimate District

- Populations projections suggest Waimate will struggle to continue to grow over time.
- Waimate has the oldest population and has seen a lower level of economic growth than Timaru.
- Housing costs are lowest of all regions.
- The average days to sell being below 30 days indicates an active market, or one at least in equilibrium.

How does Timaru compare to Waitaki District?

- Waitaki District, with Oamaru as its largest urban area is the most comparable to Timaru. The housing typology, demographic profile and commercial development characteristics are largely similar to that of Timaru.
- Distance from Dunedin means Oamaru is not influenced by a major city in the same way Selwyn and Ashburton are by Christchurch.
- The median sale price in Oamaru has grown at a rate that exceeds that of Timaru, especially in the last 5-year period. The median sale price is now above that of Timaru, even though 10 years ago it was significantly less.
- There is little to suggest that Oamaru has a 'better' typology mix to Timaru.
- Overall houses make up 84% of all residential property types in Oamaru and 80% in Timaru.
- Further, terraced type housing makes up only 8% of the housing stock in Oamaru, again less than the 14% in Timaru.
- The age of houses Oamaru is also similar, most being completed pre-1980 and the district still is seeing residential building consent numbers below that of Timaru.
- There is little to suggest that the residential property market in Oamaru is substantially different to that of Timaru and that any differences observed are qualitative rather than quantitative.
- This qualitative difference could be based on a subjective view that the built environment is superior in quality and/or substance in Oamaru.

In summary

The Challenge

- Developing new housing supply in Timaru to increase options for existing and incoming residents is challenging.
- Forecast declining population of 15-39 year olds suggests poor housing demand.
- High existing household home ownership, combined with a largely static population ageing quickly make residential development feasibility challenging.
- In the absence of demand pressure, pricing is unlikely to increase to the point that increasing supply is stimulated, particularly at a time of increasing construction costs.
- Demand pressure is only likely to increase through employment generation.

Employment and Economics

- Correlation between rising populations, rising house prices and rising economic activity, (and the opposite).
- New infrastructure such as roads, schools, hospitals, and civic centres attract future residents and encourage population growth.
- Subsidised housing mechanisms such as shared equity would enable Council to recoup investment over time.
- Developing housing solely to rent, and achieving market rents, will provide a modest return to Council.

Housing Market Interventions

- Market forces are unlikely to provide improvements to the housing stock in the near term, whether measured by age or variety of typologies.
- If there is potential employment growth in the near term then providing new attractive housing in desirable locations could be a significant factor in attracting new residents.
- As a kick-start to stimulate new housing choices, we see no alternative to Council or another housing provider providing innovative solutions.
- If Council do not want to develop directly, they could incentivise developers.

7.4 Proposed District Plan - New Residential and Industrial Zoning**Author:** Hamish Barrell, District Planning Manager**Authoriser:** Paul Cooper, Group Manager Environmental Services**Recommendation**

1. That Council resolves in relation to the Growth Management Strategy to:
 - (a) Continue to proceed on the basis of the residentially zoned land in the Growth Management Strategy (2018); or
 - (b) Proceed in line with the updated recommendations of the Planz study for additional controlled greenfield zoned land.

Purpose of Report

- 1 The purpose of this report is to provide Council with an independent assessment to determine, how to proceed with General Residential and General Industrial zoned land for the Proposed District Plan (PDP).

Assessment of Significance

- 2 This matter is considered to have moderate significance in terms of Council's Significance and Engagement Policy. An assessment of this matter against the significance criteria of Council's Significance and Engagement Policy is provided in Table 1.

Table 1 – Assessment against significance criteria of the Significance and Engagement Policy

Criteria	Degree of significance	Comment
Number of people affected	High	Approximately 100 or more landowners that adjoin new growth areas and landowners that have their land rezoned will be directly affected. A much wider population will be indirectly affected.
Degree to which people may be impacted	High	Landowners, whose land will be rezoned, will be positively affected with their land values increasing. Landowners that adjoin new growth areas may experience negative effects (e.g. loss of privacy, loss of views, more traffic etc.). The wider public will benefit from the availability of new residential land. Economic costs (explained below) associated with more dispersed settlements will affect all rate payers.
Community Interest	Moderate	The development community, statutory organisations and some stakeholders are likely to take a high interest in this matter. The rest of the community are likely to have a low to moderate interest in this matter.

Impact on Wellbeing	Moderate	The supply of additional residential and industrial land is expected to increase housing and business options increasing social and economic wellbeing but this is counter balanced by economic costs (explained below) associated with a more dispersed settlement.
Financing and Rating impact	Moderate	The provision of additional zoned land will increase infrastructure servicing and replacement costs in the long term increasing rates.
Consistent with Council policies and plans	Moderate	The provision of additional zone land is inconsistent with the adopted Growth Management Strategy and parts of the Long Term Plan.
Reversibility	High	Once land is zoned it is likely to be developed. Even if it is not developed a decision to reverse the decision to rezone it is often contested.
Impact on Maori	Low	The provision of additional zoned land can affect the cultural values of Maori. Mana whenua have been extensively consulted over the course of the project. They are broadly accepting of the recommendations of the Planz report with several notable exceptions.
Impact on levels of service	Low	The provision of additional zoned land will not likely affect levels of service.
Impact on strategic assets	Moderate	The provision of additional zoned land may affect strategic assets especially roading (e.g. capacity of infrastructure).
Overall significance	Moderate	'Significance' ranges from low to high depending on the criterion and therefore overall significance is considered to be moderate.

Background

- 3 The growth management strategy was reviewed to help inform the amount of new zoning required in the Proposed District Plan (PDP). Work on *Timaru District 2045 Growth Management Strategy*¹ (GMS) commenced in 2015.
- 4 Initial feedback from the community was sought through an 'Issues and Options' paper in 2015 that discussed high levels growth options. Following this, a Draft GMS was prepared. The Draft GMS was provided to ECan², the DHB³ and the Community Boards, all of whom adopted it for consultation. It was then approved by Council for public consultation on 1 April 2017. Public consultation included several drop-in sessions, stakeholder meetings and a submission opportunity. A total of 75 submissions were received. A Hearings Panel consisting of an

¹ <https://www.timaru.govt.nz/services/planning/district-plan/district-plan-review/growth-management-strategy>

² Environment Canterbury (Canterbury Regional Council)

³ South Canterbury District Health Board

independent Commissioner and three elected members heard the submissions on the Draft GMS on 6 and 7 December 2017. The Hearings Panel then recommended amendments to the Draft GMS to Council. Council then adopted the GMS⁴ on 22 May 2018.

- 5 Key directives of the GMS (2018) included:
 - I. Residential growth to occur in existing vacant residential zoned land⁵ and through consolidation of existing residential areas;
 - II. Rural lifestyle development directed into areas attached to existing towns;
 - III. New industrial area provided at Tiplady Road, Geraldine.

- 6 The Council then released the Draft District Plan (DDP) for public comment in October 2020. Except for new industrial and residential land at Geraldine, the DDP in accordance with the GMS, did not include any new residential and industrial zoning. Key feedback obtained regarding how the DDP managed future growth included:
 - I. Support to contain rural lifestyle growth around existing settlements.
 - II. Need for more industrial growth areas.
 - III. Higher density residential areas should be provided.
 - IV. Support for future urban growth areas.
 - V. Growth projections too conservative.
 - VI. Need for a specific chapter on Development Areas.

- 7 Following feedback from the DDP and to ensure the most up to date evidence was being used, Property Economics Ltd⁶ was engaged to review the GMS (2018). The main conclusions of their two reports on business and residential growth (attached as Attachment 1 and 2) were:
 - I. The district has a realisable capacity of 4,167 new residential units under the Operative District Plan (ODP) and 5,035 under the DDP.
 - II. The Statistics NZ medium and high population projections indicate that an additional demand for 1,603 (medium) to 4,330 (high) new residential units respectively to 2048.
 - III. Therefore no additional zoned land is required to be provided until 2048.
 - IV. The DDP would deliver additional dwellings at a range of price points, which will create a downward price pressure on the housing market, increasing housing affordability.
 - V. Increased residential intensification has several economic benefits, including improved spending retention in commercial centres, improved land use and infrastructure efficiency and improved transportation networks.
 - VI. The provision of additional residential zoned land has the potential to further dilute urban redevelopment opportunities and increase the dispersal of residential activities to the economic detriment of the Timaru community.

⁴ www.timaru.govt.nz/gms

⁵ With the exception of a new residential area in Geraldine located at Orari Station Road

⁶ A property economics consultancy firm specialising in resource management

- VII. An additional 30.7 ha of additional industrial zoned land is required up to 2048, but is dependent on an investigation into the constraints of existing vacant industrial zoned land.
- 8 In response to concerns that Timaru's growth would be unduly constrained without additional greenfield land, Planz Consulting Ltd⁷ were commissioned to give a second opinion on this matter. Planz consulted landowners, developers and stakeholders and investigated the feasibility of developing sites by 'ground truthing'⁸ suitability in each case. They provided Council with two reports in 2022 on business and residential growth (Attachments 3 and 4) that made the following recommendations and conclusions:
- I. 5,000 additional dwellings will be required to 2048.
 - II. A reasonable amount of residential growth can be accommodated in existing urban areas, which is considered sustainable.
 - III. The PDP to provide a:
 - total of 97 ha⁹ of new General Residential zoned land;
 - further 78.6 ha of land reserved for future residential growth;
 - 2.3 ha site at College Road up-zoned to Medium Density Zone;
 - total of 47.7 ha¹⁰ of additional General Industrial zoned land;
 - Future Urban Zone with rezoning triggers;
 - minimum density of 12 houses per ha in the General Residential Zone;
 - reduced Rural Lifestyle Zone to create a better functioning urban environment.
- 9 Three Council workshops were conducted on this matter between in 2021 and 2022. At the last workshop on 12 April 2022, there appeared to be a good understanding of the issues amongst elected members presented by the Planz report.
- 10 The sites that Planz recommended for rezoning was provided to Aoraki Environmental Consultancy Ltd (AECL) on behalf of Te Runanga o Arowhenua for comment. They requested two sites (Redruth and Coonor Road) to be removed due to those sites potentially affecting adjoining areas of significance to mana whenua.
- 11 Further advice from other sources indicated issues with liquefaction and coastal inundation. When viewed across all the factors, for and against, the balance tipped toward the two sites being removed from the recommended list.
- 12 Council officers then finalised the PDP to align with the direction provided by Planz Consulting Ltd, workshops and AECL feedback. In summary the PDP provides:
- I. A total of 97 ha of additional General Residential zoned land.
 - II. A further 78.6 ha of land reserved for future residential activities but unavailable during the lifespan of the plan.

⁷ A planning and resource management firm

⁸ Refer Introduction Planz report

⁹ 87.5 ha for Timaru, 9.5 ha for Geraldine.

¹⁰ 35.5 ha on Washdyke Flat Road, 12.2 ha in Geraldine

- III. A further 55ha of land reserved as 'urban land' but unavailable during the lifespan of the plan. This use of the term 'urban land' means it is potentially available for any urban use.
 - IV. A total 31.57 ha¹¹ of new General Industrial zoned land.
 - V. A further 61 ha of new General Industrial zoned land is provided to the north of Washyke as a Future Development Area, but is unavailable during the lifetime of the plan.
 - VI. That some areas are rezoned automatically, while others requires a Development Area Plan and plan change to enable the development.
- 13 All the new zoned areas and future development areas are illustrated in Attachment 5.
- 14 Colliers were commissioned to provide additional insights on how the local property market operates and whether the housing market might be hindering certain demographics, such as highly skilled workers, from relocating to the District. Their report '*Timaru Residential Property Market Study*' dated July 2022¹² concluded that:
- I. There are no economic or demographic factors driving the need for more land to accommodate growth at this time.
 - II. Timaru has a static population that demographically is older than the New Zealand median.
 - III. The number of 15-39 year olds is low and expected to decline out to 2048. This age cohort typically forms the bulk of first time buyers.
 - IV. There is no pattern to suggest significant employment growth.
 - V. Although there has been an increase in agricultural, forestry and farming sector employees, there has been a significant decrease in office based professionals (compared to other districts), reflective of government agencies, eg Inland Revenue and ACC and national businesses, eg insurers have centralised their operations to larger centres.
 - VI. There is no evidence to suggest providing large sections stimulates housing demand.
 - VII. Timaru's housing market remains affordable when compared to other provincial areas in New Zealand.
- 15 The Colliers report was unable to highlight sufficient demand pressures that might justify additionally zoned residential land being provided in the PDP.

Discussion

Whether to provide additional General Residential zoned land or not

- 15 There is existing residentially zoned land that is still undeveloped for a variety of reasons, including unsuitability due to topography, access, shape and a general lack of being financially viable to develop. The key issue is whether to provide additional General Residential zoned land or not. There is agreement regarding the additional General Industrial zoned land proposed and therefore that is not discussed further.

¹¹ 19 ha is Washdyke and 12.4 h]a in Geraldine

¹² A copy of this report is provided on a separate agenda item

- 16 There is considerable interest to provide additional General Residential zoned land from many in the development sector including developers, home builders, real estate agents and surveyors. Venture Timaru has also been a strong advocate for additional zoned land. The different research teams (Property Economics, Planz and Colliers) have heard anecdotal evidence of pent up demand for more housing and practical difficulties for the existing residentially zoned land and have taken this into account. It is noted that to date there isn't any quantitative evidence based on research to counter the general position that the GMS should weighted toward consolidation (infill), whilst also catering to a lesser extent for the spectrum of needs in the market.
- 17 The Colliers report and other evidence suggests that Timaru's current problem may not be a lack of supply in terms of numbers of houses, but a lack of quality housing. The Colliers report confirmed that the housing stock has a high proportion of older houses.
- 18 As noted previously the Planz report is predicting a need for some additional residentially zoned land whereas the Property Economic report does not. The key difference arises from assumptions around how these new houses might be accommodated and the model used by Property Economics that includes all zoned land whether suitable or not. There is within the District Plan existing residentially zoned land that has not to date been developed for various reasons, and Planz did more investigation into the likely deliverability of these areas. In summary Planz did not think the additional houses forecast by Property Economics would be as easily realised on undeveloped existing residentially zoned land as Property Economics.
- 19 The principles of decision making under Section 14 of the LGA provides pertinent requirements for Council in relation to this matter, and include:
- “(g) A local authority should ensure prudent stewardship and the efficient and effective use of its resources in the interests of its district or region, including by planning effectively for the future management of its assets; and*
 - (h) in taking a sustainable development approach, a local authority should take into account—*
 - (i) the social, economic, and cultural well-being of people and communities; and*
 - (ii) the need to maintain and enhance the quality of the environment; and*
 - (iii) the reasonably foreseeable needs of future generations.”*
- 20 Prudent stewardship relates to the judicious and far-sighted management, while sustainable development emphasises the importance of the four well-beings and the reasonably foreseeable needs of future generations.
- 21 The Proposed District Plan also includes Future Development Areas (FDAs). These go much further in special scope than the zones. They give broad direction for future expansion under longer term time frames than the 10 year life of the plan. The FDA's provide subtle direction should private developers come forward with justification for expanding the urban footprint in the future. Private developers can bring forward a private plan change when conditions are favourable in order to change an FDA to zoned land.
- 22 There is little disagreement over projected growth figures for the planning period up until 2048. Without significant new employment generators coming online the demand for housing in the district isn't going to exceed the growth scenarios outlined in the studies presented above.

- 23 The land zoned residential under the GMS is considered about the right quantum but concerns about deliverability of some of these areas coming forward in the future linger and therefore suggest support for more land as identified by the Planz team. This has the potential to come at the cost of slower consolidation, balanced against providing for all house buyers in the market in terms of typology. The goal of a change in emphasis towards consolidation (infill) is sought through the adopted GMS, PDP strategic directions and the Regional Policy Statement.
- 24 Based on workshop feedback and recommendations from work conducted by Planz Consulting Ltd, the PDP has been amended to provide for the additional zoned land, with the exceptions being the sites at O’Neills Place and Redruth.
- 25 There is insufficient time to make any significant amendments to the PDP if it is to be notified before the local body election.
- 26 In summary the FDA’s approach secures the potential for increased growth in future years, without necessarily committing infrastructure spending too early in each case. The FDA’s allow the market to decide when the growth is needed, based on demand and the needs at the time via a private plan change process.

Options and Preferred Option

- 27 The following are options:
- I. Continue to proceed on the basis of the residentially zoned land in the Growth Management Strategy (2018); or
 - II. Proceed in line with the updated recommendations of the Planz study for additional controlled greenfield zoned land, with the exceptions being O’Neills Place and the Redruth site. (preferred option)
- 28 There is general consensus and agreement among the research houses engaged by Council over the projected growth figures for the planning period up until 2048. Without significant new employment generators coming online the demand for housing in the district is not forecast to exceed the growth scenarios outlined in the studies referred to above.
- 29 The land zoned residential under the GMS is considered about the right quantum. However, concerns regarding deliverability of some of these areas coming forward in the future linger and therefore suggest support for more land as identified by the Planz team. That said, this could potentially come at the cost of slower consolidation, balanced against providing for all house buyers in the market in terms of typology. The goal of a change in emphasis towards consolidation (infill) is sought through the adopted GMS, PDP strategic directions and the Regional Policy Statement.
- 30 Based on previous workshop feedback the PDP has been amended to generally provide for the zoned land recommended by Planz with those exceptions at O’Neills Place and Redruth as noted. There is insufficient time to make any significant amendments to the PDP if it is to be notified before the local body election.

Consultation

- 31 The consultation that has been conducted in relation to this matter has been summarised above. Council has run public drop in session days in the last two weeks to inform those

interested on the approach of the PDP to growth. As discussed above, a consultation plan is included in the report on the agenda regarding the notification of PDP.

Relevant Legislation, Council Policy and Plans

- 32 Resource Management Act 1991
- 33 Local Government Act 2004
- 34 Long Term Plan
- 35 Proposed District Plan







Financial and Funding Implications

- 36 The work associated with this matter has been funded through the District Plan Review.

Other Considerations

- 37 There are no other considerations.

Attachments

- 1. **Attachment 1 - Timaru District Residential Capacity Report** [↓](#) 
- 2. **Attachment 2 - Timaru Business Land Economic Report** [↓](#) 
- 3. **Attachement 3 - District Plan Review Planz GMS Residential Review Report FINAL** [↓](#) 
- 4. **Attachment 4 - District Plan Review Planz Business Review Report Final May 2022** [↓](#) 
- 5. **Attachment 5 - District Plan Review - Future Development Area Maps for pre consultation - 18th August 2022** [↓](#) 
- 6. **Attachment 6 - District Plan Review - Up-Zoned Land Areas Map for Pre consultation** [↓](#) 

PROPERTY ECONOMICS



TIMARU DISTRICT
RESIDENTIAL CAPACITY
ECONOMIC ASSESSMENT

Client: Timaru District Council

Project No: 52101

Date: February 2022

W: www.propertyeconomics.co.nz E: phil@propertyeconomics.co.nz P: 09 479 9311 PO: Box 315596, Silverdale 0944



SCHEDULE

Code	Date	Information / Comments	Project Leader
52101.6	February 2022	Report	Tim Heath / Phil Osborne

DISCLAIMER

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Property Economics has taken every care to ensure the correctness and reliability of all the information, forecasts and opinions contained in this report. All data utilised in this report has been obtained by what Property Economics consider to be credible sources, and Property Economics has no reason to doubt its accuracy.

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1. INTRODUCTION

Property Economics has been engaged by Timaru District Council (TDC) to undertake an assessment of the theoretical and commercially feasible residential capacity (supply) within the Timaru District.

The purpose of this report is to provide TDC with robust market intelligence to understand the capacity for growth and in particular, the changes to capacity between the Operative District Plan (ODP) and Draft District Plan (DPD). This will assist TDC in making more informed and economically justified decisions in regard to the design and implementation of their Draft District Plan residential provisions and long-term strategic planning documents.

This report discusses the work undertaken by Property Economics in developing both a Theoretical Capacity model and a Commercially Feasible Capacity model for residential activity in Timaru District. This will inform policymakers on the feasible level of housing supply, and the geospatial distribution of areas that can accommodate future residential development based on current zonings, policy settings and market parameters.

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1.1. INFORMATION & DATA SOURCES

Property Economics was provided with several geospatial and data files by TDC to develop the capacity models. These included:

- Operative District Plan zones
- Draft District Plan zones
- Building outlines as estimated by LINZ from satellite images
- Property parcels and the associated property valuations
- Coastal High Hazard area and the Flood Assessment area
- Building Consents
- Residential Sales

Additional Information has been obtained from a variety of credible data sources and publications available to Property Economics, including:

- Census of Population and Dwellings 2018 - Statistics NZ
- Household and Population Projections – Statistics NZ
- Recent Property Sales – CoreLogic

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1.2. GLOSSARY

- **Theoretical Yield / Plan Enabled Capacity** – The total number of properties that could be developed according to the current Timaru District Plan provisions within the permitted building envelope, irrelevant of market conditions.
- **Comprehensive Development** – A development option that assumes the removal of all existing buildings for a comprehensive redevelopment of the entire site with less restrictions.
- **Infill Development** - A development option that assumes the existing building is retained, and new residential house(s) are developed on balance of the site (i.e. the backyard).
- **Standalone House** – Single detached dwelling.
- **Terraced** – Dwellings that are attached horizontally to other dwellings but not vertically. This typology is always built to the ground floor (i.e. does not include homes built above retail stores).
- **Apartments** – Dwellings that are attached vertically and potentially horizontally. Usually in multi-storey developments of higher density.
- **Total Yield**- The total number of dwellings developed.

Net Yield – The total number of dwellings constructed net of any existing dwellings removed. For Infill development, the total yield is equal to the net yield, while for Comprehensive development the net yield is equal to the total yield less the existing dwellings.

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2. EXECUTIVE SUMMARY

Property Economics has undertaken an assessment of the theoretical and commercially feasible residential capacity (supply) of the Timaru District for both the Operative and Draft District Plans.

This involved geospatially mapping of all the existing land parcels, and underlying zone (for both district plans), hazards, overlays and the extent of existing dwellings / buildings on the site. Property Economics then utilised the district plan provisions / rules to develop appropriate modelling assumptions. Specifically, the theoretical capacity is based on applying a combination of the minimum site size, number of dwellings per lot, height and site coverage rules to each site.

Having accounted for all of these factors, it was assessed that it is possible to develop 61,387 dwellings under the Operative District Plan (ODP) and 89,178 dwellings in the Draft District Plan (DDP). It should be noted that around half of the capacity in both the ODP and DDP is located in the commercial / mixed use zones. However, the greatest increase in capacity between the two plans is in the Residential zone, which increased from 23,244 to 40,041.

This theoretical capacity is then input into Property Economics' Feasibility Model, which calculates the likely sale price and costs (thereby estimating profit margins) associated with each development option. Any development that reaches a 20% profit margin is considered feasible for the purposes of this analysis.

In total, Timaru has a feasible capacity of 7,100 dwellings under the ODP and 7,760 dwellings under the DDP. These figures have removed all 'double ups' i.e., where multiple development options were tested on a specific site and represent the most profitable development scenario for that site.

Despite significant theoretical capacity for apartment development in Timaru, none of them were found to be feasible in Timaru's market at present. Given the current construction costs, the Property Economics Feasibility Model estimates that sale prices of around \$700k - \$800k is required to provide adequate returns on apartment developments, particularly those being built to only four levels.

On top of the feasible capacity modelling, practical considerations must be considered as to what is likely to be developed in the real world. This is to ground truth the model outputs as much as possible. While all three typologies may be feasible on a particular site, there is greater risk in the development of some typologies. For example, a developer looking to remove existing dwellings to construct a row of terrace houses, has more risk than the developer building a standalone house on the back section.

By accounting for this increased risk in the required realisable profit margins, the Realisable Capacity estimate for Timaru is 4,671 under the ODP and 5,035 in the DDP. Primarily, this represents a reduction in the number of Terraced dwellings that are expected to be developed given the current housing appetites of the Timaru market. This represents a 65% realisation rate on the feasible capacity in the ODP and DDP.

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The Timaru District is projected to grow from 48,470 residents in 2021 to between 49,300 and 57,500 residents by 2048 according to Statistics NZ Medium and High projections respectively. Based on the projected changes to household densities over the next 30 years, Timaru is anticipated to see an increase of 1,603 households under the Medium projection scenario or 4,330 households under the High projection scenario.

Utilising the High Projection, estimate of 4,330 and applying a 15% competitiveness margin (equivalent to the NPS UD¹ buffer) over the long term, TDC would need to provide capacity for just under 5,000 dwelling over the next 27 years.

This exceeds the realisable capacity under the ODP of 4,671, but not the DDP. This means that if all of the expected realisable capacity in the Draft District Plan is developed, then Timaru will not be expected to require additional residential land until after 2048, even under Statistics NZ's High projection scenario.

Timaru has a relatively cheaper housing market compared to most other urban New Zealand districts, with a median sales price of around \$420,000 in Q3 2021. In comparison, the median sales price of Christchurch City has reached \$600,000 in the same quarter, while Nelson reached \$700,000. This is supported by the CoreLogic Housing Affordability Report for 2020² which shows that Timaru's Value to Income Ratio of 4, is one of the lowest in the country compared to other New Zealand cities and significantly lower than Gisborne's 4.8 or Christchurch's 5.2.

The DDP is anticipated to deliver additional dwellings to the Timaru market at a range of price points. This increases both the serviceability of the market, and creates a downward price pressure on the housing market.

Increased residential intensification has several economic benefits, including improved spending retention of commercial centres, improved land use and infrastructure efficiency and improved transportation networks. The provision of additional unnecessary greenfield capacity has the potential to further dilute urban redevelopment opportunities and increase the dispersal of residential activities to the economic detriment of the Timaru community.

¹ National Policy Statement on Urban Development 2020

² [210225 CoreLogic NZ Q4, 2020, Housing Affordability Report FINAL hr.pdf](#)

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3. THEORETICAL CAPACITY

The Theoretical Capacity Model is an assessment of what could theoretically be built within the given district plan regulations (i.e., Plan Enabled Capacity). For the purposes of Timaru, Property Economics has developed a simplified theoretical capacity model that is primarily driven by the minimum site size regulations, height and site coverage standards in both district plans. It does not account for the more complex geospatial criteria such as recession planes or façade lengths.

Only the Residential, Commercial, Settlement Zone (RES 3 in the ODP) and Rural Lifestyle areas have been included in the model. Industrial and Open Space zones are excluded as they do not allow for residential activity while the wider general Rural Zones are excluded as this model is not designed to assess the propensity for additional dwellings in rural farms.

The following sections outline the process and key assumptions used in developing the theoretical capacity model.

3.1. GEOSPATIAL MAPPING

Figure 1 shows a map of Timaru City, the key underlying ODP Zones and the building outlines. Property Economics used these geospatial layers to identify the underlying zone for each parcel and the building footprint that exists on each site.

Initially, in dealing with parcels that covered multiple zones, the zone with the highest coverage was assumed to represent the overall zone for the entire parcel. However, this created issues with potential overestimating the residential land in some instances and potential underestimating it in others. Therefore, the overlap with the residential applicable zones has been calculated for each parcel to obtain the extent of residential or commercial land within each parcel.

Using the same Geospatial Information System (GIS) tools, the coverage of each parcel with the hazard areas was calculated. There were three hazard geospatial layers provided to Property Economics by TDC. The Coastal High Hazard Inundation and Erosion areas and the Flood Assessment Area.

Appendix 1 shows a map of the Timaru District and the geospatial extent of the hazard areas.

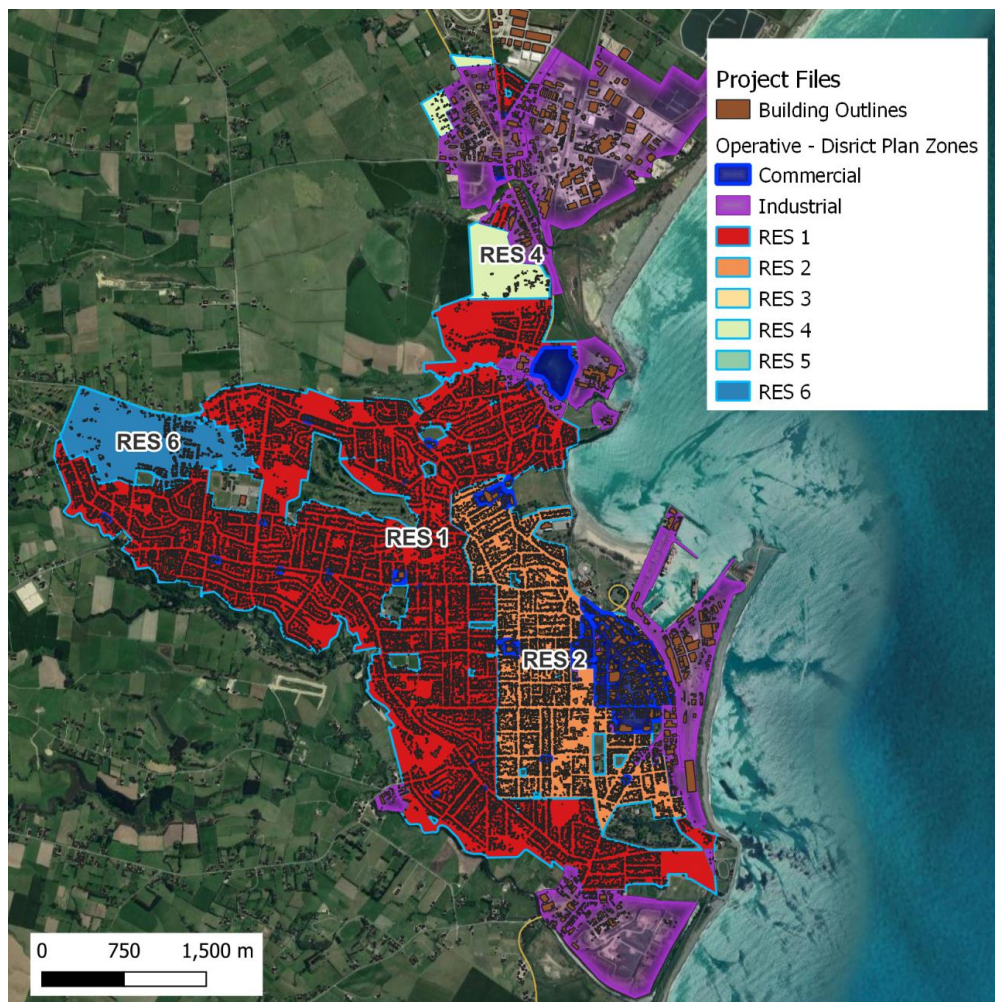
In both the ODP and DPD development in the High Hazard areas is prohibited. Therefore, any site that exceeds a 20% coverage of these hazard designation is not included in the theoretical capacity.

In contrast, areas exceeding a 20% coverage of a flood plain are assumed to require flood mitigation costs of \$200 per sqm of built floorspace.

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FIGURE 1: OPERATIVE DISTRICT PLAN ZONES AND EXISTING DWELLINGS



Source: Property Economics, Google Maps, TDC

One of the biggest challenges Property Economics faced with the data was the differences between parcels, ownership and valuations. For example cross leases we recorded as a parent parcel with separate valuations for the individual dwellings, while in other instances multiple properties had joined ownership of private driveways.

Finally, properties that owned multiple parcels that were attributed to the same valuation needed to be conglomerated to not overestimate the land value per sqm of that land. Property Economics developed a methodology for combining or removing sites depending on the circumstances to ensure that land was not duplicated and that the land valuation applied to the correct land area.

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3.2. DEVELOPMENT OPTIONS

Eight different typology / size options were calculated as different scenarios for each site. As shown in Table 1, this includes three different sizes for each of Standalone Houses, Terraced and Apartments.

Additionally, the model tests two different development options, Infill (i.e., retaining the existing dwelling) and Comprehensive (i.e., demolishing the existing dwelling). This raises the total number of possible development options for each site to eighteen.

TABLE 1: RESIDENTIAL TYPOLOGY VARIABLES

Development Option	Built Floorspace	No. of Floors	Ground Floor Area
Small House	100	1	100
Medium House	150	1	150
Large House	200	1	200
Small Terraced	60	1	60
Medium Terraced	100	2	50
Large Terraced	150	2	75
Small Apartments	50	3	
Medium Apartments	85	3	
Large Apartments	120	3	

Source: Property Economics

Although the infill capacity does take into account the size of the existing dwelling, it does not take into account the relative position of that dwelling and the resulting ability to fit additional dwellings around it. Rather, the boundary setbacks between adjacent sites and the existing dwelling are assumed to be accounted for in the minimum site sizes applied in the Timaru District Plan.

3.3. ZONE STANDARDS

Tables 2 and 3 following show the minimum site sizes, height and for the DDP the maximum number of units per site and site coverage. These factors drive the theoretical capacity estimates by controlling the relative density to which each zone can be subdivided / unit-titled down to. I

The zone standards for both the ODP and DDP have been obtained from the TDC website as at November 2021. The exception to this is the General Residential, Medium Density and Mixed Use Zones for which Property Economics was provided with an updated schedule in December 2021. This includes some fundamental changes to the rules such as the removal of the minimum residential density, and the introduction of the Mixed-Use Zone (previously the Large Format Retail Zone).

The number of dwellings that can be built on each site is the total land area of the site divided by the larger of either the plan defined minimum site size or the practical site size of the

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development option. For example, the Large House typology option has a ground floor coverage of 200sqm, which in the General Residential Zone with a 40% coverage would require a 500sqm site. In the General Residential Zone, you can subdivide down to 450sqm but you are also permitted to have up to two residential dwellings per site meaning you can effectively develop down to 225sqm per dwelling. In this instance, the 500sqm site size requirement would take precedent over the 225sqm minimum.

TABLE 2: OPERATIVE DISTRICT PLAN MINIMUM SITE SIZES (SQM)

Zone	Minimum Site Size	Maximum Height
RES 1	300	10m
RES 2	200	12m
RES 3	1000	10m
RES 4	1500	8m
RES 6	700	10m

Source: Property Economics

TABLE 3 DRAFT DISTRICT PLAN MINIMUM SITE SIZES

Zone	Minimum Site Size	Site Coverage	Max Units Per Site	Maximum Height
City Centre Zone	80			10m/12m
General Residential Zone	450	40%	2	9m
Mixed Use Zone	450			16m
Medium Density Residential Zone	300	50%	3	12m
Neighbourhood Centre Zone	80			*
Rural Lifestyle Zone	5000		1	8m
Settlement Zone	1000	35%	1	10m
Town Centre Zone	80		1	10m
Old North Road	1500	35%	1	9m
Gleniti Low Density	700	40%	1	9m

Source: Property Economics

RESIDENTIAL ZONES

Some of the salient considerations for the residential zones are:

- For the ODD, there is no maximum site coverage, but more stringent building setbacks (e.g. 5m from road boundaries in opposed to 2m in DDP and specific recession planes between dwellings on the same site). This an important limitation of the theoretical model approach in that these setbacks and recession planes between individual properties have not been accounted for.
- The Operative District Plan provides for a minimum site size 450sqm for the front and 550sqm for the rear site for the purposes of subdivision. However, there is also a stipulation in 6.3.8 (2) that states an allotment of 300sqm and 200sqm is allowed in the

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Residential 1 and 2 Zones respectively for the purposes of affecting cross leases, company leases or issuing separate unit titles. As the modelling for the Draft District Plan has included unit-titles with the introduction of multiple units per site, it was decided that these 300sqm and 200sqm minimums were a more appropriate comparison.

- The RES 3 zone translates to the Settlement Rural Zone in the DPD and accounts for areas in small rural settlements such as Cave. There is not a clear minimum site size in either the Operative or Draft District Plans with it being a controlled activity in the latter. Property Economics has assumed a 1,000sqm minimum based on the size of the other sites in the zone.

COMMERCIAL ZONE

Some of the salient considerations for the commercial zone are:

- The Commercial Zone does not have the same density limitations as the residential zone (besides a 35sqm minimum outdoor area per household unit). Therefore, the theoretical capacity is based on practical considerations as defined by the minimum site sizes shown on Table 1
- For Terraced dwellings this means a 50% site coverage on the Ground Floor Areas shown in Table 1. For Apartments, this means taking a 80% site coverage of the total site area, multiplying that by the number of stories permitted in the zone to calculate the total apartment floorspace, and dividing this by the average size of apartments.
- Standalone House options have been excluded from the Centre Zones on the basis that this type of activity is contrary to the objectives of the commercial zones.
- In the Operative District Plan, Commercial 1 and 3 Zones include Household Units as a permitted activity. The exception to this is a stretch of road in the City Centre where retail is required at grade.

In contrast, the Draft District Plan permits Residential Activities only above grade in the City Centre Zone and the Town Centre Zone. In the Neighbourhood Centre Zone, residential units are permitted on the ground floor.

- In these areas, where the residential activity is required to be above grade (e.g., on Stafford Street), only the apartment options have been included.
- Infill development in commercial zones rarely occurs in practice. This is because the empty leftover space may be used as either car parking or storage by the existing commercial activities. Despite this caveat, infill options have been included.
- In both the Operative and Draft District Plans, there is a provision enabling construction to 20m in the small Commercial Area north of Sefton Street. This additional height limit has not been included.

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3.4. THEORETICAL CAPACITY RESULTS

Tables 4 and 5 following show the maximum possible Theoretical Capacity for the Operative and Draft District Plan respectively. This is based on taking the option with the highest possible yield for each site, which is typically the higher density Terraced and Apartment Typologies. Combined, Timaru theoretically has the capacity to develop 61,387 new dwellings under the ODP and 89,1178 dwellings in the DPD.

TABLE 4: THEORETICAL CAPACITY - OPERATIVE DISTRICT PLAN

Operative Plan					
Suburbs	Commercial	Large Residential Sites	Residential	RES 3 or RES 4	Total Theoretical Capacity
Cave	-	-	-	80	80
Geraldine	2,441	590	2,898	-	5,929
Gleniti	93	856	1,634	-	2,583
Glenwood	205	118	762	-	1,085
Highfield	100	241	1,966	-	2,307
Kensington	-	-	969	-	969
Levels	-	-	-	40	40
Maori Hill	-	-	905	-	905
Marchwiell	375	1,169	2,320	-	3,864
Oceanview	-	778	457	185	1,420
Orari	-	-	-	62	62
Pareora	-	-	-	116	116
Parkside	1,882	203	2,093	-	4,178
Peel Forest	-	-	-	161	161
Pleasant Point	1,126	1,197	1,298	-	3,621
Redruth	-	-	18	-	18
Seaview	-	-	1,239	-	1,239
Temuka	4,004	1,047	2,966	-	8,017
Timaru	18,709	105	393	-	19,207
Timaru Port	650	-	1	-	651
Waimataitai	185	17	1,005	-	1,207
Washdyke	369	18	140	47	574
Watlington	80	716	1,135	-	1,931
West End	-	-	1,045	-	1,045
Winchester	-	-	-	96	96
Woodbury	-	-	-	82	82
Total	30,219	7,055	23,244	869	61,387

Source: Property Economics

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Tables 4 and 5 have been split into four categories, Commercial, Greenfield, Residential and Settlement (RES 3 or RES 4 Zones in Operative). The Greenfield sites are those that are zoned for residential but exceed 5,000sqm (0.5ha) and the existing buildings do not exceed a 15% coverage of the site.

TABLE 5: THEORETICAL CAPACITY - DRAFT DISTRICT PLAN

Draft Plan					
Suburbs	Commercial	Greenfield	Residential	Rural Lifestyle and Settlement	Total Theoretical Capacity
Cave	-	-	-	80	80
Geraldine	3,033	1,429	5,269	110	9,841
Geraldine Downs	-	-	-	29	29
Gleniti	93	978	2,117	209	3,397
Glenwood	165	156	1,072	-	1,393
Highfield	100	317	3,225	44	3,686
Kensington	-	-	1,639	-	1,639
Levels	-	9	-	40	49
Maori Hill	42	3	2,054	-	2,099
Marchwiell	270	1,569	3,530	-	5,369
Oceanview	-	1,252	638	67	1,957
Orari	-	-	1	107	108
Pareora	-	29	-	117	146
Parkside	3,039	295	4,671	-	8,005
Peel Forest	-	-	-	23	23
Pleasant Point	1,035	1,859	1,842	41	4,777
Redruth	-	-	27	-	27
Seaview	-	-	2,960	-	2,960
Temuka	3,666	2,441	4,514	89	10,710
Timaru	23,531	210	936	-	24,677
Timaru Port	885	-	2	-	887
Waimataitai	10	92	1,996	-	2,098
Washdyke	369	23	210	8	610
Washdyke Flat	-	15	-	-	15
Watlington	24	1,026	1,684	-	2,734
West End	18	-	1,654	-	1,672
Winchester	-	-	-	92	92
Woodbury	-	15	-	83	98
Total	36,280	11,718	40,041	1,139	89,178

Source: Property Economics

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DIFFERENCES TO DECEMBER 2021 DRAFT REPORT

Property Economics provided a draft report to TDC in December 2021 which had capacity of 27,260 in the Operative District Plan and 26,681 in the DDP. There are several reasons for the change in the capacity estimates. Most notably, is the allowance for unit title options. Previously, the ODP used a 450sqm / 550sqm minimum site size in the RES1 zone and 350sqm / 450sqm minimum for RES 2. This has been reduced to 300sqm and 200sqm respectively which opens up many more sites for development.

Similarly, in the DDP the updated rules allow for two or three dwellings per site as a permitted activity and removed the density limitation (i.e., previously only one dwelling was permitted per 300sqm of net site area in the Medium Density Zone). This reduces the effective minimum site size to 100sqm. Regardless of whether sites of this size will actually be developed in the Timaru market, this represents Plan Enabled Capacity that needs to be taken into account.

Additionally, the original model had no residential allowed in the Large Format Retail Zone which surrounded the City Centre. This has now been changed to a Mixed Use Zone which allows for residential units up to 16m (around 4-5 stories). This has significantly opened apartment capacity in the commercial zone.

Finally, in the original draft report only three storey apartments were tested across all commercial zones. This has been increased to four in the areas where 12m heights are permitted.

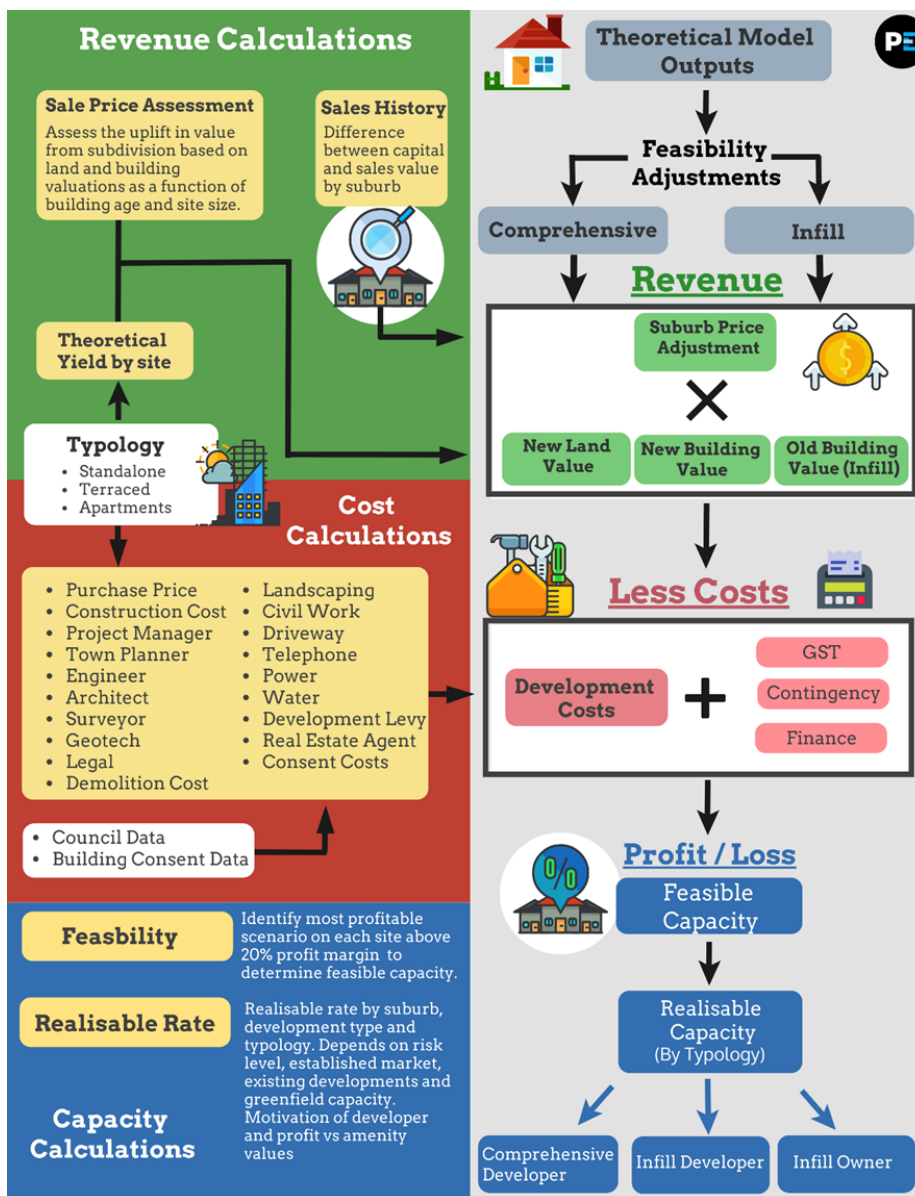
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4. RESIDENTIAL FEASIBILITY MODELLING

A high-level overview of the model utilised by Property Economics in determining the feasible residential capacity for Timaru District is outlined in the flow chart in Figure 2 below, with detailed descriptions of each stage of the process given following.

FIGURE 2: PROPERTY ECONOMICS RESIDENTIAL FEASIBILITY MODEL OVERVIEW



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Land and Improvement Value per SQM

Using the rating database provided by TDC, the land value per sqm and improvement value per sqm is calculated. This is then summarised by suburb, size and typology to give the average per sqm value for various types of dwellings.

By splitting the valuation into land and improvement value, it accounts for variations of both sizes e.g., a large dwelling on a small piece of land compared to the same size dwelling on a larger piece of land.

Typically, in larger urban areas there are differences in the quality of homes built between suburbs and this is reflected in how Property Economics approaches the inputs. However, in Timaru District, the differences between suburbs were not found to be statistically significant. Therefore, the inputs to the Timaru Feasibility model are not dependent on the suburb.

Where the per sqm rate for land and improvement value does change is in relation to size. For example, a larger dwelling has on average a lower per sqm improvement value than a smaller one. This inverse relationship between size and per sqm value is the same for both land value per sqm and building value per sqm.

Terraced dwellings are valued on the basis that although the noise mitigation methods makes them more expensive to build, this does not deliver additional value to a consumer over a similar standalone product where these mitigation methods are not required. That is to say that despite a higher construction cost, the build value of Terraces are the same as Standalone houses.

Tables 6-7 below show the build value per sqm utilised in the commercially feasible capacity modelling for varying building sizes for standalone, terraced and apartment typologies.

TABLE 6 – TIMARU STANDALONE / TERRACED BUILD VALUE / SQM BY SUBURB

Standalone / Terraced	50	75	100	125	150	175	200
Build Value	\$ 3,449	\$ 3,132	\$ 3,026	\$ 2,832	\$ 2,670	\$ 2,678	\$ 2,579

Source: Property Economics,

TABLE 7 – TIMARU APARTMENT BUILD VALUE / SQM BY SUBURB

Apartment	50	60	70	80	90	100	110	120
Build Value	\$ 5,639	\$ 5,266	\$ 4,995	\$ 4,793	\$ 4,634	\$ 4,794	\$ 4,686	\$ 4,597

Source: Property Economics,

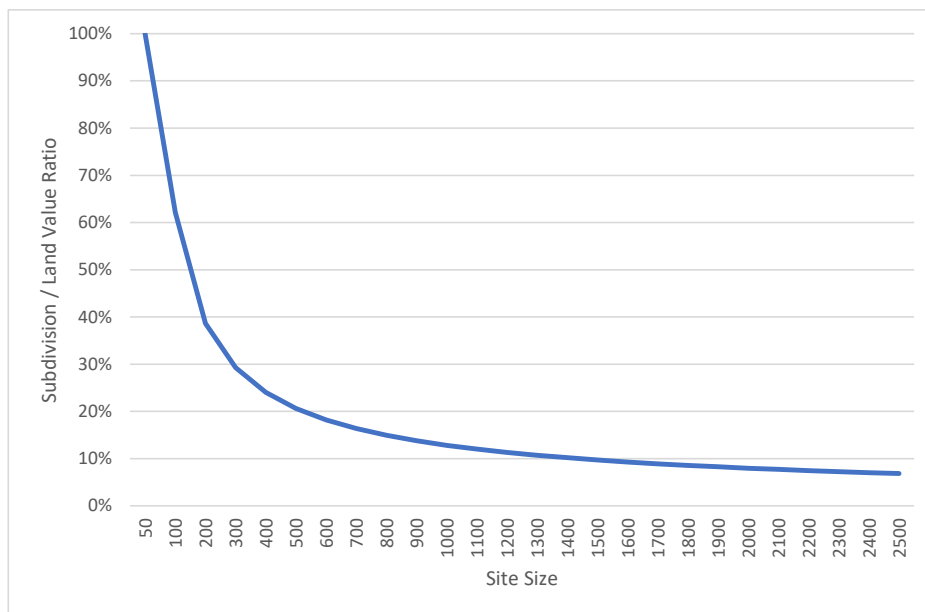
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Figure 3 below shows the land value per sqm subdivision scale utilised in the commercially feasible capacity modelling for varying land sizes. This was utilised for all typologies.

Figure 3 is indexed against a site size of 50sqm (representing a scale of 100%). At 1,300sqm the index is 10%, indicating that the average 1,300sqm site has a land value per sqm around 1/10th of that of a 50sqm site.

FIGURE 3 – TIMARU DISTRICT LAND VALUE / SQM SCALE



Source: Property Economics,

A limitation identified during the modelling process was that by applying a percentage increase on the site-specific land value through the process of subdivision, meant that sites with a proportionally high underlying land value resulted in an impractical subdivided land value on a per sqm basis. This was identified as a specific problem for sites with underlying commercial land values.

As a solution, the maximum residentially zoned land value per sqm identified within the ratings database was used as a maximum limit for the land value per sqm after subdivision. This removed the impact of sites with underlying commercial land values resulting in impractically high profitability, and thus feasible yield.

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Sales vs Capital Value (CV)

A statistically significant sample dataset of recent sales in Timaru was used to find the difference between the average sales price and the most recent valuation. This is to ensure the capacity modelling utilises the most up to date values data critical to the determination of current day feasible capacity.

Based on these sales, it was found that on average, the land value has increased by 28% since the valuation last year.

Construction Costs

Construction costs for new dwellings were found by analysing the value of recent building consents granted within Timaru and the average construction costs nationally. Like the Build Value, for the purposes of Timaru these construction costs do not vary by suburb.

Table 8 below show the average build cost by suburb for standalone typologies. The build cost for Terraced typologies is valued at 8% higher than Standalone across the board.

TABLE 8 – TIMARU STANDALONE CONSTRUCTION COST BY SUBURB

Construction Costs	50	75	100	125	150	175	200
Standalone	\$ 3,449	\$ 2,784	\$ 2,421	\$ 2,187	\$ 2,023	\$ 1,991	\$ 1,882
Terraced	\$ 3,725	\$ 3,006	\$ 2,614	\$ 2,362	\$ 2,185	\$ 2,150	\$ 2,033

Source: Property Economics

Table 9 shows the construction costs for Apartments in Timaru. These are based on the construction of three storey walk-up apartments or apartments built above retail in the commercial centres.

TABLE 9 – TIMARU APARTMENT CONSTRUCTION COST BY SUBURB

Apartment	50	60	70	80	90	100	110	120
Construction Costs	\$ 5,685	\$ 5,257	\$ 4,939	\$ 4,694	\$ 4,495	\$ 4,334	\$ 4,196	\$ 4,080

Source: Property Economics

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Other Development Costs

As well as construction costs, a number of other costs have been incorporated into the feasibility model on a per dwelling basis. Some of the key costs are outlined below in Table 10.

In addition to these costs, for the purpose of the feasibility modelling, a commercial interest rate of 8% p.a. and a 10% contingency on total costs (risk) has been applied.

TABLE 10 – TIMARU PER DWELLING DEVELOPMENT COSTS

COMPREHENSIVE COSTS	Standalone Terraced Apartment			INFILL COSTS	Standalone Terraced Apartment		
Demo Cost (per sqm)	\$ 100	\$ 100	\$ 100	Demo Cost (per sqm)	\$ -	\$ -	\$ -
Landscaping	\$ 3,125	\$ 3,750	\$ 750	Landscaping	\$ 3,125	\$ 3,750	\$ 750
Civil Work	\$ 20,000	\$ 15,000	\$ 5,000	Civil Work	\$ 20,000	\$ 15,000	\$ 5,000
Driveway	\$ 20,000	\$ 6,600	\$ 3,300	Driveway	\$ 20,000	\$ 6,600	\$ 3,300
Telephone	\$ 4,500	\$ 2,500	\$ 2,000	Telephone	\$ 4,500	\$ 2,500	\$ 2,000
Power	\$ 6,000	\$ 6,000	\$ 2,250	Power	\$ 6,000	\$ 6,000	\$ 2,250
Water and Wastewater	\$ 16,500	\$ 7,500	\$ 7,500	Water and Wastewater	\$ 16,500	\$ 7,500	\$ 7,500

Source: Property Economics,

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5. THEORETICAL AND FEASIBLE CAPACITY RESULTS

Property Economics has assessed the variables outlined above in the Timaru market and run feasible capacity models across the range of locations, land values, improvement values, and land value changes. A key component of the market's willingness to develop infill is the relationship between a site's land value, fixed subdivision costs and the identifiable 'uptake' in value (sqm) through subdivision.

Tables 11 and 12 outlines a summary of the number of potential sections on sites where the ratios meet a profit level suitable to meet market expectations (20% profit for the purpose of this analysis) for both the Operative and Draft District Plans. Tables 13 and 14 break down these feasible capacity outputs by suburb.

The tables represent the subdivision undertaken by either an owner occupier or a developer, with the capacity representing the most profitable. This is an important difference as motivations and capital outlay are often different. These figures have removed all 'double ups' i.e., where multiple instances were tested on a specific site and represent the most profitable scenario for that site.

TABLE 11: OPERATIVE DISTRICT PLAN THEORETICAL AND FEASIBLE CAPACITY

Feasible Capacity - Operative Plan	Theoretical	Apartments	House	Terraced	Total	% of Theoretical
Residential Zones	23,244		1,779	2,056	3,835	16%
Commercial & Mixed Use Zones	30,219	0	68	591	659	2%
RES 3 or RES 4	869		311	0	311	36%
Greenfield	7,055		1,908	387	2,295	33%
Total	61,387	0	4,066	3,034	7,100	12%

Source: Property Economics

TABLE 12: DRAFT DISTRICT PLAN, THEORETICAL AND FEASIBLE CAPACITY

Feasible Capacity - Draft Plan	Theoretical	Apartments	House	Terraced	Total	% of Theoretical
Residential Zones	40,041		1,733	2,719	4,452	11%
Commercial & Mixed Use Zones	36,280	0	54	342	396	1%
Rural Lifestyle and Settlement	1,139		564		564	50%
Greenfield	11,718		2,113	235	2,348	20%
Total	89,178	0	4,464	3,296	7,760	9%

Source: Property Economics

The Timaru City Centre (Timaru) has the highest theoretical capacity (24,677 in DDP) but only a 2% feasibility rate. Being in the commercial zone this capacity is predominately apartments, none of which are feasible in Timaru's current market. Although Apartments may be built in Timaru in the future, on average given the existing underlying land values and the costs of construction, none of the assessed options are reaching the requisite 20% profit margin. This is discussed in more depth in a later section.

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There are several factors that defines why one site may be feasible in one plan and not in another. For example, there is a reduction in capacity in Pleasant Point which is actually due to a single large site delivering 240 large houses but is on the cusp of the 20% profit margin in the ODP. Due to a slight reduction in theoretical capacity for Large Houses under the DDP, this is enough to make it no longer feasible.

TABLE 13: FEASIBLE CAPACITY IN THE OPERATIVE PLAN BY SUBURB

Feasible Capacity - Operative Plan						
Suburbs	Theoretical Capacity	Feasible Apartment	Feasible House	Feasible Terraced	Total Feasible Capacity	Feasibility Rate
Cave	80	-	5	-	5	6%
Geraldine	5929	-	108	240	348	6%
Gleniti	2583	-	1,058	302	1,360	53%
Glenwood	1085	-	84	53	137	13%
Highfield	2307	-	528	513	1,041	45%
Kensington	969	-	52	5	57	6%
Levels	40	-	-	-	-	0%
Maori Hill	905	-	141	275	416	46%
Marchwiell	3864	-	545	85	630	16%
Oceanview	1420	-	190	126	316	22%
Orari	62	-	4	-	4	6%
Pareora	116	-	21	-	21	18%
Parkside	4178	-	252	136	388	9%
Peel Forest	161	-	138	-	138	86%
Pleasant Point	3621	-	283	74	357	10%
Redruth	18	-	-	-	-	0%
Seaview	1239	-	112	132	244	20%
Temuka	8017	-	64	55	119	1%
Timaru	19207	-	80	723	803	4%
Timaru Port	651	-	-	-	-	0%
Waimataitai	1207	-	120	138	258	21%
Washdyke	574	-	4	15	19	3%
Watlington	1931	-	111	11	122	6%
West End	1045	-	152	151	303	29%
Winchester	96	-	5	-	5	5%
Woodbury	82	-	9	-	9	11%
Total	61,387	-	4,066	3,034	7,100	12%

Source: Property Economics

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TABLE 14: FEASIBLE CAPACITY IN DRAFT PLAN BY SUBURB

Feasible Capacity - Draft Plan						
Suburbs	Theoretical Capacity	Feasible Apartment	Feasible House	Feasible Terraced	Total Feasible Capacity	Feasibility Rate
Cave	80	-	5	-	5	6%
Geraldine	9841	-	422	97	519	5%
Geraldine Downs	29	-	29	-	29	100%
Gleniti	3397	-	1,274	323	1,597	47%
Glenwood	1393	-	84	55	139	10%
Highfield	3686	-	531	745	1,276	35%
Kensington	1639	-	51	5	56	3%
Levels	49	-	-	-	-	0%
Maori Hill	2099	-	107	366	473	23%
Marchwiell	5369	-	545	85	630	12%
Oceanview	1957	-	235	102	337	17%
Orari	108	-	4	-	4	4%
Pareora	146	-	26	-	26	18%
Parkside	8005	-	252	136	388	5%
Peel Forest	23	-	1	-	1	4%
Pleasant Point	4777	-	138	60	198	4%
Redruth	27	-	-	-	-	0%
Seaview	2960	-	94	195	289	10%
Temuka	10710	-	153	61	214	2%
Timaru	24677	-	70	507	577	2%
Timaru Port	887	-	-	-	-	0%
Waimataitai	2098	-	96	266	362	17%
Washdyke	610	-	15	12	27	4%
Washdyke Flat	15	-	15	-	15	100%
Watlington	2734	-	180	11	191	7%
West End	1672	-	120	270	390	23%
Winchester	92	-	3	-	3	3%
Woodbury	98	-	14	-	14	14%
Total	89,178	-	4,464	3,296	7,760	9%

Source: Property Economics

The Timaru Suburb (Timaru Central) has a reduction in feasible (max profit) terraces from 723 in the ODP to 507 in the DDP. This is primarily due to the removal of terrace dwelling options in the City Centre (no residential activity permitted at ground). This can be considered as the reduction in feasible capacity resulting from the removal of terraced dwelling options in the City Centre.

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5.1. REALISABLE CAPACITY OUTPUTS

On top of the feasible capacity modelling, practical considerations must be considered as to what is likely to be developed in the real world. While this section is separated from the sensitivities above the realisation rates essentially provide for 'development chance' given the propensity for development variances.

These considerations are based on:

- Dwelling typology
- Development option
- Greenfield competition

The identification of these variables not only provides for sensitivities but also addresses the relativity between typologies. While all three typologies may be feasible the development model identifies the site scenario with the highest profit margin. However, practically while the model assesses the standard 20% profit margin, there is greater risk in some typologies. The assessment below endeavours to consider these risks and motivation differentials.

Risk has been accounted for developments undertaken by developers by increasing the required profit level for a development to be classified as 'realisable', on top of being feasible.

Table 15 below shows the profit levels required for each combination of typology and development option to be considered realisable by the model.

TABLE 15 – DEVELOPER REALISABLE PROFIT RATES

	Comprehensive Developer	Infill Developer	Infill Owner
House	24%	20%	29%
Terraced	27%	24%	33%
Apartment	38%	33%	46%

Source: Property Economics

This reflects the market practicality that developments taken on by a developer have relatively lower risk if they are an infill development, rather than a comprehensive development. It also shows the increasing risk of development as the typology increases in scale from standalone dwellings, through to terraced product, and finally apartments.

For an owner occupier, the model considers the profit level of the development relative to the capital value of the existing dwelling(s). This is because motivations for an owner to subdivide their property are inherently linked with the relative profit they can achieve against the value of their own home e.g., a \$100,000 profit on a \$1,000,000 site will be less likely to be developed by the owner, compared to a \$100,000 profit on a \$500,000 site, assuming similar fixed costs.

Therefore, as a methodology for this, the model considers that the lowest quartile of feasible infill developments in terms of the relative profit / CV ratio will not be realised by the market.

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Planz undertook an assessment of vacant residential land for the Timaru District Council and a copy of this report was provided to Property Economics. This is address in Appendix 2.

Taking these market practicalities into consideration, Tables 16 and 17 show a summary of the realisable capacity within Timaru for both the ODP and DPD .

TABLE 16: OPERATIVE DISTRICT PLAN REALISABLE CAPACITY

Realisable Capacity - Operative Plan	Theoretical	Apartments	House	Terraced	Total	% of Theoretical
Residential Zones	23,244		1,557	340	1,897	8%
Commercial & Mixed Use Zones	30,219	0	73	371	444	1%
RES 3 or RES 4	869		311	0	311	36%
Greenfield	7,055		1,912	107	2,019	29%
Total	61,387	0	3,853	818	4,671	8%

Source: Property Economics

TABLE 17: DRAFT DISTRICT PLAN REALISABLE CAPACITY

Realisable Capacity - Draft Plan	Theoretical	Apartments	House	Terraced	Total	% of Theoretical
Residential Zones	40,041		1,761	459	2,220	6%
Commercial & Mixed Use Zones	36,280		56	219	275	1%
Rural Lifestyle and Settlement	1,139		563		563	49%
Greenfield	11,718		1,888	90	1,978	17%
Total	89,178	0	4,268	768	5,035	6%

Source: Property Economics

Based on the modelling methodology outlined in this report, Property Economics estimates that 4,671 dwellings will be realised under the Operative District Plan and 5,035 dwellings under the Draft District Plan. This represents a roughly 65% realisation rate on the feasible capacity for both district plans.

The number of realisable terraced dwellings is a small fraction of the feasible capacity for both the ODP and DDP. Terraces are typically riskier and require significant gains in the underlying land value and number of potential dwellings to make them feasible to develop. Therefore, standalone houses are often the preferred option except where the number of terraced dwellings significantly exceeds the buildable standalone.

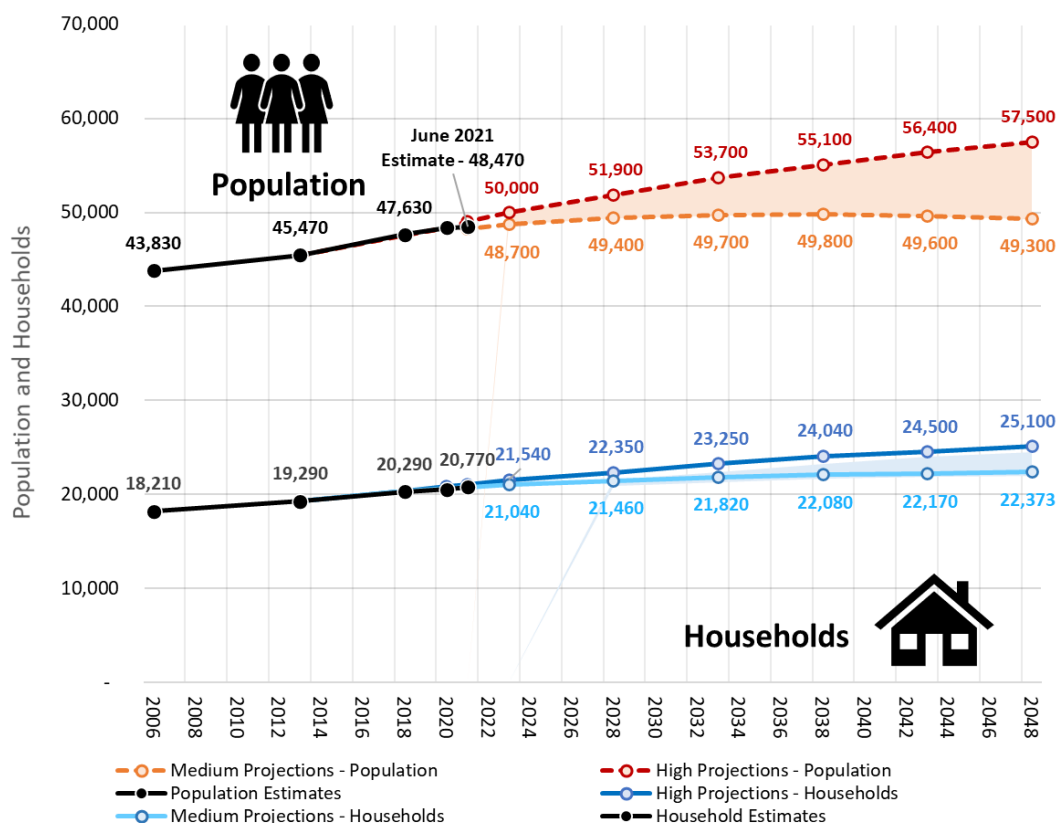
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6. DEMAND / SUPPLY RECONCILIATION

Figure 4 displays the population and household growth projections within the Timaru District. These projections are derived from the latest available Statistics NZ population growth projections for both the Medium and High growth scenarios released earlier this year.

FIGURE 4: TIMARU DISTRICT POPULATION AND HOUSEHOLD GROWTH PROJECTIONS



Source: Property Economics, StatsNZ

This shows that Timaru is currently growing in-line with its Medium Growth projection which anticipates that Timaru's population will reach a peak of 49,700 in 2032, and then slowly decline. Consequently, the net growth between 2021 and 2048 is less than 1,000 residents. In contrast, under the High Growth projection Timaru has the potential to grow by just over 9,000 residents to 57,500 by 2048.

Historically, the number of households under the projections series was forecast to increase at a faster proportional rate than the population due to a projected fall in the person per household ratio over the forecast period. This anticipated trend was not isolated to the Timaru

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District but projected to occur across the whole country due to an ageing population, smaller families, and a higher proportion of 'split' or single households.

However, between the 2013 and 2018 Census period, this trend reversed with a national increase in the population per household ratio from 2.69 to 2.75. Unlike many of the larger cities, however, Timaru did not face the same housing pressures and consequently experienced a marginal decrease in the housing density. This decrease is likely to continue as long as Timaru's provides sufficient housing capacity.

Based on this decreasing household size assumption there is the potential demand for an additional 1,603 households over the next 27 years. Under the High projection, this household demand more than doubles to 4,330 dwellings. Including a 15% buffer capacity buffer, the TDC would need to supply just under 5,000 dwellings over the next 27 years to meet demand if it experiences high growth.

This exceeds the realisable capacity under the ODP of 4,671, but is satisfied by the expected realisable capacity under the DDP. Even if the realisation rates of the identified existing capacity is far lower than anticipated by the Property Economics model, additional capacity is unlikely to be needed until well into the long term.

Timaru has recently been selected as the building site for a new Scott Base Antarctica research base. This is expected to generate more than 70 jobs over a period of 6 years as well as upwards of 170 jobs at peak construction. Additionally, it is estimated that the flow economic benefit would be around \$150m - \$300m. represents a significant economic injection into the local Timaru economy and may draw some additional residents to the district, e.g. construction specialists, at least in the short term.

However, given the current excess in residential land supply, this alone is unlikely to trigger any supply-side issues in regard to housing.

Property Economics consider it prudent to ensure there is sufficient housing capacity should growth in Timaru occur at a higher rate than anticipated, with the Antarctic Centre project being a good example of a stimulatory project for Timaru. As such, consideration of the growth High scenario would be required to ensure long term residential capacity sufficiency for the district.

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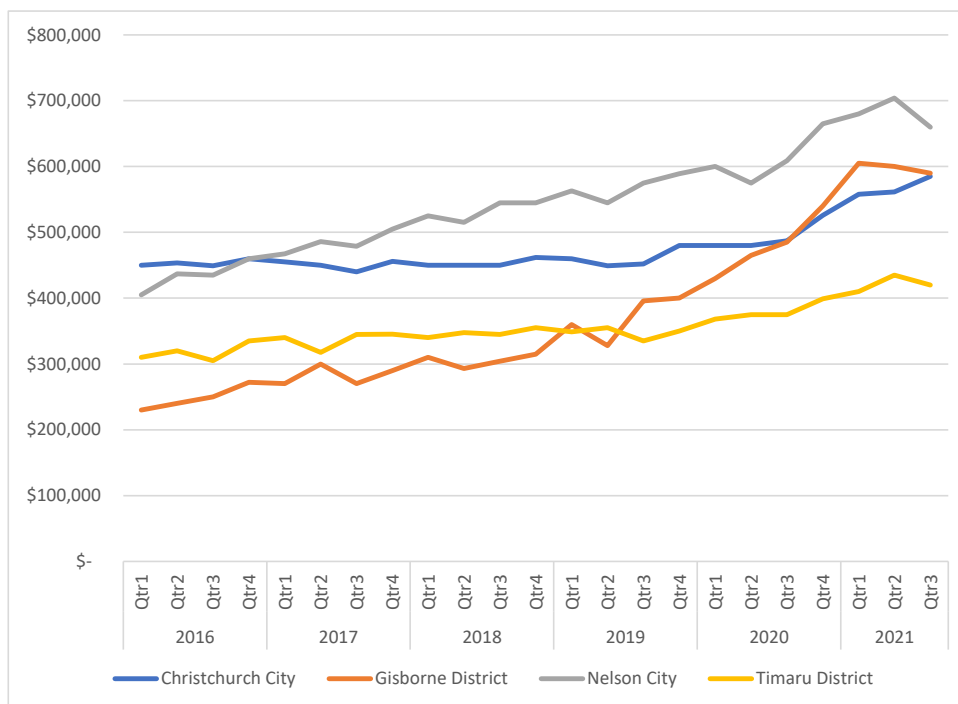


7. AFFORDABILITY

In light of the rapidly rising house prices over the last decade, affordable housing is a highlighted political, social and economic issue. At a basic level, economic theory tells us that house prices (as with any market) is driven by the combination of both supply and demand. Where there is insufficient residential supply in the market to meet demand, house prices will start to rise.

Figure 5 shows the Median Sales Price over the last six years for Christchurch City, Timaru, Nelson and Gisborne, the latter of which has been included as a similar sized North Island City. Where Timaru previously had a higher median sales price than Gisborne, the latter has experienced significant appreciation bringing it up to a similar level as Christchurch.

FIGURE 5: MEDIAN SALES PRICE FROM 2016 – 2021 FOR CHRISTCHURCH, GISBORNE, NELSON AND TIMARU



Source: Property Economics, StatsNZ

The Timaru District Council have told Property Economics that they have reports of residents struggling to find housing, particularly in the rental market. Despite this, the Timaru District has the lowest median sales price of the Territorial Authorities shown (since 2019). Although there is a slow and steady growth in this price, it is appreciating at a slower rate than other cities.

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We also compare this median sales price to that of the household income between each of these districts. Table 18 shows the Household Income for each of the four districts according to the 2018 Census. It is noted that the median household income for Timaru, is similar to that of Nelson and higher than Gisborne but lower than Christchurch. This suggests that it is the most affordable district of the ones shown.

This is supported by the Core Logic Housing Affordability Report for 2020³ which shows that Timaru's Value to Income Ratio of 4, is one of the lowest in the country compared to other New Zealand Cities and significantly lower than Gisborne's 4.8 or Christchurch's 5.2. The differences in the rental market however are not quite as pronounced as Timaru's Rent to Income ratio of 17% is only slightly lower to that of Gisborne's 18% or Christchurch's 19% (Q4 2020).

TABLE 18: COMPARISON OF HOUSEHOLD INCOME

		Timaru	Nelson	Christchurch	Gisborne
GENERAL	Population	48,370	54,620	394,640	50,760
	Households	20,520	21,870	152,280	18,060
	Person Per Household Ratio	2.36	2.50	2.59	2.81
	Intercensal Population Growth (Total	2,159 0.9%	4,035 1.6%	27,150 1.5%	2,518 1.0%
Household Income	\$20,000 or less	10%	9%	9%	12%
	\$20,001-\$30,000	13%	12%	10%	13%
	\$30,001-\$50,000	18%	18%	15%	18%
	\$50,001-\$70,000	15%	16%	14%	16%
	\$70,001-\$100,000	18%	17%	16%	16%
	\$100,001-\$150,000	18%	17%	20%	16%
	\$150,001 or more	9%	11%	16%	9%
	Median Income	\$63,000	\$64,000	\$74,000	\$58,000

Source: Property Economics, StatsNZ

It has also been discussed that many of the new homes being added to Timaru's market are more expensive properties. This is assumed to be due to the infrastructure development costs of haphazard greenfield developments and the lack of large developers delivering any meaningful developments to the Timaru market.

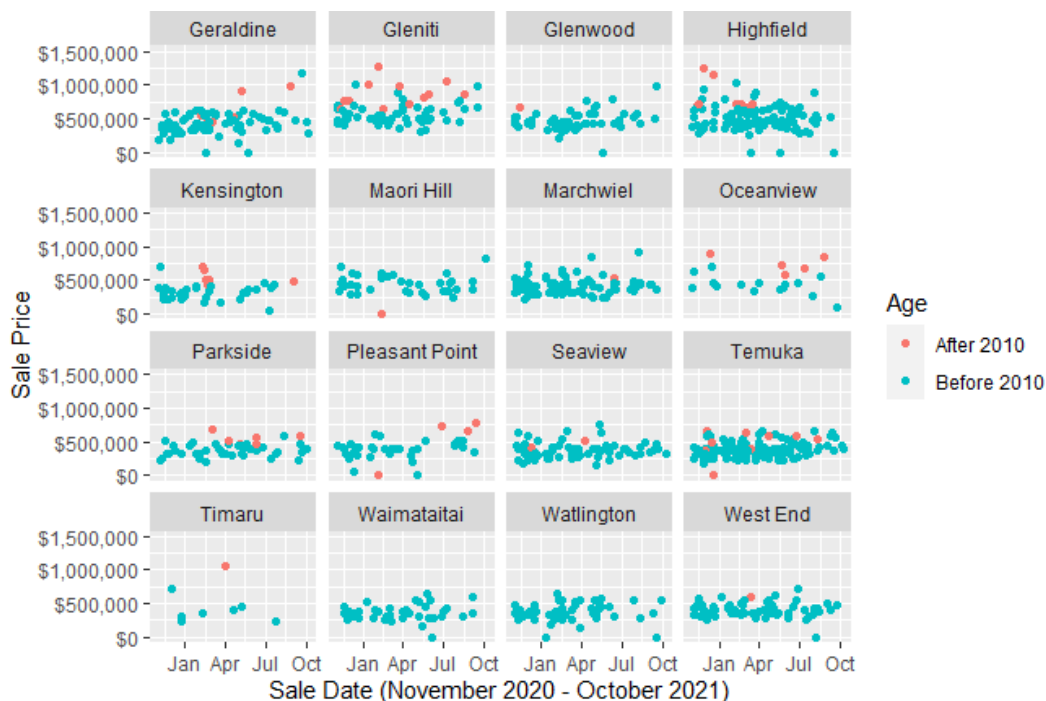
Figure 6 shows the sale price of properties sold in Timaru's market between November 2020 and October 2021. This distinguishes between properties built this last decade (After 2010) and those build prior to 2010. Although these newer properties are coming in at a range of price points, they do seem to be on the higher end of the price brackets in each suburb, particularly for Gleniti which had several properties around the \$1m mark.

³ 210225 CoreLogic NZ Q4 2020 Housing Affordability Report FINAL hr.pdf

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FIGURE 6: TIMARU PROPERTY SALES BY SUBURB FROM NOVEMBER 2020 – OCTOBER 2021



Source: Property Economics, StatsNZ

Table 19 compares the price bands of the realisable capacity between the Operative and Draft District Plans. This shows that the additional feasible capacity provided by the DDP is at a range of price points but does disproportionately favour the more affordable products. There is an increase in the number of homes under \$500k to 15% of the market and a slight proportional decrease in the top two price brackets.

TABLE 19: PRICE BANDS OF MOST PROFITABLE FEASIBLE CAPACITY

Price Band	Operative			Draft		
	Count	Cumulative	%	Count	Cumulative	%
Under \$500k	786	786	11%	1,135	1,135	15%
\$500k - \$600k	2,990	3,776	42%	3,237	4,373	42%
\$600k - \$700k	1,568	5,344	22%	1,518	5,891	20%
Over \$700k	1,756	7,100	25%	1,869	7,760	24%
Total	7,100			7,760		

Source: Property Economics, StatsNZ

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The sale price of the realisable capacity to the ability for Timaru Residents to afford them can also be compared. Table 20 shows the serviceability of the feasible capacity by assessing the feasible capacity against the portion of the population that can afford the dwellings. The upper bound of the affordable price basket is based on the higher end of the household income band. This shows an increase in affordability in regard to the number of homes households within the \$50,001 - \$70,000 income bracket can afford.

TABLE 20: SERVICEABILITY OF FEASIBLE CAPACITY

Household Income Band	Count	% in Income Band	Household Income Used	Affordable Price Bracket	Operative		Draft	
					Count	Servicable	Count	Servicable
\$20,000 or less	1,833	10%	\$10,000	-	0	0%	0	0%
\$20,001-\$30,000	2,427	13%	\$25,000	-	0	0%	0	0%
\$30,001-\$50,000	3,475	18%	\$40,000	Under \$120k	0	0%	0	0%
\$50,001-\$70,000	2,859	15%	\$60,000	Under \$500	786	11%	1,135	15%
\$70,001-\$100,000	3,376	18%	\$85,000	Under \$800	6,090	97%	6,225	95%
\$100,001-\$150,000	3,377	18%	\$125,000	Under \$1.12m	224	100%	400	100%
\$150,001 or more	1,726	9%	\$150,000	Over \$1.12m	0	100%	0	100%
Total	19,073				7,100		7,760	

Source: Property Economics, StatsNZ

Overall, the differences between the two plans in regard to delivering more affordable homes is minimal. While the district plan provisions are necessary to achieve higher residential density and thereby more affordable price points, it does not in itself generate more affordable housing. The market is also driven by social and economic factors that the TDC have limited ability to control including:

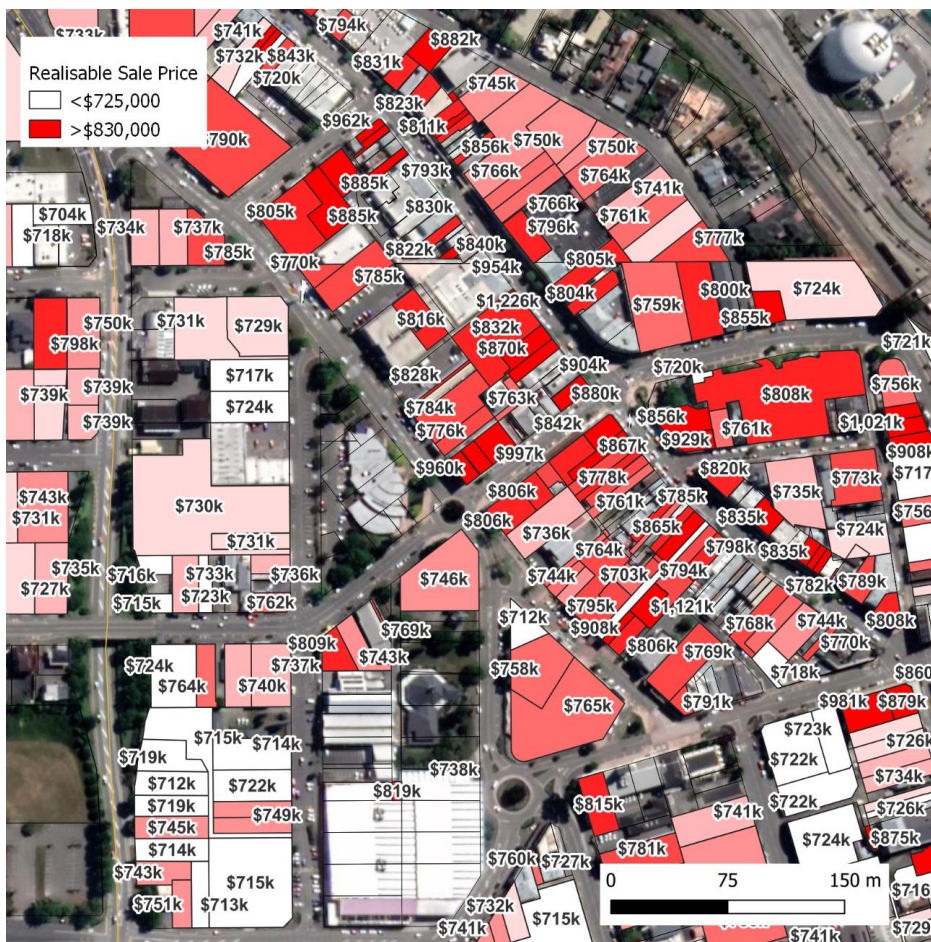
- Tenure;
- Demand;
- Acceptance of Risk;
- Knowledge of 'Best' Fit;
- Capital to Improvement Ratios;
- Construction Costs;
- Construction Restraints;
- Fragmented Ownership;
- Inaccessibility to Capital Funds;
- Least Path of Resistance: the development of least risk may not result in the greatest level of capacity realisation; and
- Future market expectations.

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what the apartments would need to sell for in order for the developers to achieve the required 38% profit margin. These values are anywhere from \$725,000 to \$830,000 which is well above what the Timaru Market is currently achieving.

FIGURE 8: TIMARU CITY CENTRE SALE PRICE OF MEDIUM APARTMENTS REQUIRED TO MEET REALISABLE PROFIT MARGINS



Source: Property Economics, StatsNZ

The potential for Timaru to support apartments in the future depends on a range of factors, both in and out of TDC's control. One contributing factor is the attractiveness of the City Centre, which impacts on the sales price that could be achieved. However, even if the City Centre's attractiveness increases, the supply will depend on a range of external macro and micro economic factors such as construction costs and availability of finance.

It should be noted that neither the Council's multi-million dollar City Hub Strategy investment, market research or embryo master planning for the CBD has been factored into the potential

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sale price of properties in the City Centre Zone. As amenity is an underlying component of land value, this investment will raise the potential for investment in the City Centre to an unquantifiable extent. The results reached in this report represent the market as is and reflect a “zero investment” situation with TDC relying solely on the private sector to drive investment decisions.

Additionally, this report / modelling only considers new subdivision and / or the demolition of existing buildings to construct new residential dwellings. It does not take into account any remedial work and / or change of use for existing buildings to provide additional residential capacity. This is particularly relevant for the City Centre which may have several existing buildings that could be repurposed into residential units.

Lastly, the prices indicated in Figure 8 represent the “realisable profit requirements” based on average / expected risk factors and profit expectations. Although these apartments would be classified as feasible (based on a 20% profit margin) with sale prices of around \$600,000 - \$700,000, any developer looking to build apartments would expect to see an above average return to compensate for the additional risk.

However, this depends on an individual developers’ motivations, and each site may have different higher or lower costs than estimated on a site-by-site basis. This is to say that apartments are possible, the model simply suggests they are highly unlikely in the current market conditions.

TDC may be able to influence this propensity for apartment development by either offering a reduced development levies to developers or engaging in apartment development themselves as part of the City Centre revitalisation.

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9. ECONOMIC BENEFITS OF RESIDENTIAL CONSOLIDATION

From an economic viewpoint, residential zoning (and the intensity of land use enabled by the provisions) is a crucial tool in directing residential growth and development to achieve greater degrees of efficiency and certainty in terms of public and private investment. The level of flexibility and capacity indicated by zoning also impacts upon housing fundamentals such as choice and affordability.

The enablement of higher residential densities in the Draft District Plan, has the potential to encourage the redevelopment of the existing urban area. This will invariably deliver significant economic benefits to all of Timaru's existing commercial centres, and the economic and social wellbeing of the communities it primarily services. This is in relation to increased sales performance, larger population base in surrounding centre locales, increased local employment opportunities, increased accessibility to public transport infrastructure, increased market efficiencies, increased return on investment on public expenditure (particularly upcoming public transport initiatives), etc.

Additional to this is the increased market flexibility of the dwelling typologies that are likely to be developed, and increased opportunity and certainty for the market, to deliver higher residential densities close to the district's centre and public transport networks.

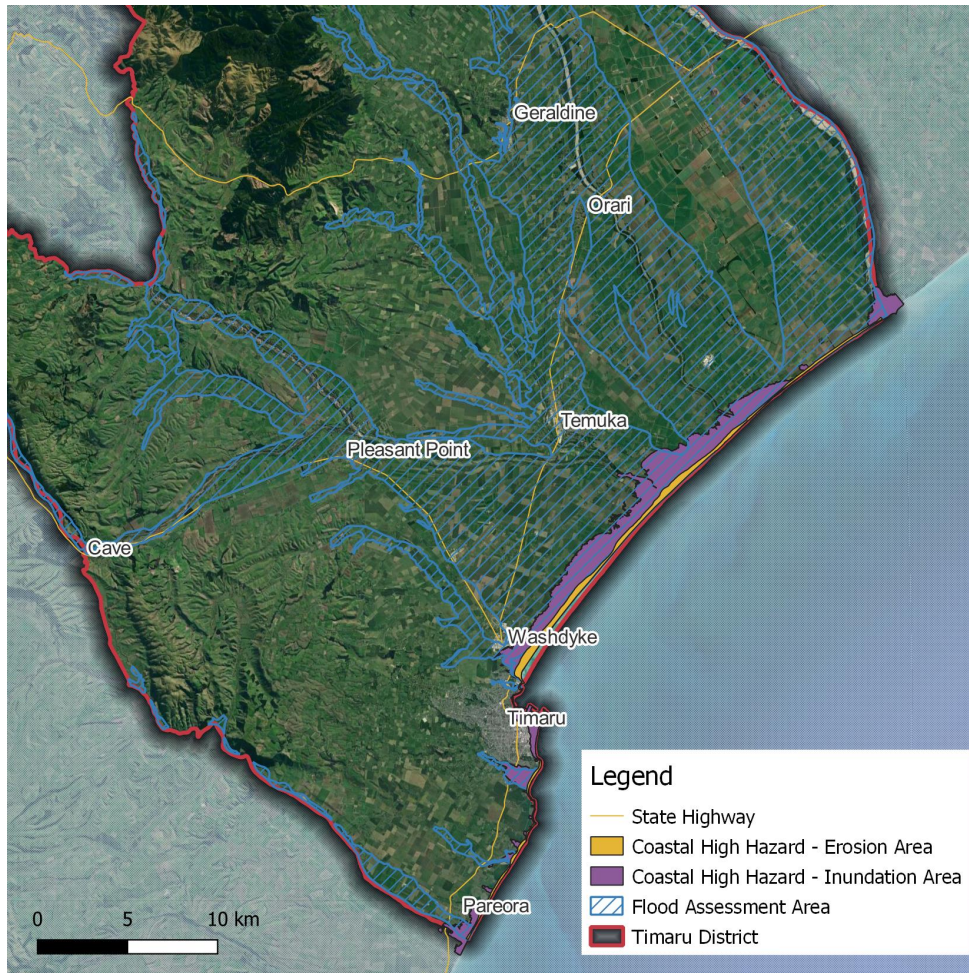
Ultimately, the realisability of the residential capacity in the existing urban areas is dependent on the overall supply and demand balance. A potential risk of providing additional greenfield capacity therefore is undermining the potential redevelopment of Timaru's existing urban areas. This outcome will likely result in a more dispersed development pattern which is associated with several economic costs and inefficiencies.

In comparison, having a greater certainty around the volume of medium density dwellings (and therefore people) within close proximity to centres represents a significantly better economic outcome for Council, developers, the community and the centres themselves.

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APPENDIX 1 – HAZARD MAP



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APPENDIX 2 – PLANZ VACANT LAND AREA

The Planz assessment of Vacant Land Area included specific development constraints and likelihood for each of the identified sites. The following tables identify the theoretical and realisable capacity under both the ODP and DDP for each of the identified and mapped Vacant Land Areas.

Many of the identified constraints such as infrastructure and the owner motivations will change over the long term. Old North Road – Lot 1 Deposited Plan 55799 is the exception to this as a combination of flood, environment and culture issues restrict its ability to be developed for residential use. This represents realisable capacity of 60 dwellings in both the Operative and Draft District Plans.

Realisable Capacity for Planz Vacant Land - Operative		
Vacant Land Area	Theoretical Capacity	Realisable
106 Coonoor Road, Timaru	162	-
16 Horton Street, Pleasant Point	134	-
18 College Road, Parkside, Timaru	81	61
28 - 30 Tasman Street	173	4
29 Totara Place, Highfield, Timaru	94	70
37 Mahoneys Hill Road, Oceanview, Timaru	6	1
47-71 Jellicoe Street	247	-
56 Mahoneys Hill Road, Oceanview, Timaru	7	1
68 Te Ngawai Road, Pleasant Point	87	-
75 Whitcombe Street	112	-
83B O'Neill Place	131	1
Gleniti	539	520
Huffey Rd, Geraldine	1	1
Kandahar St, Pleasant Point	325	240
Kyber and Khan Streets, Pleasant Point	71	3
Majors Rd, Geraldine	139	-
Matipo and Nikau Streets, Pleasant Point	93	1
Old North Road	126	126
Old North Road - Lot 1 55799	89	60
St Vianneys Crescent	328	192
Temuka North	571	3
Total	3,354	1,284

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Realisable Capacity for Planz Vacant Land - Draft

Vacant Land Area	Theoretical Capacity	Realisable
106 Coonoor Road, Timaru	275	-
16 Horton Street, Pleasant Point	178	-
18 College Road, Parkside, Timaru	109	48
28 - 30 Tasman Street	230	55
29 Totara Place, Highfield, Timaru	125	56
37 Mahoneys Hill Road, Oceanview, Timaru	6	1
47-71 Jellicoe Street	326	-
56 Mahoneys Hill Road, Oceanview, Timaru	7	1
68 Te Ngawai Road, Pleasant Point	115	-
75 Whitcombe Street	149	-
83B O'Neill Place	175	1
Gleniti	539	520
Huffey Rd, Geraldine	135	1
Kandahar St, Pleasant Point	781	45
Kyber and Khan Streets, Pleasant Point	120	4
Majors Rd, Geraldine	185	-
Matipo and Nikau Streets, Pleasant Point	123	1
Old North Road	127	126
Old North Road - Lot 1 55799	186	60
St Vianneys Crescent	437	154
Temuka North	1586	4
Total	5,914	1,077

PROPERTY ECONOMICS



TIMARU DISTRICT

Project No: 51958

BUSINESS LAND

Date: June 2021

ECONOMIC ASSESSMENT

Client: Timaru District Council

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SCHEDULE

Code	Date	Information / Comments	Project Leader
51958.5	June 2021	Report	Tim Heath / Phil Osborne

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FIGURE 37: CLANDEBOYE..... 77

FIGURE 38: PLEASANT POINT 78

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1. INTRODUCTION

Property Economics has been engaged by Timaru District Council (TDC) to undertake economic assessment of the business land market in the district (retail, commercial and industrial) to determine whether there is sufficient to meet the future requirements of the district over the period to 2048 to assist in the policy development of Timaru's Proposed District Plan (PDP).

This report places particular focus on the performance and vitality of the Timaru City Centre since the turn of the century and assess whether the centre is performing its role and function as intended and whether any policy response it required to assist the City Centre improve its economic performance, role and function in the future. This will include providing some high-level growth scenarios and identification of associated economic costs and benefits with each scenario to identify the most appropriate direction for the PDP.

The assessment determines the future business land requirements for the Timaru District over the next 28-years and cross references this against the current business zone provisions and capacity. This enables quantification of any additional business land requirements and where business activity is most appropriate to locate geospatially to maximise economic efficiency and performance in the district.

The economic research will provide valuable base input for the PDP process and policy development and provide a robust economic foundation for policy development in the strategic directions and business-related chapters in the PDP.

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1.1. KEY RESEARCH OBJECTIVES

The primary research objectives of this report include:

- Delineate and map the geospatial extent of the Timaru District, Timaru Urban Area and Timaru City Centre. These areas provide important base markets for the economic analysis.
- Quantify the current population and household base of the Timaru District and Timaru Urban Area and forecast the growth of these markets to 2048.
- Assess the current employment composition of Timaru District and Timaru City Centre and identify any recent trends and changes in their economic structure.
- Outline potential adverse economic effects associated with dispersal of commercial activity in the context of Timaru District.
- Quantify the level of retail expenditure generated by the Timaru market on an annualised basis and project out to 2048.
- Determine the amount of sustainable retail floorspace that can be supported by Timaru district out to 2048 in terms of Gross Floor Area (GFA).
- Based on the GFA requirements of the core economic market, establish the quantum of land required to service the future retail and commercial service requirements of the Timaru District.
- Undertake a retail audit of the Timaru City Centre measuring the nominal number of retail stores, the net trade area of retail activity within the centre and the composition and 'health' of current city centre retail supply.
- Forecast employment growth across the commercial (office) and industrial sectors to determine the likely future level of employment in the district by sector.
- Estimate the quantum of land required to service the future industrial and commercial (office) requirements of the Timaru District. Assess the current provision of commercial visitor accommodation in the Timaru District and City Centre.
- Assess visitor accommodation demand, current and future, for the district at a high level.
- Assess industrial and commercial consent data in Timaru by activity type over the last 20 years to show distribution and quantify consent activity by value, volume and floorspace (sqm).
- Assess the current zoned (and vacant) provision of land (ha) for commercial and industrial activity in the district and assess capacity by location and land area (ha).
- Cross reference projected industrial demand and supply to determine any land demand differentials and identify any subsequent supply implications out to 2048.

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- Identify any appropriate policy direction considered important for TDC to incorporate into their PDP from an economic perspective to best position the district's commercial activity so economic benefits can be achieved.
- Determine any commercial centre thresholds appropriate to adopt in the PDP for key commercial centres.
- Identify any commercial thresholds appropriate to adopt for lower order Commercial Zoning (Town Centre, Local Centre, Neighbourhood Centre).

1.2. INFORMATION & DATA SOURCES

Information have been obtained from a variety of data sources and publications Property Economics consider to be reliable and credible including:

- Census of Population and Dwellings 2006, 2013 & 2018 – Stats NZ
- Household and Population Projections – Stats NZ
- Household and Population Projections - Infometrics
- Household Economic Survey (HES) – Stats NZ
- Retail Trade Survey (RTS) – Stats NZ
- District Level GDP Data – MBIE
- Building Consents Data – Stats NZ
- Catchment Maps – Bing Maps
- Business Frame Employment Data – Stats NZ
- Planning Provisions, Timaru District Plan – Timaru District Council
- Land Vacancy Data – Timaru District Council
- Property Parcels Data – LINZ
- Retail Transactions Data – MarketView
- Accommodation Data – Stats NZ & MBIE
- Regional Tourism Organisations Data (RTO) – Stats NZ

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2. EXECUTIVE SUMMARY

Timaru District's business land provision at face value is sufficient to accommodate the district's future growth requirements in the short- to medium-term, but there are some trends emerging in the location of business activity that are generating economics costs to the community that require policy responses in the PDP. These policy responses are to redirect business growth into zones / areas that would improve the economic efficiency, performance, and competitiveness of the district as a business location and improve the economic wellbeing and social amenity of Timaru District residents.

Timaru District has a current population base of around 48,400 people over approximately 20,400 households. Growth over the 28-year period to 2048, under Stats NZ High Growth scenario, is projected to be just under 19% giving an estimated 2048 district population base of around 57,500. Nearly 60% of the population reside in the Timaru Urban Area which has a higher growth rate than the district, at around 27% out to 2048, meaning the residential growth of the district is anticipated to consolidate more of the future growth than the district as a whole.

Timaru District's economy contributed around \$2.7b in GDP in 2018, the third largest contributor in the Canterbury Region after Christchurch and Selwyn. Around 7% of the region's total GDP was produced by Timaru. The largest contributing sectors towards Timaru's economy were Manufacturing and Primary industries.

On a GDP per capita basis, Timaru has experienced high real GDP per capita growth with an improvement of around \$23,300 per person since 2000, indicating an increasingly productive economy.

Timaru District has observed net growth of 6,800 employees since the turn of the millennium, to an employment base of 24,200 employees. The industrial grouped sectors has the largest employment base, accounting for 41% of the district's employment, and almost half of the districts employment growth between 2000 and 2020.

Timaru city centre has a current employment base of just over 4,970 employees, with around 58% employed in retail and commercial office-based service activities. Although Timaru city centre is the primary commercial hub for the district, it has only accounted for around 17% of district wide commercial and retail sector employment growth between 2000 and 2020, indicating Timaru city centre is declining in terms of relevance as a central commercial and retail destination in the district.

Timaru District is estimated to currently generate circa \$513m of retail expenditure per annum, with forecast growth to \$794m annually by 2048. This is equivalent to a net increase in annual retail spend generated within the district of around \$281m by 2048 above the 2020 base year. Converting this to sustainable GFA indicates there is enough retail demand generated in the district to sustain around 108,000sqm currently, increasing to 168,100sqm by 2048.

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Coincidentally, the district has a current centre retail provision of 108,000 sqm of retail GFA in physically built stores plus a further 10,350sqm GFA in unactioned retail consents. A further 30,200sqm of retail is also in the supply pipeline of retail as the Showgrounds Hill retail park develops (34,000sqm GFA including unactioned consents).

It is not until beyond the life of the PDP that additional retail supply is required to support market growth and increased demand. Over the long term, by 2048 a retail GFA shortfall of just over 59,800sqm is forecast if no additional retail GFA is developed within the district over the period. After including unactioned consents and the remainder of Showgrounds Hill this shortfall falls to just 19,250sqm by 2048. As such, additional retail supply is not a short-medium issue. The focus in the PDP therefore should be around improving store quality, performance, shopping experience and environment rather than increasing quantity. This means consolidating commercial / retail activity to the existing centres to incentivise (re)development, upgrades and quality in store offering.

In terms of the commercial zoned land provision, 18.2ha is currently vacant indicating that there is a sufficient quantity of commercial land to meet short- and medium-term commercial land requirements but there is a potential need to additional zoned provision by 2048. This activity can be accommodated in the existing business zone provision of the district.

The dispersal of commercial activity over the last 20 years is generating economic costs and inefficiencies district wide which requires a policy response in the PDP to rectify. This dispersal of commercial activity has the potential to generate even more significant adverse economic impacts on the Timaru District economy such as: a decline of the existing City Centre, reduced productivity, decreased utilisation of community infrastructure, increased marginal cost of infrastructure development, transport inefficiencies and a reduction in district competitiveness. A more stringent policy framework for commercial activity is required to refocus commercial (re)development back into the City Centre to improve the centre's ability to fulfil its role and function successfully.

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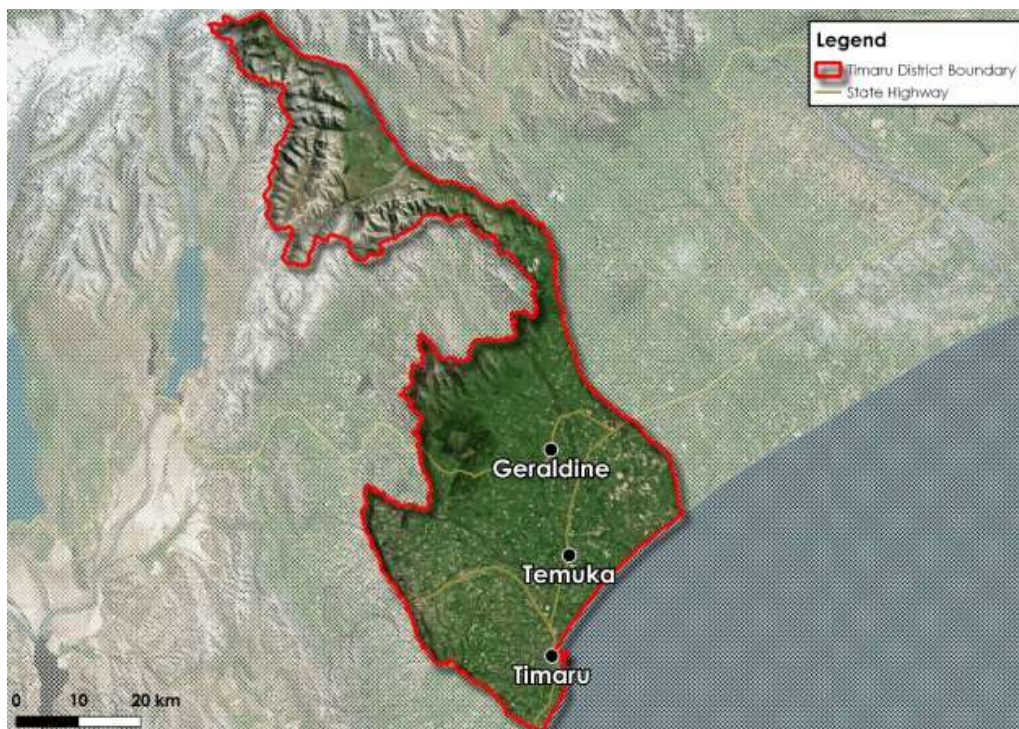
3. TIMARU DISTRICT ECONOMIC ENVIRONMENT

The following economic analysis is given in the context of three key focus areas - the Timaru district, TAU and Timaru city centre. Figures 1, 2 and 3 illustrate the geospatial extent of each area utilised for the purpose of the economic analysis in this assessment.

Figure 1 illustrates the geographic extent of the Timaru district Territorial Authority including the main commercial centres and townships within the district. These include Timaru City, Temuka, and Geraldine. Timaru District is relevant for this analysis as it represents the area the PDP has planning jurisdiction over.

This area also represents the bulk of demand for industrial and commercial land within it and will be a basis for the estimation and projection of future growth of these sectors.

FIGURE 1: TIMARU DISTRICT BOUNDARY



Source: Property Economics.

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Figure 2 shows the extent of the TUA. As a guide, the northern rural-urban boundary is demarcated at Kennels Road. The southern boundary follows Saltwater Creek and the northern boundary of Centennial Park.

This area is characterised by containing the largest residential and commercial basis within the District and a significant portion of industrial land in the Washdyke, Smithfield and Timaru Port industrial nodes.

It is important to note that this boundary differs slightly from that of Property Economics' previous report's Rural-Urban Boundary due to a functional change in Stats NZ's geographic statistical area boundaries. The result is a slightly expanded TUA environs which has flow on effects into reported population and household numbers. All relevant numbers in this report have been updated to reflect this new area represented in Figure 2.

FIGURE 2: TIMARU URBAN AREA



Source: Property Economics.

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Figure 3 shows the extent of the Timaru City Centre for the purpose of this study. The area encompasses the central commercial zone of Timaru and is anticipated to be the heart of commercial activity as Timaru's CBD. This area consists primarily of City Centre Zone and Large Format Retail (LFR) Zone.

As a result, we would anticipate this area to be the primary focus of retail and commercial employment within the TUA and the wider district.

FIGURE 3: TIMARU CITY CENTRE AREA



Source: Stats NZ, Property Economics.

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4. POPULATION AND HOUSEHOLD PROJECTIONS

This section outlines the current population and household profile of the main areas of interest for this assessment, Timaru District and the TUA. This section additionally contains a demographic profile of these areas and a comparison with the New Zealand's demographic profile. A full fulsome demographic breakdown is provided in Appendix 1.

Figures 4 and 5 displays the population and household growth projections, respectively, for Timaru district as identified in Figure 1. The growth projections have been drawn from the latest Statistics New Zealand (SNZ) Low, Medium and High population projection series (base-2018) and additional projections prepared for TDC by Infometrics. They include projected growth over the next 30 years and the actual growth estimates from 2013-2020 recorded by SNZ.

Adopting a more subdued growth profile for the District means TDC could under provide for future land requirements if higher than anticipated growth in demand and business land requirements was to materialise. As such Property Economics consider it prudent for TDC to plan for a slightly higher growth profile and use the most recent Stats NZ High Growth Projections.

Historically, the Timaru District has observed moderate levels of population growth nominally. However, under projecting growth can result in significant economic costs associated with the under provision of commercial and industrial land in the future.

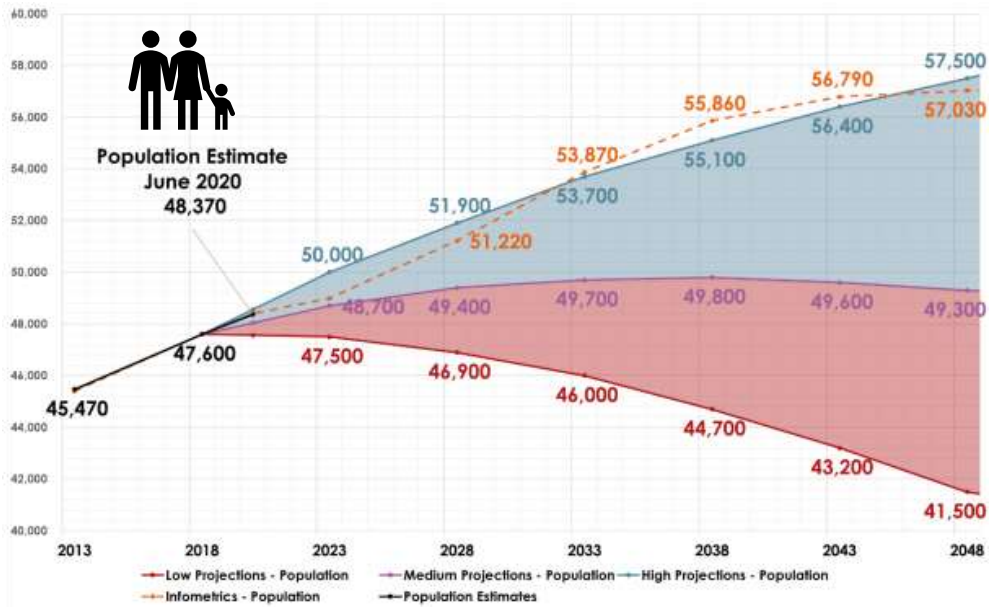
In contrast, over projecting growth can result in economic costs associated with the over provision of commercial and industrial land and can dissipate economic benefits and efficiencies due to a more dispersed urban form. The Stats NZ High projections follow a population growth path similar to that of the Infometrics projections and would result in no material differences when drawing conclusions from analysis.

The Stats NZ Medium (and Stats NZ Low) growth scenarios show subdued and negative growth for the district, respectively. The Stats NZ Medium growth scenario shows the population of Timaru district peaking in 2038 at 49,800 before steadily declining. This is likely the influence of an aged population in Timaru district compared to the rest of the Nation.

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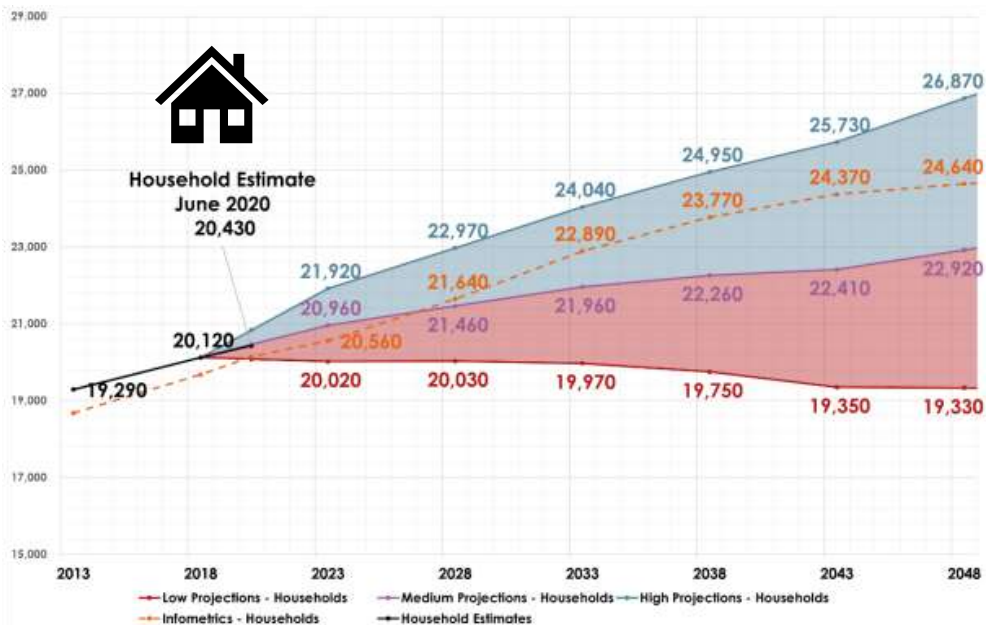


FIGURE 4: TIMARU DISTRICT POPULATION GROWTH (2013 - 2048)



Source: Infometrics, Statistics NZ, Property Economics.

FIGURE 5: TIMARU DISTRICT HOUSEHOLD GROWTH (2013 - 2048)



Source: Infometrics, Statistics NZ, Property Economics.

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**TABLE 1: TIMARU DISTRICT POPULATION AND HOUSEHOLD PROJECTIONS (2020 - 2048)**

Timaru District	2020 Estimate	Projection	2028	2020 - 2028	2038	2020 - 2038	2048	2020 - 2048
Population	48,370	Stats NZ - Low Growth Scenario	46,900	↓-1,470	44,700	↓-3,670	41,500	↓-6,870
		Stats NZ - Medium Growth Scenario	49,400	↑1,030	49,800	↑1,430	49,300	↑930
		Stats NZ - High Growth Scenario	51,900	↑3,530	55,100	↑6,730	57,500	↑9,130
		Infometrics	51,220	↑2,850	55,860	↑7,490	57,030	↑8,660
Households	20,430	Stats NZ - Low Growth Scenario	20,030	↓-400	19,750	↓-680	19,330	↓-1,100
		Stats NZ - Medium Growth Scenario	21,460	↑1,030	22,260	↑1,830	22,920	↑2,490
		Stats NZ - High Growth Scenario	22,970	↑2,540	24,950	↑4,520	26,870	↑6,440
		Infometrics	21,640	↑1,210	23,770	↑3,340	24,640	↑4,210

Source: Infometrics, Statistics NZ, Property Economics.

The estimated population of Timaru District in 2020 was 48,370 people. Under the Stats NZ High growth scenario, the projected population of Timaru District will be 57,500 people in 2048. This represents a net population increase of 9,130 people, or around a +19% net increase above the current total population.

The net household count is projected to grow to around 26,870 by 2048, an increase of 6,440 households over the next 28-years, equivalent to an average of 230 dwellings net, on average per annum over the same period.

The net number of households is projected to increase at a faster rate than net population growth due to a projected fall in the person per dwelling ratio over the forecast period. This projected trend is not isolated to the Timaru District but projected to occur across the country due to an aging population, smaller families and a higher proportion of 'split' or single households.

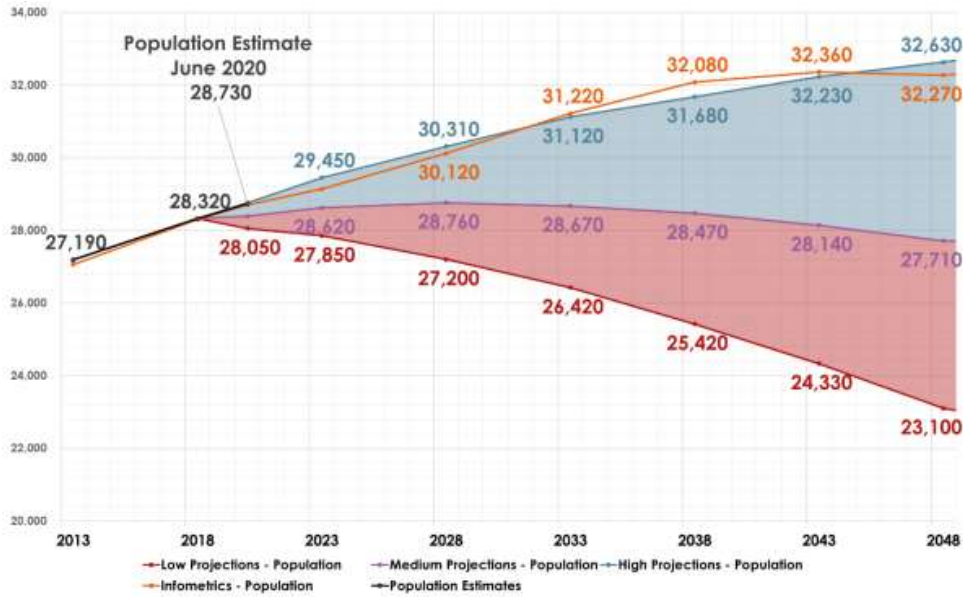
It should be noted that this projected trend has not born-out as anticipated by Stats NZ as most areas of New Zealand (including Timaru), over the past 5-years since Stats NZ base-2013 projections were made, the converse has actually materialised and person per dwelling ratios increased. This is likely due to the increasing house prices relative to wage growth and serviceability, and the increased multihousehold dwellings.

Figures 6 and 7 and Table 2 display the growth profiles for the Timaru Urban Area (TUA). At time of publication the base-2018 subdistrict population projections have not been released for Timaru District. Instead, the subdistrict, base-2013 projections have been adjusted to reflect the latest growth profile of the district. While this will likely not be a perfect representation of Stats NZ base-2018 subdistrict population projections, it does give a good indication of the subdistrict population growth dispersion.

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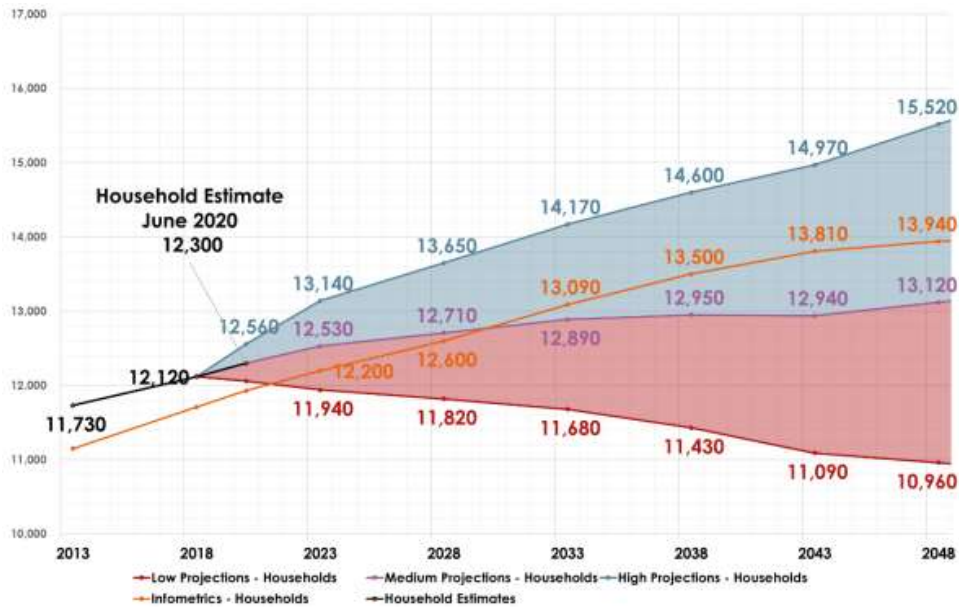


FIGURE 6: TIMARU URBAN AREA POPULATION AND HOUSEHOLD GROWTH



Source: Infometrics, Statistics NZ, Property Economics.

FIGURE 7: TIMARU URBAN AREA HOUSEHOLD GROWTH



Source: Infometrics, Statistics NZ, Property Economics.

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**TABLE 2: TIMARU URBAN AREA POPULATION AND HOUSEHOLD GROWTH**

Timaru Urban Area	2020 Estimate	Projection	2028	2020 - 2028	2038	2020 - 2038	2048	2020 - 2048
Population	28,730	Stats NZ - Low Growth Scenario	27,200	↓-1,530	25,420	↓-3,310	23,100	↓-5,630
		Stats NZ - Medium Growth Scenario	28,760	↑ 30	28,470	↓ -260	27,710	↓-1,020
		Stats NZ - High Growth Scenario	30,310	↑ 1,580	31,680	↑ 2,950	32,630	↑ 3,900
		Infometrics	30,120	↑ 1,390	32,080	↑ 3,350	32,270	↑ 3,540
Households	12,300	Stats NZ - Low Growth Scenario	11,820	↓ -480	11,430	↓ -870	10,960	↓ -1,340
		Stats NZ - Medium Growth Scenario	12,710	↑ 410	12,950	↑ 650	13,120	↑ 820
		Stats NZ - High Growth Scenario	13,650	↑ 1,350	14,600	↑ 2,300	15,520	↑ 3,220
		Infometrics	12,600	↑ 300	13,500	↑ 1,200	13,940	↑ 1,640

Source: Infometrics, Statistics NZ, Property Economics.

The current population base of the TUA is estimated to be 28,730 people. The TUA therefore currently accounts for around 59% of the district's current population base.

Net population within the TUA is projected to increase by 1,580 people over the 2020 – 2028 period, a net 5% increase in total population count. The urban area is also forecast to continue to experience higher levels of growth over the next 28-year forecast period to 2048 and is anticipated to reach a total population of 32,630 people. This is a total net increase in population of 3,900 people, or around 14% net growth over the 2020 estimate.

Historically, the TUA has accounted for just over 60% of the Timaru District's population. However, this representation has been decreasing and is forecast to continue to do so in the future. In 2001 the TUA represented around 62% of Timaru District population. This has fallen to an estimate of 58% in 2018 and is forecast to fall further to around 55% by 2048 under the Stats NZ High growth scenario. This is likely due to the large portions of residential growth occurring in greenfield locations which are peripheral to the TUA or in other Timaru townships.

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5. EXISTING ECONOMIC ENVIRONMENT

This section of the report provides an overview of the existing Timaru District economic environment. It evaluates the trends, size, distribution and composition of the various employment sectors that comprise the Timaru District economy. Analysis of Timaru District GDP trends by sector is also undertaken to provide comparative context of Timaru's performance to other districts in the Canterbury region.

Specific focus in this analysis is given to Timaru City Centre, with particular emphasis on its intended role and function as a primary commercial and retail centre in the district. The subsequent analysis will assist in forecasting Timaru's future business land requirements over a period to 2048 and to guide any appropriate policy responses in PDP process.

5.1. EMPLOYMENT COMPOSITION AND TRENDS

The temporal employment composition and historical employment trends between 2000 and 2020 for the Timaru District and TUA provide useful guidance to the performance of the economy since the turn of the century. This analysis will assist in identifying the economic structure of these areas and is valuable in identifying changes and shifts in each area's economic base. This data is also a valuable input into the economic growth forecasts across the district's commercial and industrial sectors which are discussed later in the report.

Property Economics utilise the most up-to-date version of SNZ's Business Frame data on Employment Counts (ECs), with businesses assigned an industry sector according to their ANZSIC¹ 2006 categories. For the purposes of this report classifications have been grouped into Industrial, Commercial Office², Other and Retail sectors that reflect the typical composition of employment across business zones.

'Other' employees refer to those working in businesses or organisations that would not typically be located on business zoned land. These include hospitals, schools, fire stations, community facilities, parks and recreation and government agencies.

A breakdown of each industry sector and the ratios utilised in establishing their respective employment bases has been included in Appendix 2.

Note that the most up to date data at the time of compiling this report was pre-COVID-19. So the extent of the influence and initial recover period post-COVID is not yet know in terms of the employment data.

¹ Australia and New Zealand Standard Industry Classification.

² Commercial office has been separated out so as to not confuse with the District Plan definition of Commercial which includes retail, commercial service and offices.

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TIMARU DISTRICT

The tables provided below show a summary of employment counts in the Timaru District by grouped sector and ANZSIC level 1 industrial classification. A full annual breakdown of the employment tables over the 2000 - 2020 has been provided in Appendix 3.

TABLE 3: TIMARU DISTRICT EMPLOYMENT BY ANZSIC CATEGORY (2000-2020)

ANZSIC06 Classification	2000	2010	2020	2020 (%)	2000 - 2020 Growth	2000 - 2020 Growth %
A - Agriculture, Forestry and Fishing	1,476	1,872	2,155	13%	↑ 679	46%
B - Mining	9	30	83	0%	↑ 74	822%
C - Manufacturing	4,316	4,168	5,049	30%	↑ 733	17%
D - Electricity, Gas, Water and Waste Services	97	206	225	1%	↑ 128	132%
E - Construction	757	1,433	2,013	12%	↑ 1,256	166%
F - Wholesale Trade	590	831	974	6%	↑ 384	65%
G - Retail Trade	2,040	2,404	2,454	14%	↑ 414	20%
H - Accommodation and Food Services	961	1,143	1,271	7%	↑ 310	32%
I - Transport, Postal and Warehousing	765	1,225	1,584	9%	↑ 819	107%
J - Information Media and Telecommunications	366	309	139	1%	↓ -227	-62%
K - Financial and Insurance Services	255	361	297	2%	↑ 42	16%
L - Rental, Hiring and Real Estate Services	125	232	177	1%	↑ 52	42%
M - Professional, Scientific and Technical Services	528	650	828	5%	↑ 300	57%
N - Administrative and Support Services	650	519	814	5%	↑ 164	25%
O - Public Administration and Safety	619	653	714	4%	↑ 95	15%
P - Education and Training	1,364	1,448	1,669	10%	↑ 305	22%
Q - Health Care and Social Assistance	1,814	2,831	2,905	17%	↑ 1,091	60%
R - Arts and Recreation Services	228	186	263	2%	↑ 35	15%
S - Other Services	474	517	620	4%	↑ 146	31%
Total All Industries	17,434	21,018	24,234		↑ 6,800	39%

Source: Stats NZ, Property Economics

TABLE 4: TIMARU DISTRICT EMPLOYMENT BY SECTOR (2000-2020)

Sector	2000	2010	2020	2020 (%)	Net Growth (2000 - 2020)	
					Nominal	Percentage
Industrial	6,606	7,909	9,911	41%	↑ 3,306	50%
Retail	2,857	3,376	3,534	15%	↑ 678	24%
Commercial	3,000	3,442	3,738	15%	↑ 738	25%
Other	4,972	6,291	7,050	29%	↑ 2,079	42%
Total	17,434	21,018	24,234		↑ 6,800	39%

Source: Stats NZ, Property Economics

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In the year 2000, District employment totalled around 17,400 employees. This has grown to 24,200 by 2020, giving a net employment increase across the district of circa 6,500 employees (+39%) over the last 20 years.

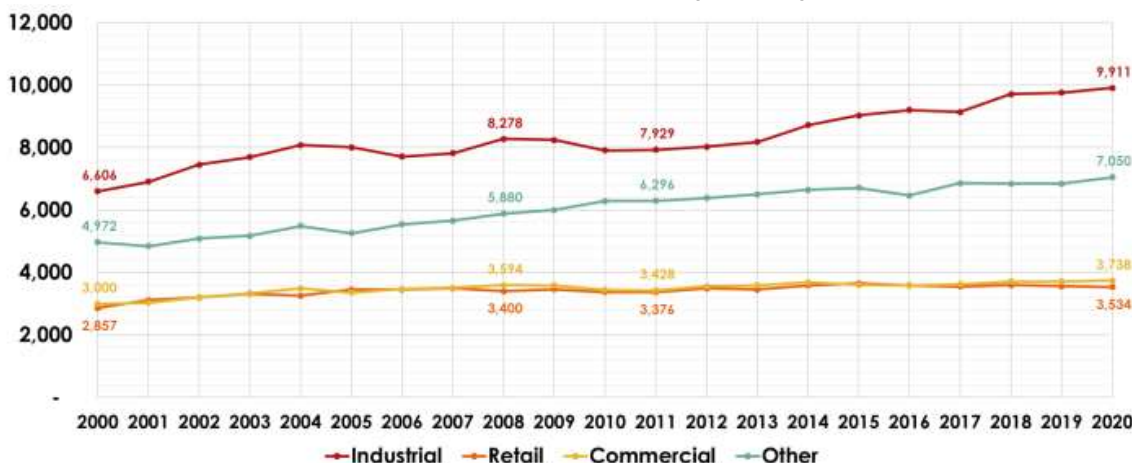
Employment growth was experienced across all ANZSIC categories apart from one - Information, Media and Telecommunications which exhibited a 62% proportional decline (a net loss of 227 employees), albeit off a relatively small employee base.

The highest growth sectors in terms of employment on a proportional basis were Mining, Construction and Electricity, Gas, Water and Waste Services (albeit Mining was off a very low base). In terms of nominal employment (arguably the more important measure), the highest growth sectors were Construction (+1,256 employees), Health Care and Social Assistance (+1,091 employees) and Transport, Postal and Warehousing (+819 employees).

Interesting to note is the comparatively high growth performance of the primary sectors of Timaru's economy relative to the service sectors. This indicates the core productive base of the Timaru economy has performed well over the last 20 years, while the service sectors (which are intrinsically linked to population growth) have been experiencing more subdued growth over the period. This highlights the growing importance and relevance of the district's core productive base within the Timaru economy with these sectors (Categories A - F in Table 3) being critically important to the district's economic health.

Figure 6 consolidates the sectors into four key grouped property markets to highlight district performance across different activity types as per Appendix 2.

FIGURE 8: TIMARU DISTRICT EMPLOYMENT BY GROUPED SECTOR (2000-2020)



Source: Property Economics, Statistics NZ

The industrial sector activity performed strongest over the assessed 2000-2020 period, fuelled by the Construction sector which accounted for 37% of this activity type's growth by itself (or +1,256 employees).

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Over the most recent decade, 2011 – 2020, growth in Timaru’s industrial sector saw an increase in industry employment of 1,982 net additional employees, or 25% over the 2011 industrial sector employment base. This growth rate represents a proportionally faster increase in industrial sector employment than New Zealand (which experienced 23% net growth over the same period).

The activity types with more subdued growth profiles were commercial and retail activity, which experienced growth of 25% and 24% respectively. These activity types had net employment growth that was less than a half of that experienced in the industrial sector and combined only accounted for 21% of the district’s net employment growth over the last 20 years.

The district appears to have been well insulated against the impact of the GFC (2007-08), at least in terms of employment, with most sectors continuing to increase steadily during the recovery.

TIMARU CITY CENTRE

The table below shows employment count data by ANZSIC level 1 industrial classification for the Timaru City Centre between 2000 and 2020. Figure 7 following groups these sectors into core employment sectors. A full annual breakdown of employee count for Timaru City Centre has been provided in Appendix 3.

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TABLE 5: TIMARU CITY CENTRE EMPLOYMENT BY ANZSIC CATEGORY (2000-2020)

ANZSIC06 Classification	2000	2010	2020	2020 (%)	2000 - 2020 Growth	2000 - 2020 Growth %
A - Agriculture, Forestry and Fishing	12	3	108	2% ↑	96	800%
B - Mining	0	0	0	0% →	0	-
C - Manufacturing	318	133	144	3% ↓	-174	-55%
D - Electricity, Gas, Water and Waste Services	21	24	18	0% ↓	-3	-14%
E - Construction	117	129	278	6% ↑	161	138%
F - Wholesale Trade	102	102	123	2% ↑	21	21%
G - Retail Trade	883	967	846	17% ↓	-37	-4%
H - Accommodation and Food Services	246	250	386	8% ↑	140	57%
I - Transport, Postal and Warehousing	57	133	76	2% ↑	19	33%
J - Information Media and Telecommunications	348	294	112	2% ↓	-236	-68%
K - Financial and Insurance Services	183	265	180	4% ↓	-3	-2%
L - Rental, Hiring and Real Estate Services	59	66	60	1% ↑	1	2%
M - Professional, Scientific and Technical Services	246	348	454	9% ↑	208	85%
N - Administrative and Support Services	353	260	404	8% ↑	51	14%
O - Public Administration and Safety	489	489	612	12% ↑	123	25%
P - Education and Training	231	308	187	4% ↓	-44	-19%
Q - Health Care and Social Assistance	342	725	755	15% ↑	413	121%
R - Arts and Recreation Services	88	45	21	0% ↓	-67	-76%
S - Other Services	198	181	207	4% ↑	9	5%
Total All Industries	4,293	4,722	4,971	4% ↑	678	16%

Source: Property Economics, Statistics NZ.

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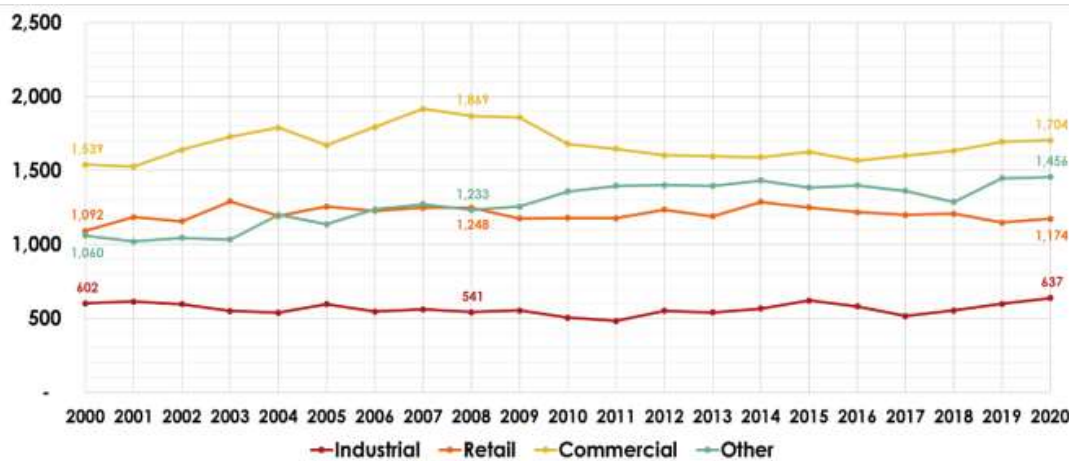


TABLE 6: TIMARU CITY CENTRE EMPLOYMENT BY SECTOR (2000 - 2020)

Sector	2000	2010	2020	2020 (%)	Net Growth (2000 - 2020)	
					Nominal	Percentage
Industrial	602	7,909	637	13%	36	6%
Retail	1,092	3,376	1,174	24%	82	8%
Commercial	1,539	3,442	1,704	34%	165	11%
Other	1,060	6,291	1,456	29%	395	37%
Total	4,293	21,018	4,971		678	16%

Source: Property Economics, Statistics NZ

FIGURE 9: TIMARU CITY CENTRE EMPLOYMENT BY GROUPED SECTOR (2000-2018)



Source: Property Economics, Statistics NZ

The employment performance of the Timaru City Centre over the last 20 years paints a different picture to that of the district, with net employment growth of only +16% (vs 39% for the district). This is a sign of a City Centre that is struggling to attract growth and relevance in the market.

Since the year 2000 net employment growth has only equated to 678 employees, despite the district's net employment growth equating to circa 6,800 employees over the same period. This highlights a City Centre that is relatively static in terms of productivity and economic output and is losing its position in the district economy.

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Commercial activity is the largest employment sector within the Timaru City Centre, accounting for 34% of total employment activity in 2020. However, the City Centre's growth in the commercial sector (+165 employees) accounts for only 22% of this sector's district wide growth. This may represent an economic issue for the district given the City Centre is the district's primary commercial centre, which could suffer from significant lost economic opportunities that undermines the role and function of the City Centre.

Similar issues emerge for the retail sector. Retail employment in the City Centre grew by only a net +82 employees which represents only +12% of total net District employment growth within the sector. As such, the City Centre as a retail destination is losing traction in the market with changes in the City Centre offering indicating retailer churn rather than retail growth. This is an inefficient outcome from an economic perspective.

Retail activity (along with commercial activity) is critical to the performance, amenity, vitality, growth of environment, role and function, quality of shopping experience and economic productivity and output of the City Centre. While it is normal for some retail and commercial activity to locate outside of the main centres within a district, the extent to which Timaru District has allowed commercial and retail growth to locate outside of key nodes has resulted in an inefficient distribution of commercial and retail employment. This should be a key focus of the PDP review and consideration of policies that consolidate commercial and retail growth within the City Centre should be given additional weight.

5.2. TIMARU DISTRICT VS REGIONAL GDP TRENDS

This section distils at a high level the economic trends and performance of Timaru District and compares its performance to other Territorial Authorities in the Canterbury Region over the 2000-2018 period. This helps to contextualise how Timaru is performing relative to competing economies over the period.

Table 7 displays the real GDP figures (adjusted to 2018 prices) for each of the Territorial Authorities within the Canterbury Region.

Note that this data comes from experimental modelling conducted by MBIE from Stats NZ's Regional GDP and Linked Employer-Employee Data (LEED). It is intended to be used as indicative only.

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**TABLE 7: REAL³ GDP OF TERRITORIAL AUTHORITIES IN THE CANTERBURY REGION (\$M)**

Area	2000	2010	2018	2018 (Canterbury %)	2000 - 2018 Real Net Growth	
					n	%
Kaikoura District	\$93	\$124	\$149	0%	\$55	44%
Hurunui District	\$243	\$437	\$652	2%	\$409	94%
Selwyn District	\$784	\$1,358	\$2,180	6%	\$1,397	103%
Waimakariri District	\$632	\$1,009	\$1,601	4%	\$969	96%
Christchurch City	\$14,343	\$19,383	\$25,421	69%	\$11,078	57%
Ashburton District	\$1,086	\$1,595	\$2,235	6%	\$1,149	72%
Mackenzie District	\$146	\$213	\$233	1%	\$87	41%
Timaru District	\$1,425	\$2,028	\$2,694	7%	\$1,269	63%
Waimate District	\$161	\$256	\$342	1%	\$181	71%
Waitaki District	\$710	\$1,075	\$1,323	4%	\$613	57%
Canterbury Region	\$19,622	\$27,478	\$36,829	100%	\$17,207	63%
New Zealand	\$166,447	\$219,543	\$289,103		\$122,656	56%

Source: MBIE, Stats NZ.

The Timaru District observed real annual GDP growth of 63% (\$1,269m) from the 2000 base year to 2018, accounting for just over 7% of the Canterbury Region's growth over the period. This is the same as the district's proportion of regional GDP, which has remained constant over the period. Timaru District had the second largest economic output in the Region in 2018 with a real GDP of almost \$2.7b.

Christchurch City had the highest economic output in the region with an annual GDP of over \$25b in 2018. This represents around 70% of the region's Real GDP and highlights Christchurch City being the primary economic engine in the region.

The Canterbury Region as a whole performed strongly between 2010 and 2015, a likely result of the rebuild following the 2010/11 Christchurch earthquakes. This is reflected by the strong growth in Christchurch City over this time frame. Over 46% of Christchurch City's real GDP growth between 2000 and 2015 occurred in the last 5-year increment. However, this trend was not isolated to Christchurch City, with other Districts in the region such as Selwyn, Timaru and Waimakariri also experiencing a higher level of GDP growth over this time frame. This is likely the result of migration from Christchurch City to the other districts over this period.

Figure 10 shows the real GDP growth on a per capita basis of Districts within the Canterbury Region between 2000 and 2018, also providing regional and national per capita Real GDP growth for comparative context.

FIGURE 10: GROWTH IN GDP PER CAPITA (2000-2018)

³ Prices are in 2018-dollar terms.

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Tasman Region
+\$30,000
GDP/capita

Nelson Region
+\$23,700
GDP/capita

Marlborough

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Source: MBIE, Stats NZ.

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On a GDP per capita basis, the Timaru District economy has experienced a higher level of proportional growth than most other Districts within the Canterbury Region and New Zealand as a whole. This indicates that Timaru has become comparatively more productive over the 2000-2018 period, largely fuelled by primary sector growth and productivity gains as identified earlier.

Table 8 breaks down Real GDP in the Timaru District between 2000 and 2018⁴ by ANZSIC sector. In terms of economic output and growth, industrial based sectors performed strongly. This reinforces observations made in employment count data, which identify industrial activity as the primary driver of economic growth in the District.

TABLE 8: TIMARU DISTRICT REAL GDP CONTRIBUTION BY SECTOR (2000 - 2018)

Sector	2000	2010	2018	2018 (%)	2010 - 2018 Real Net Growth	
					n	%
Manufacturing	\$343	\$361	\$528	19%	\$185	51%
Forestry, Fishing, Mining, Electricity, Gas, Water and Waste Services	\$70	\$139	\$227	8%	\$157	113%
Agriculture	\$113	\$191	\$226	8%	\$114	59%
GST on Production, Import Duties and Other Taxes	\$98	\$148	\$226	8%	\$127	86%
Construction	\$63	\$142	\$201	7%	\$137	97%
Transport, Postal and Warehousing	\$64	\$111	\$191	7%	\$126	114%
Health Care and Social Assistance	\$79	\$145	\$169	6%	\$91	63%
Owner-Occupied Property Operation	\$113	\$129	\$168	6%	\$55	42%
Retail Trade	\$76	\$108	\$130	5%	\$54	50%
Rental, Hiring and Real Estate Services	\$69	\$89	\$105	4%	\$36	41%
Wholesale Trade	\$52	\$76	\$97	4%	\$44	59%
Professional, Scientific and Technical Services	\$37	\$59	\$85	3%	\$48	81%
Education and Training	\$67	\$75	\$81	3%	\$14	18%
Information Media, Telecommunications and Other Services	\$64	\$73	\$74	3%	\$11	14%
Public Administration and Safety	\$41	\$54	\$59	2%	\$18	34%
Financial and Insurance Services	\$30	\$77	\$58	2%	\$28	36%
Food and beverage services	\$19	\$23	\$29	1%	\$9	41%
Administrative and Support Services	\$22	\$20	\$28	1%	\$6	31%
Accommodation	\$5	\$7	\$12	0%	\$8	105%
Total GDP	\$1,444	\$2,064	\$2,748		\$1,304	63%

Source: MBIE, Stats NZ.

⁴Prices are in 2018-dollar terms. GDP figures by Sector for 2019 forward were unavailable at time of publication.

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The sector contributing the most economic output towards the district’s real GDP was Manufacturing at \$528m in 2018. This was the highest ranked sector in 2000 and it remains so in 2018. Real GDP growth in this sector has equated to 51% (\$185m p.a.) between 2000 and 2018.

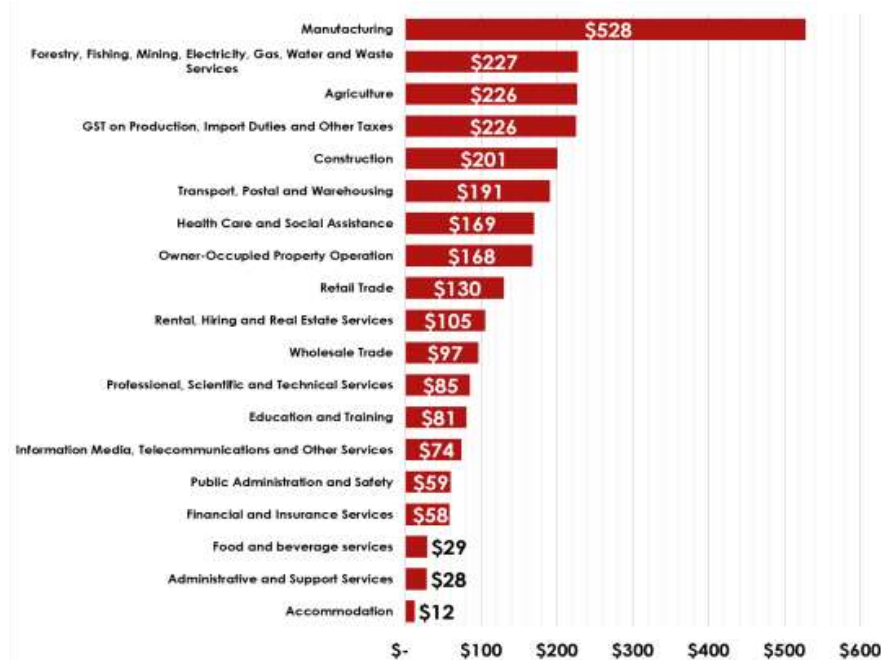
The sector with the largest upward shift in economic output proportionally was Transport Postal and Warehousing which grew by 114% (+126m p.a.). In the year 2000, this sector was ranked 10th in terms of economic output across the sectors, whereas in 2018, it was ranked as the 6th largest sector in the district in respect of economic output at \$191m.

Forestry, Fishing, Mining, Electricity, Gas, Water and Waste Services grew in a similar manor to Transport, Postal and Warehousing which grew by 113% (+157 p.a.). In the year 2000, this sector was ranked 5th in terms of economic output across the sectors, whereas in 2018, it is ranked as the 2nd largest sector in the district in respect of economic output at \$227m.

Agriculture also remains a key sector in respect of economic output for the district (ranked 3rd) with \$226m real GDP in 2018, despite its relatively low growth profile over the 2000-2018 period of 59% net real growth. This is more a historic reflection of the district’s strong rural economic base.

A visual comparison of each of the sectors economic contribution to Timaru District’s economy is provided in the figure below to provide greater context to the disparities between sectors.

FIGURE 11: TIMARU DISTRICT’S REAL GDP BY SECTOR - 2018 (\$M)



Source: MBIE, Stats NZ.

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6. RETAIL EXPENDITURE AND SUSTAINABLE GFA

This section sets out the annualised retail expenditure generated within Timaru District. These annualised retail spend estimates have been based on the latest 2020 population base estimates and projections conducted by Infometrics for the catchments to ensure they incorporate the most up-to-date information, and have been prepared using Property Economics' Retail Model.

RETAIL MODEL

The following flow chart provides a graphical representation of the Property Economics Retail Model to assist in better understanding the methodology and key inputs utilised.

FIGURE 12: PROPERTY ECONOMICS RETAIL GROWTH MODEL OUTLINE



Source: Property Economics

LAYERED RETAIL CATCHMENTS

It is important to note that the retail expenditure generated in the identified markets do not necessarily equate to the sales within that particular area. Residents can freely travel in and out of the area, and they will typically choose the centres with their preferred range of stores, products, brands, proximity, accessibility and price points. A good quality offering will attract

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customers from beyond its core market, whereas a low-quality offering is likely to experience retail expenditure leakage out of its core market.

For that reason, it is appropriate for modern retail markets to be assessed on the basis of "layered catchments". This is where consumers spread their retail spending across a wider spectrum of centres, with the majority of their "higher order" spend going to "higher order" centres (such as large scale regional or main metropolitan shopping destinations). Meanwhile, convenience spend tends to remain more localised, triggering a layering of centre catchments across the district.

In other words, a consumer could be in the retail catchment of numerous centres, not just one. This is particularly pertinent for in small towns like Waimate which are approximately the same drive-time distance from Oamaru and Timaru. These centres are trying to capture market share / compete in these areas based on their offerings and amenity.

Therefore, the retail expenditure generated in an area represents the sales centres or retail stores within that area could potentially achieve and is the key influence on what the market can potentially sustain.

EXCLUDED ACTIVITIES

The retail expenditure figures below are in 2020 NZ dollars and exclude the following retail activities, as categorised under the ANZSIC categorisation system:

- Accommodation (hotels, motels, backpackers, etc.)
- Vehicle and marine sales & services (petrol stations, car yards, boat shops, caravan sales, and stores such as Repco, Super Cheap Autos, tyre stores, panel beating, auto electrical and mechanical repairs, etc.)
- Hardware, home improvement, building and garden supplies retailing (e.g. Mitre 10, Hammer Hardware, Bunnings, PlaceMakers, ITM, Kings Plant Barn, Palmers Garden Centres, etc.)

The above retail sectors have been excluded because they are not considered to be core retail expenditure, nor fundamental retail centre activities in terms of visibility, location, viability or functionality. Modern retail centres do not rely on these types of stores to be viable or retain their role and function in the market.

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6.1. RETAIL EXPENDITURE

Table 9 below shows the projected generated retail spend for the Timaru District based on the Stats NZ High population projections provided in Figure 1. This projection was chosen as it represents the most current trajectory of growth for Timaru and is prudent in terms of an 'at capacity' scenario of district growth.

TABLE 9: TIMARU NET ANNUALISED RETAIL EXPENDITURE BY SECTOR (2020 - 2048)

Retail Sector Spend (\$m)	2020	2023	2028	2033	2038	2043	2048	Net Growth (2020 - 2048)	
								n	%
Food retailing	\$211	\$224	\$244	\$266	\$290	\$307	\$325	↑ \$114	54%
Clothing, footwear and personal accessories retailing	\$36	\$38	\$42	\$46	\$50	\$53	\$57	↑ \$21	57%
Furniture, floor coverings, houseware and textile goods retailing	\$20	\$21	\$23	\$25	\$27	\$29	\$30	↑ \$10	49%
Electrical and electronic goods retailing	\$27	\$28	\$31	\$33	\$35	\$37	\$39	↑ \$12	45%
Pharmaceutical and other store-based retailing	\$56	\$59	\$64	\$71	\$78	\$83	\$87	↑ \$31	56%
Department stores	\$42	\$44	\$49	\$53	\$58	\$62	\$65	↑ \$23	54%
Recreational goods retailing	\$23	\$24	\$26	\$29	\$31	\$33	\$35	↑ \$12	52%
Food and beverage services	\$98	\$104	\$114	\$127	\$138	\$147	\$156	↑ \$58	59%
Total Retail Expenditure	\$513	\$543	\$593	\$650	\$708	\$750	\$794	↑ \$281	55%

Source: Property Economics.

The Timaru District currently generates an estimated \$513m per annum of retail expenditure, with projected growth in the market over the assessed 28-year period increasing to over \$794m per annum by 2048. This represents an increase of \$281m (or 55%) annually above the 2020 base year by 2048.

The largest sector, by some margin is Food Retailing which is dominated by supermarket trade. This sector represented over 41% of total retail expenditure generated within the district in 2020. Supermarket trade accounts for approximately 75% of food retailing sector expenditure and is typically the largest retail sector in terms of expenditure. By 2048, spending within the Food Retailing sector is estimated to grow to around \$325m annually.

Additionally, Food and Beverage Service sector (i.e. cafes, bars and restaurants) also contributes a significant proportion of Timaru District retail expenditure, totalling \$98m p.a. at present and is anticipated to grow to \$156m p.a. by 2048.

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Combined, store types categorised in these two retail sectors are forecast to account for around 60% of Timaru District retail expenditure by 2048 (\$481m out of around \$794m).

6.2. SUSTAINABLE RETAIL FLOORSPACE

Table 10 provides sustainable GFA forecasts for the annual retail expenditure generated by the Timaru District. These projections are based off the above retail spend modelling and represent the total amount of retail floorspace that is sustainable if all retail expenditure generated within the district is internalised.

TABLE 10: TIMARU SUSTAINABLE RETAIL GFA BY SECTOR (2020 – 2048)

Sustainable Retail Floorspace (sqm)	2020	2023	2028	2033	2038	2043	2048	Net Growth (2020 - 2048)	
								n	%
Food retailing	29,400	31,200	34,000	37,200	40,400	42,800	45,300	↑ 15,900	54%
Clothing, footwear and personal accessories retailing	7,800	8,200	9,000	9,900	10,800	11,400	12,100	↑ 4,300	55%
Furniture, floor coverings, houseware and textile goods retailing	7,900	8,400	9,100	9,900	10,600	11,200	11,800	↑ 3,900	49%
Electrical and electronic goods retailing	8,500	9,000	9,700	10,600	11,400	12,000	12,700	↑ 4,200	49%
Pharmaceutical and other store-based retailing	13,400	14,200	15,600	17,200	18,800	19,900	21,200	↑ 7,800	58%
Department stores	17,300	18,300	19,900	21,800	23,600	25,000	26,400	↑ 9,100	53%
Recreational goods retailing	6,800	7,200	7,900	8,700	9,400	10,000	10,600	↑ 3,800	56%
Food and beverage services	17,400	18,500	20,400	22,500	24,700	26,300	28,000	↑ 10,600	61%
Total	108,500	115,000	125,600	137,800	149,700	158,600	168,100	59,600	55%

Source: Property Economics.

Sustainable floorspace in this context refers to the level of floorspace proportionate to an area's retainable retail expenditure that is likely to result in an appropriate quality and offer in the retail environment. This does not necessarily represent the 'break even' point, but a level of sales productivity (\$/sqm) that allows retail stores to trade profitably and provide a good quality retail environment.

There is also a need to translate net retail trading floorspace into GFA. Net retail trading area excludes floor area in a retail store used for storage, warehousing, staff facilities, office space, toilets etc. These activities typically occupy around 25-30% of a retail store's GFA. It is important to identify this 'back office' floorspace as it does not generate any retail spend and represents the area from which the general public is typically excluded.

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The Timaru District currently generates enough retail expenditure on an annualised basis to sustain an estimated 108,500 sqm of retail GFA. This is forecast to increase to around 168,100sqm GFA by 2048. These figures represent the GFA that would be sustainable if all retail expenditure generated in the district was internalised and the district observes a net neutral position in terms of net retail leakage and inflow. This provides useful base context from which to undertake retail land requirement analysis.

The majority of this growth is forecast to occur in the Food Retailing and Food and Beverage Services sectors. These sectors are forecast to be able to sustain an additional 15,900 and 10,600 sqm of retail GFA respectively by 2048. Collectively they are forecast to account for 44% of sustainable GFA growth.

The economic analysis indicates the Timaru District could sustain three to four more modern-day full-service supermarkets by 2048 (i.e. a Countdown or New World store). Alternatively, a combination of one to two full department supermarket and two to three smaller supermarket offers / brands such as Fresh Choice, SuperValue and / or New World Metro could be sustained by projected market growth.

Additionally, the analysis shows food retailing stores and cafes, bars and restaurants are key store types to facilitate and target for the Timaru District to build its retail base. In the context of this analysis, this is particularly relevant in terms of the City Centre, which is likely to require an extended and more diverse retail offering if it is to achieve its intended role and function.

Given the City Centre's marginal performance in attracting retail and commercial employment growth over the last 20 years (relative to wider growth in the District) a meaningful proportion of this growth should be focused within the City Centre to help achieve a greater level of consolidation.

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7. DISTRICT LEVEL RETAIL EXPENDITURE PATTERNS

In order to assess the level of retail expenditure flows – ‘inflows’⁵ and ‘outflows’⁶ of the Timaru District, this report utilises MarketView retail transaction data. The retail transaction data utilised in this report is based on the January 2015 - January 2016 period. This discrete period has been chosen as it is an annualised period, thereby removing any seasonal variations in retail expenditure. Whilst not the most recent calendar year, this data is still considered to provide an appropriate depiction of current shopping patterns given the limited changes in the retail market since 2016. This data is of greater relevance to the long-term pattern of spend as it is not impacted by the COVID-19 pandemic response (lockdown) and subsequent economic flows (lower discretionary spend, lower tourism, etc.).

MarketView data is based on the spending and retail transactions of Paymark credit and debit (EFTPOS) cardholders⁷. As a guide, electronic card transactions account for approximately 60%-70% of retail spending within NZ. The MarketView data has been collected from a range of stores across the spectrum of assessed retailers in the catchment, from national chains to small independent stores.

‘Origin’ of retail spending refers to where retail expenditure at retail stores within the Timaru District is derived. This dataset also enables the quantification and influence of the ‘inflow’ of retail dollars into the district.

‘Destination’ of retail spending refers to where residents of Timaru are spending their retail dollars. Destination has been classified by territorial authority. This provides in-sight into the ‘retention’ and ‘outflow’ of retail dollars from Timaru. Outflow is interchangeably referred to as leakage for the duration of this report.

Given the large sample size Paymark card holders and the prolific use of EFTPOS within NZ, MarketView data is considered to provide a robust and accurate representation of the origin and destination of retail spending patterns in Timaru, and hence has been used as a basis for this assessment.

The proportions in the following sections exclude the retail categories of accommodation (hotels, motels, backpackers, etc.) and vehicle and marine sales and services (car yards, boat shops, caravan sales, Repco, Super Cheap Auto, tyre stores, panel beating, mechanical repairs). Also excluded are the trade sectors as identified earlier in the report.

⁵ Retail inflow refers to retail expenditure generated outside a defined geographic area (in this instance the Timaru District territorial authority) but spent inside that defined area.

⁶ Retail leakage is the converse of retail inflow and refers to retail expenditure generated in a particular geographic area (Timaru District in this instance) but spent outside that defined area.

⁷ MarketView data excludes business and corporate cards. The transaction values include GST but exclude cash out with purchases. MarketView does not pick up hire purchase, direct debit/credit payments or cash-based spending.

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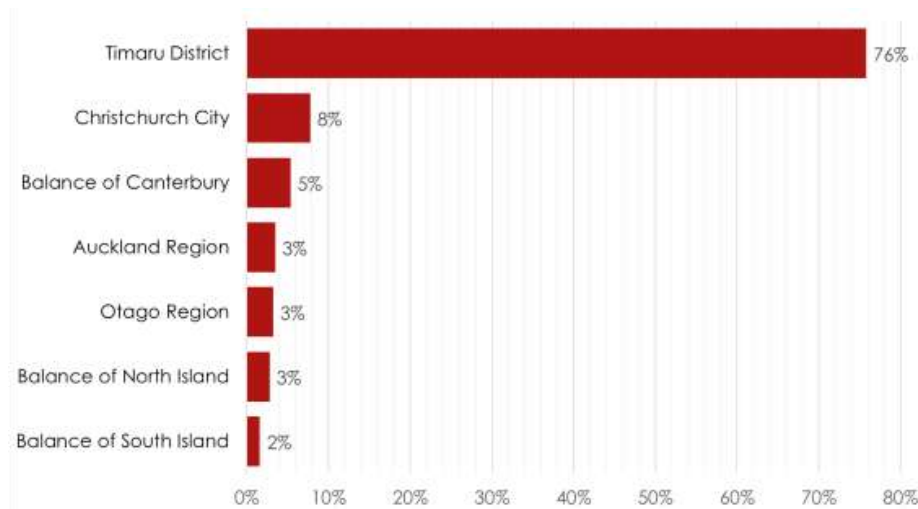


7.1. DESTINATION OF TIMARU DISTRICT RETAIL SPENDING

Some retail leakage out of a district can be classified as 'normal' shopping behaviour due to general spending while visiting other districts and the 'free flow' of the market. A high level of retail leakage indicates that the retail requirements of the resident population are not being adequately met by the localised market to the level or quality sought. As a result, residents travel outside of the market to satisfy their retail shopping requirements.

Figure 13 illustrates the proportion of retail expenditure generated by Timaru residents according to where it was spent by territorial authority and region.

FIGURE 13: TIMARU DESTINATION OF RETAIL SPENDING



Source: Property Economics, MarketView

Just over three quarters (76%) of all retail expenditure generated by Timaru District residents is internalised, i.e. spent within the district.

Outside of the Timaru District, Christchurch City captures the largest proportion of Timaru District resident's retail expenditure. Of all retail expenditure made by Timaru District residents, around 8% flows to Christchurch City. Being a large city, Christchurch has a much more extensive and diverse retail offering than the Timaru District. 'Shopping Trips' to this retail offering are the likely cause of the leakage from the District to Christchurch City.

Further, while not shown in Figure 8, a significant proportion of retail expenditure spent on higher order comparison goods is leaking from the catchment to Christchurch City. This includes around 20% of retail expenditure on Clothing, Footwear, Personal Accessories and Furniture Retailing by Timaru residents.

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This indicates that residents are not satisfied by the existing localised offer and currently travel to Christchurch to take advantage of the broader offer and range available. There are clear underlying issues with the provision of general merchandising retailers in Timaru District, particularly in Fashion and Furniture retailing.

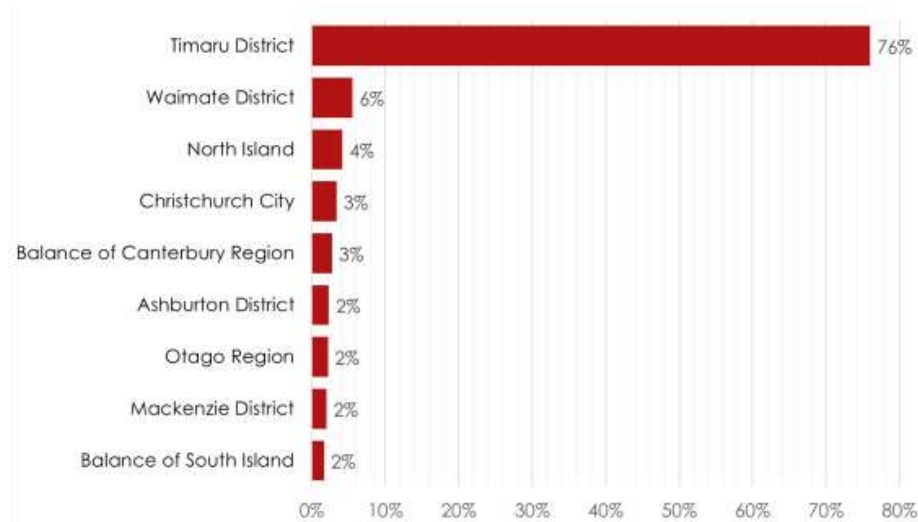
While this is to be expected given the wide range and breadth of selection available (which typically leads to more competitive pricing among retailers) in relatively close proximity (Christchurch), it also underlines retail sectors that could be improved upon within the local market to increase retention and overall sales.

The current level of leakage from the catchment of 24% also signals market potential and opportunity within the localised market to improve retail provision and spend retention, in terms of both quantum and quality. In real terms the amount of retail spend that left the district (leakage) in the assessed calendar year equates to around \$119m.

7.2. ORIGIN OF TIMARU DISTRICT RETAIL SPENDING

Figure 14 illustrates the proportion of retail expenditure spent within the Timaru District according to where its consumers reside by local territorial authority and region.

FIGURE 14: ORIGIN OF RETAIL SPENDING IN TIMARU



Source: Property Economics, MarketView

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Figure 14 illustrates a noteworthy proportion of retail sales within the Timaru District originating from consumers who reside outside of the district. Nearly a quarter of total retail expenditure is derived from outside of the District.

Around 6% of retail spending within Timaru originates from Waimate District residents. This inflow is particularly prominent within the Department Store and Recreational Goods Retailing sectors. This indicates that residents of Waimate are travelling to Timaru for bulky and specialised retailing goods that are not adequately provisioned within the Waimate District.

The Waimate District is a predominantly rural district to the south of Timaru. As a result of its rural nature and population base, the District is unable to sustain significant retail networks. Therefore, residents have had to travel to adjacent districts (or further afield) to meet their retail requirements. This inflow represents Timaru's largest on a proportional basis.

The MarketView data also shows that 65% of retail expenditure from external markets comes from within the wider Canterbury region. This indicates that Timaru attracts a small local visitor market with its current retail provision. This inflow is spread relatively evenly across all identified retail sectors.

The majority of this proportion is likely to reflect a small number of residents living outside of the Timaru District that make regular shopping trips to Timaru. Only 8% of retail expenditure within Timaru originated from outside of the Canterbury Region.

7.3. DISTRICT NET RETAIL FLOWS / LEAKAGE

This section of the report assesses the origin of retail expenditure against the leakage to determine the Net Flow Position of retail expenditure by sector. This is helpful in assessing potential opportunity or 'gaps' in the current district retail offering and builds on the analysis in the previous two subsections.

This section of the report compares inflows and outflows as a proportion of total retail expenditure generated from within the Timaru District. In terms of outflows, percentages represent the proportion of spending by Timaru residents outside of the Timaru District. Inflows represent the spending by visitors within the Timaru District, as a proportion of the retail expenditure the district generates / spends. Retention refers to the proportion of total retail expenditure by Timaru District residents spent within the Timaru District.

Figures 15-17 show these proportions with inflows shown in green, outflows shown in red and total district retention shown in yellow. The net retail flow of the district is found by subtracting the inflow by the outflow, as shown in Figure 15, i.e. the total Net Retail Flow of the district is 0% (or 24% - 24%), indicating that the Timaru District currently has a net balance of retail spending relative to total retail expenditure generated by its residents.

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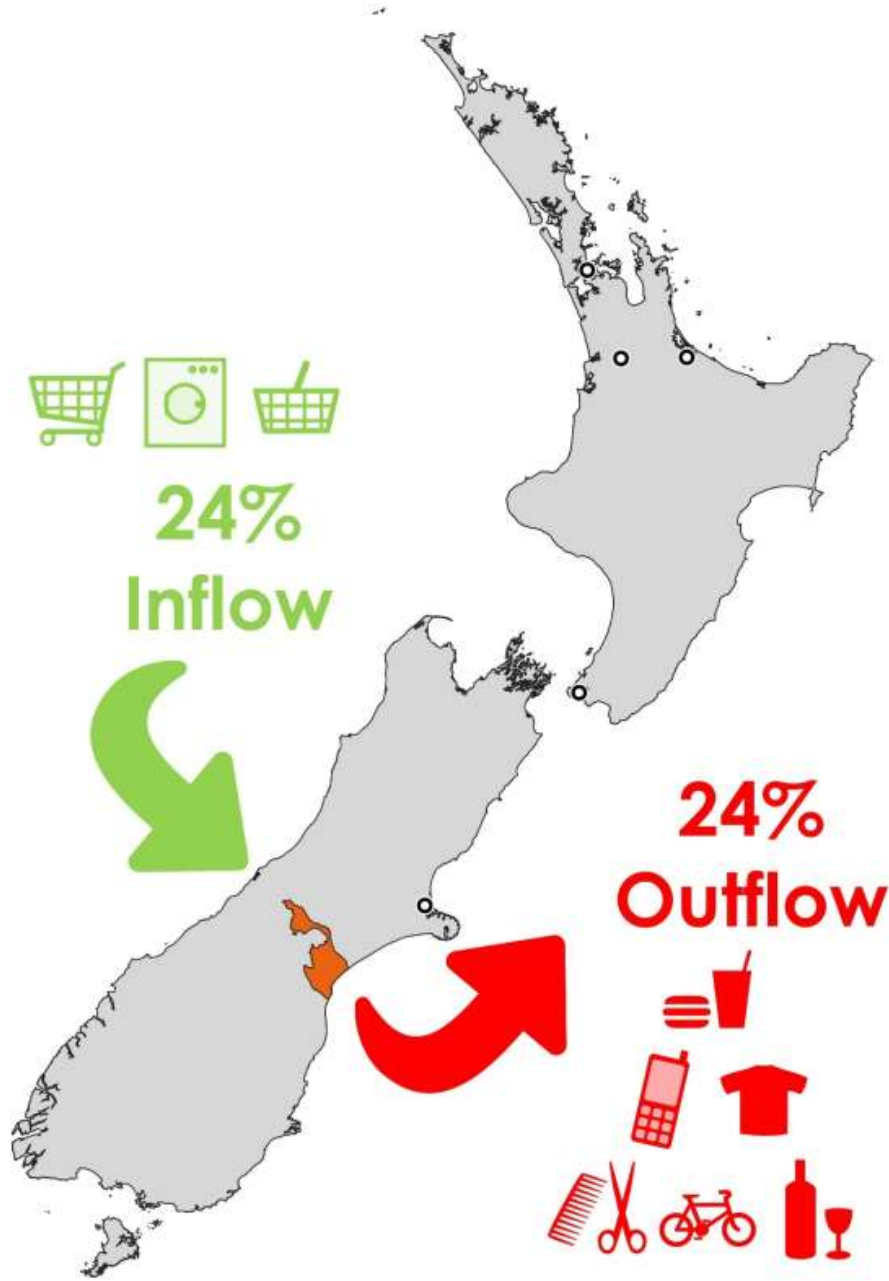


Adding retention to inflows illustrates the total market capture of the Timaru District retail market. The Timaru District captures 100% of spending relative to the level of retail expenditure generated locally. Coincidentally, the retail spend leaving the district equates to the level of spend entering the district on a proportional annualised basis. This 'offsetting' refers to inflows and outflows effectively cancelling each other out, meaning Timaru District has a net neutral retail expenditure flow position.

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FIGURE 15: TIMARU RETAIL FLOWS



Source: Property Economics, MarketView

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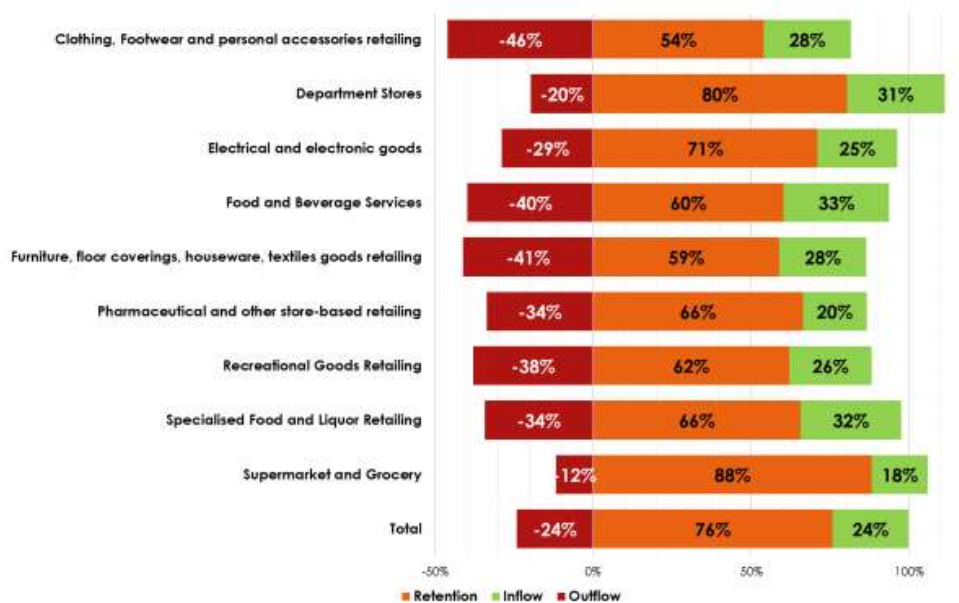


Figure 16 illustrates the inflows and outflows experienced by the identified catchment by retail sector.

As previously mentioned, on average 24% of total retail expenditure generated in Timaru on an annualised basis is spent outside of the district. However, it is worth noting that in three retail sectors leakage is over 40%, and across six retail sectors over a third of retail expenditure generated within Timaru is leaving the district.

These are all relatively high leakage levels of leakage given the average overall leakage of 24% and retention rate of 76%. This is largely due to retention being bolstered by the Supermarket and Department Store retailing sectors. These sectors form a significant proportion of total retail spending made by Timaru residents and therefore have a higher weighting in the overall retention proportion.

FIGURE 16: TIMARU DISTRICT ORIGIN AND DESTINATION OF RETAIL SPENDING BY SECTOR



Source: Property Economics, MarketView

Other sectors in terms of proportional spend experience a greater degree of leakage, led by Clothing, Footwear and Personal Accessories Retailing which observes retail expenditure leakage of around 46%. This further highlights the nature of the gap in the Timaru District retail offering.

The retail expenditure inflow coming into Timaru is a reflection of layered catchments across the wider region, and offsets some of this leakage. Smaller townships and rural residents are utilising Timaru as it offers a superior retail provision in relatively close proximity.

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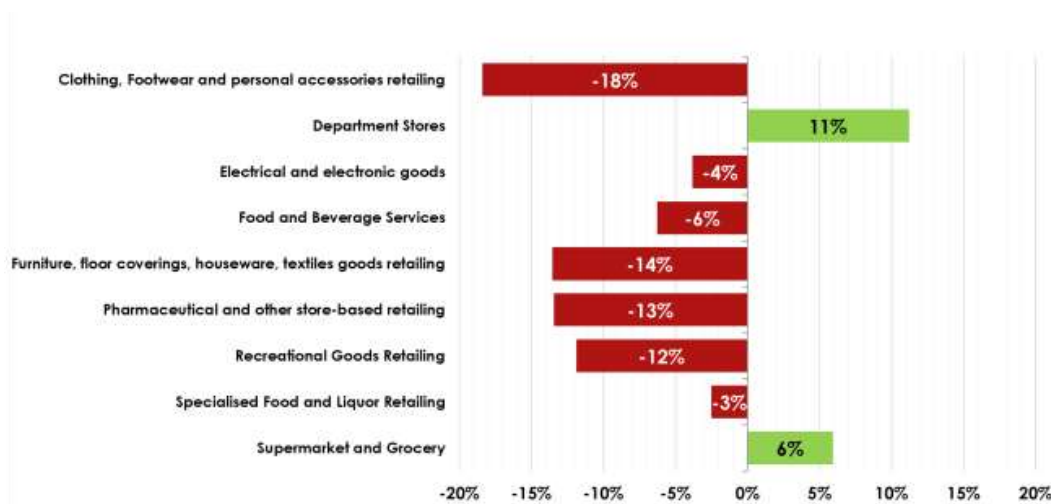
Figure 17 quantifies the net position of the inflows and outflows of retail expenditure within the Timaru District. This is the loss or gain in retail expenditure by sector as a proportion of the total level of retail spending generated by local residents.

As previously noted, the majority of retail sectors are experiencing a significant level of retail leakage. In most sectors, these outflows are not offset by inflows of retail expenditure from external markets. The net loss of these sectors ranges between 3% and 18%.

In contrast, Supermarkets and Department Stores have net positive positions. Store types in these categories are often anchor stores, therefore this is not surprising. Anchor stores have a more significant customer attraction on a more frequent basis compared to stores in other sectors. They also represent a larger proportion of the market in terms of retail expenditure.

Given the disproportional nature of Supermarket and Department Store retailing relative to the other retail sectors, this causes an overall net position of 100% and total net flows of 0% within the Timaru market.

FIGURE 17: TIMARU NET RETAIL SPENDING FLOWS BY SECTOR



Source: Property Economics, MarketView.

The Supermarket and Department Store sectors observing net positive positions is a reflection of a lack of this provision within neighbouring districts. Conversely, sectors observing net outflows is a reflection of a lack of provision in these sectors and that Timaru residents are travelling to centres further afield in the likes of Christchurch to meet their retail requirements.

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This 'loss' represents a significant opportunity for the district to recapture lost retail spending by providing better retail stores, better quality environment, amenity and shopping experience and higher levels of vitality and vibrancy desired by residents within the Timaru market.

Part of this deficit will be bolstered by Timaru Showgrounds, once completed, over the next 10-years. While not an optimal distribution of retail opportunity, Timaru Showgrounds does represent an opportunity to recapture a significant portion of retail leakage from the district.

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8. CURRENT DISTRICT RETAIL SUPPLY

Property Economics undertook a retail audit in 2019 of the Timaru District centres to quantify the current centre provision in the district. The retail audit results are displayed in terms of nominal stores and GFA.

This data reflects the retail activity of Timaru centres audited and excludes non-retail activity such as commercial services, community activities, recreational activities etc., which add to a **centre's role, function and attraction**. Non-centre standalone activity is also excluded.

With no material new retail development in Timaru post 2019, the only functional difference between the previous retail audit and the existing stores today is the level of vacancy, partly fuelled by the COVID-19 pandemic.

A vacant store count conducted by TDC in May 2021 found that there was a total of 46 stores **vacant within Timaru's CBD**. Assuming a vacancy level similar to 2019 in the remainder of the district (40 stores), the total number of vacant stores within the district would have increased to 67, equating to 20% of stores within Timaru District are vacant. Within the city centre alone, the vacancy of 46 stores is equivalent to a vacancy rate of around 27%.

This level of vacancy is significant and troubling for the purpose of assessing the health of the retail and non-retail commercial services markets within Timaru district. A more acceptable **level of vacancy within a main centre location, such as Timaru's CBD, is between 3-8%** and represents a healthy level of commercial real estate availability. A vacancy level of around 1 in every 4 stores suggests a systemic issue that needs to be addressed with policy support in the PDP viewed as a crucial component of any recovery plan for the City Centre.

The summarised results of the Timaru District are displayed in Table 11.

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TABLE 11: TIMARU DISTRICT IN-CENTRE RETAIL AUDIT (2019)

Retail Sector	Store Count	Store %	GFA (sqm)	GFA %
Supermarket	6	2%	15,570	14%
Food Retailing	28	9%	4,040	4%
Clothing and Footwear	51	16%	8,800	8%
Furniture, Floor Coverings, Houseware and Textile Goods	15	5%	9,690	9%
Pharmaceutical and personal care goods	6	2%	1,330	1%
Electrical and Electronic Goods	2	1%	1,930	2%
Department Stores	4	1%	20,170	19%
Recreational Goods	14	4%	5,840	5%
Other Goods Retailing	68	21%	14,400	13%
Food and Beverage Services	95	29%	19,290	18%
Vacant	40	12%	7,330	7%
Total	329		108,390	

Source: Property Economics.

The Timaru District has around 330 in-centre retail stores encompassing an estimated 108,400 sqm of retail GFA (rounded). Around 40 stores are currently vacant, covering an estimated 7,330 sqm GFA and representing 12% of total in-centre retail stores nominally and 7% of GFA.

A vacancy rate of this magnitude is not uncommon in New Zealand retail markets. However, it is higher than desirable on a store count basis from a market and centre functionality perspective.

This nominal store vacancy percentage within the district has been sustained over an extended period, showing little change from Property Economics' previous retail audit of Timaru, completed in January 2015.

Figure 18 illustrates the Timaru District retail composition by store count and GFA distributed by retail sector, reflecting the data in Table 12.

FIGURE 18: TIMARU DISTRICT RETAIL COMPOSITION (2019)



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Source: Property Economics.

The retail sector representing the largest proportion of the market in terms of store count is Food and Beverage Services with 95 stores, 29% of the total District retail supply by store number. As a category, Food and Beverage Services encompasses cafes, restaurants, takeaways, pubs and bars.

Other Goods Retailing represents the second largest retail sector in terms of store count with 68 stores representing just under 21% of the total market. This proportion is of some concern as 'Other Stores' often represent smaller, lower quality, second hand and unbranded store types that do not perform or generate the same level of retail productivity as stores in other sectors.

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Examples of stores categorised under Other Goods Retailing includes:

- Second Hand Shops
- Gift and Souvenir Shops
- Stationary Shops
- Pet Shops
- Mobile and Internet Service provider Shop
- Post Offices

These store types can effect the long-term vitality, quality, overall sales performance and 'health' of the centre. The trading productivity per sqm among Other Goods Retailing store types is generally lower than other stores, requiring lower rental rates for sustainability while lowering overall attractiveness and amenity of a centre. As a result, rental rates for other locations in centre can fall, leading to the establishment of additional stores that fall under the 'Other stores' category.

Table 12 categorises nominal retail store number and GFA across three store size categories, 0-499sqm, 500-999sqm and greater than 1000sqm GFA. This assists in differentiating between speciality and LFR store types and provides a more comprehensive picture of the store composition of Timaru.

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TABLE 12: TIMARU DISTRICT RETAIL STORE SIZE BREAKDOWN (2019)

Retail Sector	Store Count				GFA			
	0-499	500-999	1000+	Total	0-499	500-999	1000+	Total
Supermarket	0	0	6	6	0	0	15,570	15,570
Food Retailing	28	0	0	28	4,040	0	0	4,040
Clothing and Footwear	50	0	1	51	7,600	0	1,210	8,810
Furniture, Floor Coverings, Houseware and Textile Goods	10	2	3	15	1,720	1,110	6,850	9,680
Pharmaceutical and personal care goods	6	0	0	6	1,330	0	0	1,330
Electrical and Electronic Goods	0	1	1	2	0	500	1,430	1,930
Department Stores	0	0	4	4	0	0	20,170	20,170
Recreational Goods	10	2	2	14	1,710	1,670	2,450	5,830
Other Goods Retailing	62	5	1	68	9,700	3,650	1,050	14,400
Food and Beverage Services	89	6	0	95	14,430	4,860	0	19,290
Vacant	39	1	0	40	6,690	630	0	7,320
Total	294	17	18	329	47,220	12,420	48,730	108,390
Total %	89%	5%	5%		44%	11%	45%	

Source: Property Economics

This analysis indicates a substantial proportion of the provision in Timaru District's retail market is encompassed by specialty retailers. At present, 89% of the retail stores in the district are smaller specialty / boutique stores with GFA below 500sqm. However, these stores only account for around 44% of total District retail supply, indicated by the relatively low GFA proportion in the 0-499 sqm GFA bracket.

This shows that smaller specialty and convenience type stores represent the core of the centres analysed and are crucial for the district moving forward and the on-going health of its retail centres. Interestingly, retail stores of greater than 500sqm GFA represent only 11% of stores nominally, but 57% of the district's retail footprint, indicating their critical role in the district's ongoing performance and function and satisfying district retail requirements.

Table 13 dissects the retail audit on a centre / destination basis. Outside of Timaru, Temuka and Geraldine are the largest rural towns in terms of retail store count and GFA.

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**TABLE 13: TIMARU DISTRICT RETAIL AUDIT BREAKDOWN BY CENTRE (2019)**

	Store Count	Store %	GFA (sqm)	GFA %	Vacancy Rate	Vacant GFA
Timaru City						
Timaru City Centre	144	44%	40,890	38%	13%	8%
Heaton Street	7	2%	14,500	13%	0%	0%
Northtown Mall	23	7%	9,400	9%	17%	3%
Balance of Timaru City	22	7%	12,130	11%	0%	0%
Subtotal - Timaru City	196	60%	76,930	71%	12%	4%
Balance of the District						
Geraldine	56	17%	12,350	11%	7%	5%
Washdyke	21	6%	7,810	7%	24%	21%
Temuka	46	14%	9,690	9%	15%	17%
Pleasant Point	10	3%	1,600	1%	10%	3%
Subtotal - Balance of District	133	40%	31,460	29%	13%	12%
Total	329		108,390		12%	7%

Source: Property Economics.

Timaru City Centre is the clearly dominant commercial centre in the District with 144 retail stores, or 44% of all District centre retail store supply.

Geraldine accommodates 56 retail stores with a total retail floorspace of around 12,400 sqm GFA. Temuka is of a similar scale with around 9,700 sqm of retail GFA spread across 46 stores. It is notable that within these rural areas the average store size is significantly smaller when compared to more central locations like the Timaru City Centre.

Average store sizes in Temuka and Geraldine are 210 and 220 sqm respectively, while Timaru City Centre observes an average floor size of 285 sqm. However, this is not unexpected given the presence of large format stores in the City Centre.

As the largest commercial node in the District, the City Centre has a higher concentration of higher order, nationally branded retailers and LFR provision, as well as other commercial activity.

Table 14 and Figure 19 illustrate the relatively large proportion of retail GFA accounted for by department stores (around 23%) in the Timaru Central City. They also illustrate the presence of other large format stores retailing recreational goods, electronic and goods and clothing and footwear.

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This provides an indication of the retail hierarchy in the district, with the City Centre the preeminent commercial hub for the district and the surrounding network of centres supporting and operating complementary to the City Centre.

8.1. TIMARU CITY CENTRE

The Timaru City Centre is the primary retail destination in the district, accommodating 44% of in-centre retail stores nominally and 38% of retail GFA proportionally.

Table 14 breaks down the current composition of the Timaru City Centre retail supply into the ANZSIC GFA categories, as well as store count and total GFA by sector. City Fringe areas have been excluded from the analysis given they are not part of the City Centre's offering.

TABLE 14: TIMARU CITY CENTRE RETAIL SUPPLY COMPOSITION (2019)

Retail Sector	Store Count				GFA			
	0-499	500-999	1000+	Total	0-499	500-999	1000+	Total
Supermarket	0	0	0	0	0	0	0	0
Food Retailing	1	0	0	1	60	0	0	60
Clothing and Footwear	35	0	1	36	5,620	0	1,210	6,830
Furniture, Floor Coverings, Houseware and Textile Goods	3	2	0	5	580	1,110	0	1,690
Electrical and Electronic Goods	0	1	1	2	0	500	1,430	1,930
Pharmaceutical and personal care goods	1	0	0	1	250	0	0	250
Recreational Goods	6	2	2	10	960	1,670	2,450	5,080
Department Stores	0	0	2	2	0	0	9,250	9,250
Other Goods Retailing	30	4	0	34	3,940	2,790	0	6,730
Food and Beverage Services	33	1	0	34	5,250	680	0	5,930
Vacant	18	1	0	19	2,490	630	0	3,120
Total	127	11	6	144	19,150	7,380	14,340	40,890
Total %	88%	8%	4%		47%	18%	35%	

Source: Property Economics

Unlike the wider District, Clothing, Footwear and Personal Accessories retail stores are the prevalent store type in the Timaru City Centre with a total of 36 stores occupying just over 6,800sqm GFA.

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In terms of nominal store type, Clothing Footwear and Personal Accessories retailing stores account for 25% of stores, while they account for around 17% of retail GFA. These store types are crucial to the City Centre’s performance, health, vibrancy, role and function.

However, like the wider District, Other Goods Retailing and Food and Beverage Services are still prevalent sectors in the Timaru Central City.

Each sector accounts for around 24% of retail stores in the area and similar proportions of the retail GFA at 17% and 15% respectively. This is proportionally lower than the wider District proportions reflecting shifts in locational demand for retail rather than any underlying market sustainability issues.

Together Food and Beverage Services and Clothing, Footwear and Personal Accessories Retailing account to around 50% of City Centre retail offer. This is not unusual given the key focus of these two sectors in City Centre locations and the broad commercial appeal these sectors have in the community. A high proportion of food and beverage services and fashion stores is desirable for City Centres to assist them in playing their higher-level hierarchical role and function in the market more successfully. However, the quality and scope of the offer in these categories is more important than the proportion alone.

There are no supermarkets within the City Centre provision at present, and in fact a lack of food retail stores in general, with only one small specialist food retailer accounted for. Modern supermarkets (often with a GFA footprint between 3,500 and 6,000 sqm) typically require large land holdings (around 1.5ha). These are difficult to find and / or group together in City Centre locations, albeit often required to enable a large modern supermarket to be feasibly established economically within a city centre environment. However, the balance of Timaru City provides ample access to supermarket and food retailing provision ensuring the community is not disabled in terms of access to sufficient food retail provision.

As previously mentioned, the Timaru City Centre also has a relatively high proportion of ‘Other Goods’ retailers. This should be carefully monitored, as a rising proportion in this category will often coincide with declining centre quality and quality of retail offering.

A change of note from the January 2015 Timaru Retail Analysis is the decline of Electronic Goods Retailers. There are now fewer retail stores in the category, particularly in the specialty store GFA range. This indicates a decline in specialist retailing in this category, suggesting this type of retail activity has been consolidated into larger department type stores, or some stores in the sector have moved to non-centre locations.

Figure 19 visualises the proportional composition of retail provision within the Timaru City Centre, highlighting the area’s differences between store count representation and GFA.

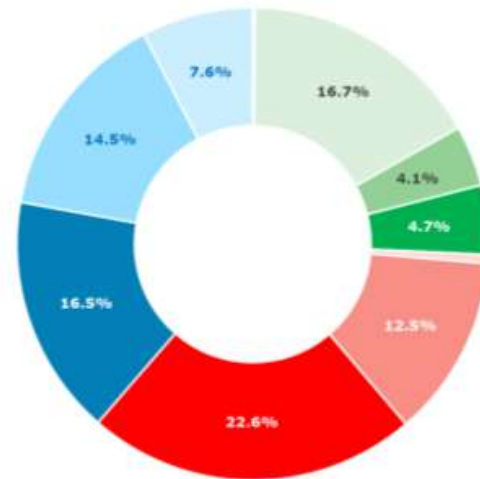
Interesting to note is the significant proportion of retail supply accounted for by Department Stores regardless of them being few in number and the observed 13% retail store vacancy rate.

FIGURE 19: TIMARU CITY CENTRE RETAIL COMPOSITION (STORE COUNT AND GFA)



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- Food Retailing
- Furniture, Floor Coverings, Houseware and Textile Goods
- Pharmaceutical and personal care goods
- Department Stores
- Food and Beverage Services
- Clothing and Footwear
- Electrical and Electronic Goods
- Recreational Goods
- Other Goods Retailing
- Vacant

A clear 'gap' in the City Centre's offering is in Food Retailing, which as identified earlier is the largest retail sector by annual spend. This suggests the City Centre is missing out on this entire proportion of the market and the associated benefits these store types can bring to a centre.

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8.2. UNACTIONED RETAIL CONSENTS

To account for the full current provision of retail GFA in Timaru there is need to consider retail consents issued that are yet to be developed. This retail GFA also forms part of the 'existing environment' from an RMA perspective.

TABLE 15: UNACTIONED RETAIL CONSENTS

Name	Location	New / Extension	Indicative Floor Area (sqm)
Countdown Supermarket	233 Evans Street Timaru	New Building	3,800
Harvey Norman	226 Evans Street, Timaru	New Building and Building Extension	6,550
Total			10,350

Source: Timaru District Council

The retail consent for the Countdown development is due to lapse in June 2024, while the Harvey Norman consent is due to lapse in July 2025.

Additionally, the large retail development, "Timaru Showgrounds Retail Park", is consented and in the supply pipeline of retail development for Timaru. The Countdown Supermarket, indicated in the previous figure, is part of the Retail Park. The following staging rules are in place specifically for the Retail Park's resource consent with the following development a permitted activity:

- (i) General Merchandise Outlets other than Department Stores shall not in aggregate exceed:
 - a) 24,000m² GFA open to the public prior to 1 July 2022
 - b) 29,000m² GFA open to the public prior to 1 July 2025
 - c) 34,000m² GFA open to the public prior to 1 July 2027
- (ii) General Merchandise Outlets Inclusive of Department Stores shall not in aggregate exceed:
 - a) 27,000m² GFA open to the public prior to 1 July 2022
 - b) 30,000m² GFA open to the public prior to 1 July 2025
 - c) 34,000m² GFA open to the public prior to 1 July 2027.

Property Economics also understands that an additional 2% (680sqm) of office and personal services, 4% (1,360sqm) of restaurants and 6,000sqm for a place of assembly is permitted.

Furthermore, there is potential for the aforementioned thresholds to be exceeded by 6% (a further 2,040sqm) under a Discretionary activity status.

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This gives a total development potential for the site of circa 42,000sqm GFA. To put this development potential into context, that exceeds the entire retail provision within the Timaru City Centre of 40,890sqm GFA.

LFR store footprints comprise 53% of the city centre's retail GFA from only 12% of nominal stores. This suggests LFR store types are integral to the Timaru City Centre's long term economic performance viability, vibrancy and wellbeing, and that any relocations out of City Centre (to the Timaru Showgrounds) is likely to have a material adverse effect on the City Centre as a retail destination.

In total, there is approximately 48,550sqm of major retail development potential in the pipeline for Timaru situated outside the CBD (42,000sqm within the Timaru showgrounds Retail Park and 6,550sqm across the road for a Harvey Norman) over the next 7-years. This represents a significant threat to the vitality and vibrancy of Timaru's CBD given the comparative size of the CBD.

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9. RETAIL SUPPLY DEMAND DIFFERENTIAL

This section of the report compares the total District centre retail provision against forecast sustainable retail demand as determined in Section 6. This is to better understand the retail provision differential both currently and over the forecast 28-year period.

Table 16 illustrates differences in forecast sustainable retail GFA and existing retail supply, providing an overview of the supply vs. demand dynamics of the Timaru market.

Importantly retail supply does not typically match sustainable retail GFA given the constant movement in the market. This analysis gives an overview of the market demand / supply differential at a point in time and therefore figures in Table 16 should not be regarded as strict guidelines but more a general steer towards what is appropriate direction for the PDP.

The key component of the table is the 'Differential' which in effect provides a 'net position' on the demand / supply analysis.

Note that the Countdown supermarket (3,800sqm) has been included as an unactioned building consent and so was excluded as part of Showground Hill figure in Table 16, to avoid double counting.

TABLE 16: EXISTING CENTRE SUPPLY VS. CURRENT AND SUSTAINABLE RETAIL DEMAND

Retail GFA Required (sqm)	2020	2023	2028	2048
Sustainable Retail Demand (sqm)	108,500	115,000	125,600	168,100
Existing Provision (sqm)	108,300	108,300	108,300	108,300
Current Differential (sqm)	-200	-6,700	-17,300	-59,800
Unactioned Retail Consents (sqm)	10,350	10,350	10,350	10,350
Remainder of Showgrounds Hill (sqm)	30,200	30,200	30,200	30,200
Net Differential (sqm)	40,350	33,850	23,250	-19,250

Source: Property Economics.

Within the Timaru District, the current sustainable retail GFA is approximately equal to the existing centre provision. If unactioned building consents are added to this, there is anticipated

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excess provision of around 10,150sqm of retail GFA within Timaru District. Additional to this supply figure is out of centre / zone retail activity.

There is a notional shortfall in the current level of retail provision by 2028 of 17,300sqm. After including known building consents, this shortfall is just under 7,000sqm. However, 2028 coincides with the full '*unlocking*' of Showgrounds Hill Retail Park consent which is also in the pipeline supply⁸. The retail park represents a total of 34,000sqm GFA of retail by 2028 which would leave the projected differential with a significant excess of retail GFA assuming the retail park is built out to capacity by this date.

Long-term (out to 2048) there is a notional shortfall of around 59,800sqm of retail GFA. This shortfall is 49,450sqm of retail GFA after including the unactioned building consents and 19,250sqm after including the rest of a fully built out retail park at Showgrounds Hill.

In the long-term there is a need for additional retail provision within Timaru District. The anticipated shortfall, after accounting for the unactioned consents and a fully built out retail centre at Showgrounds Hill, is anticipated to occur around 2038 if Timaru District continues to experience high population growth.

Retail provision should continue to be restricted to the existing centre locations over the short- and medium-terms to promote the existing and planned hierarchy of centres, with Timaru's CBD being the most prominent centre. Timaru's CBD should continue to be promoted as the district's primary hub of commercial and retail activity to encourage more activity. This will increase the vitality and vibrancy of the centre.

The analysis indicates there is no additional retail GFA required till around 2040 and retail spend growth in the district up to this date should be channelled into rejuvenating the city centres vacant stores and lower performing stores to improve its role and function, amenity and vitality.

⁸ *Bunnings have announced they intend to be one of the occupants.*

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10. COMMERCIAL ACCOMMODATION OVERVIEW

This section provides an assessment of the Timaru District visitor accommodation market with specific focus on visitor accommodation in the Timaru City Centre. This is to assess whether the City Centre is *'missing out'* on this market given its importance to the wider role and function of the City centre and its contribution to performance, vitality, vibrancy and amenity.

Property Economics also assess District wide guest night demand, occupancy rates and annual economic injection into the Timaru District economy at a high level, with comparison made to other destinations in the New Zealand market. This will provide an indication of market demand for visitor accommodation in the District as well as current District performance and market opportunities.

For clarity, in this section Timaru District refers to the geographic location covered by the respective Regional Tourist Organisation (RTO). A map illustrating the geospatial extent of the Timaru RTO has been included in Appendix 5. The Timaru RTO represents an area comparable in its geographic boundaries to the Timaru District.

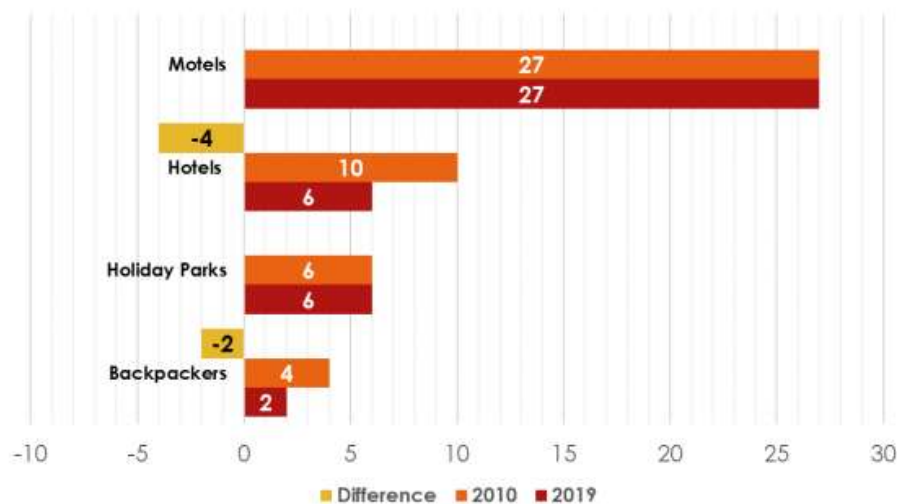
10.1. COMMERCIAL ACCOMMODATION MARKET SUPPLY

The table below breaks down the total number of accommodation establishments in the Timaru RTO by type and their relative change since 2010. In total there are 41 accommodation establishments across the Timaru market, with motels accounting for the largest proportion (66%) of establishments. Accommodation supply in the Timaru District showed little change over recent years.

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FIGURE 20: TIMARU RTO ACCOMMODATION ESTABLISHMENTS BY TYPE⁹



Source: Stats NZ, MBIE.

The following figure shows the number of commercial accommodation establishments within Timaru and the average monthly vacancy over a the 2001 – 2019 period (pre-COVID).

Timaru reached a high of 53 accommodation establishments in 2006. Over the subsequent 13 years this number has trended downwards to the current 41 establishments, a net 21% less than in 2006. This gives an indication of the softening tourism performance in Timaru over the 2006-2019 period.

The lack of modern commercial hotels in the RTO signals a potential gap in the market in terms of visitor accommodation, particularly in the Timaru City Centre. If filled, in conjunction with an improved tourism offering, this gap could allow Timaru to capture a greater proportion of the South Island tourism market. This is particularly relevant given the position of the Timaru District on an arterial route between Christchurch and Queenstown (a high-volume tourist route for international and domestic tourists).

Average occupancy rates have also trended upwards over the last 18 years to around 36% in 2018. This is likely due to the falling accommodation establishment numbers. An average occupancy rate of 36% is considered low in the tourism industry and would struggle to justify a new hotel complex unless there is an ability to capture the market from existing establishments. This would not be based on market growth but transferability of guest night demand between accommodation establishments.

Timaru’s highest occupancy is in the December through March period, with January being the peak, while its lowest occupancy is May through September period, with June being the

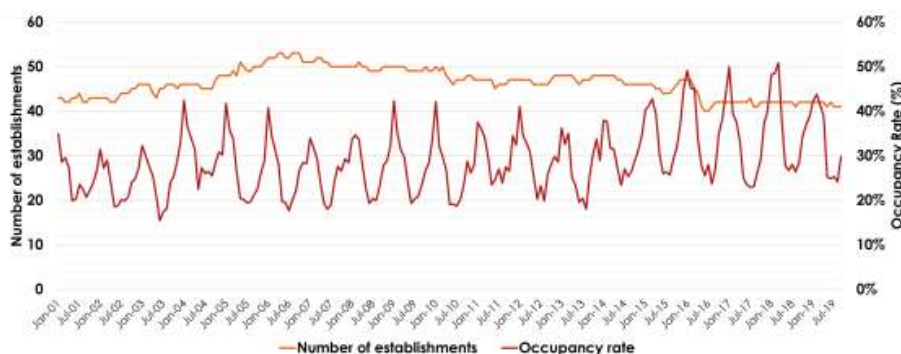
⁹ Hotel category includes hotels and boutique lodges.

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quietest month. This is similar to the rest of New Zealand although some areas, such as Wanaka and Queenstown, have a second, mid-winter peak leveraging off the snowy season. As a comparison Queenstown and Wanaka had occupancy rates of around 50% and 30%, respectively, in 2001 and grew to 69% and 47%, respectively, in 2018.

FIGURE 21: TIMARU RTO MONTHLY ACCOMMODATION SUPPLY



Source: Stats NZ, MBIE.

By way of comparison, the table below provides the number of accommodation establishments in the neighbouring Canterbury, Wanaka and Queenstown RTOs, as well as New Zealand as a whole and net movement since 2006. While there has been some consolidation in accommodation establishments (and Canterbury earthquakes having a significant effect on regional numbers), the data shows Timaru has fallen greater than other localised markets.

Comparatively, growth in guest night demand in the Timaru RTO has been significantly lower than other South Island tourism destinations. Queenstown and Wanaka RTOs grew 82% and 112%, respectively, over the 2001 to 2018 period. Canterbury as a region grew 38% over this time frame, with Timaru being only slightly ahead of the region at 53%.

Due to the proximity of Timaru to holiday hotspot destinations such as Queenstown, Wanaka and Central Otago, the District is well positioned to try and capture a larger share of the tourism market. However, improving its tourism offer (experience and accommodation) to meet modern day tourist expectations would be an important aspect to address to achieve higher tourism in a competitive market.

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TABLE 17: COMPARATIVE MARKETS - ACCOMODATION NUMBER OF ESTABLISHMENTS BY TYPE

Accommodation Type	Canterbury		Wanaka		Queenstown		New Zealand	
	September 2019	Change from September 2010	September 2019	Change from September 2010	September 2019	Change from September 2010	September 2019	Change from September 2010
Backpackers	44	↓ -12	9	→ 0	21	↑ 1	376	↓ -58
Holiday Parks	34	↓ -3	6	→ 0	7	→ 0	404	↑ 6
Hotels	50	↓ -14	10	→ 0	37	↑ 5	544	↓ -34
Motels	201	↑ 1	23	↓ -1	57	↑ 3	1,683	↓ -138
Total	329	↓ -28	48	↓ -1	122	↑ 9	3,007	↓ -224

Source: Stats NZ, MBIE.

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11. EMPLOYMENT GROWTH

This section quantifies the projected employment growth across the commercial and industrial sectors and represents the level of employment the Timaru District is likely to be required to accommodate in the future by sector, and the land implications of this growth.

11.1. COMMERCIAL AND INDUSTRIAL EMPLOYMENT FORECAST (2020-2048)

For the purpose of this analysis the employment growth (and subsequent land demand) is estimated using the Stats NZ High Growth projections. This scenario is based on the ability for the Timaru District to attract specific businesses based on their locational criteria. These are, in part, based on:

- Labour Force projections (skilled / unskilled), including increased age-related participation; and
- Regional and local ability to accommodate growth, especially the potential relocation of business activity from the wider area; and
- Timaru District's relative business land supply and prices within the localised and national market; and
- Trended growth from at least the past 20 years at a Statistical Area 2 level; and
- Economic development directions; and
- Locational criteria by sector; and
- National / Regional and local supply of inputted goods and location of market; and
- Business sector analysis; and
- Changing working age; and
- Changing trends in relation to employment retention and labour movement.

The trended growth scenario for employment is estimated through the aforementioned Stats NZ Population and Household Growth scenario, estimated labour participation rates and current trends of national significance. The trended growth scenario is estimated with a weighting towards current trends, in terms of retention and sector type, labour force participation rates and population projections. As well as this, the projections in this section are based on the employment counts for the Timaru District reported by Statistics New Zealand.

Property Economics is aware that up to 30% of employees in any given area do not register the location of their job and therefore are not covered by this statistic. Additionally, sole traders often fall outside these statistics and have been considered in the following ratios. The ratios applied within this report are based on that shortfall and compensate for it in terms of relevant demand.

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The following assessment takes into account the identified Statistics NZ employment counts as they relate to the land ratios developed nationally and locally by Property Economics. These ratios take into account any discrepancies identified through the preceding sections of this report.

The commercial employment projections in this forecast exclude retail-based employment. Land demand estimates associated with retail activity are based on retail expenditure forecasts which are generated through the Property Economics Retail Model. The expenditure forecasts and therefore considered more appropriate to assess separately as retail spending drives retail employment rather than the other way around.

The table below outlines the projected industrial and commercial sector employment growth for Timaru District.

The table below indicates that employment in these two sectors is forecast to grow by approximately 4,250 employees net by 2048. This represents a 31% increase from the current estimated 2020 employment base of 13,650 employees.

In terms of commercial and industrial employment, these growth forecasts indicate there are no significant structural changes forecast for the Timaru District economy over the coming two decades. Growth in the commercial and industrial sectors is projected to remain relatively consistent to historically observed trends, with the industrial sector forecast to remain the primary employment generator in the Timaru District.

Growth across both these sectors is driven by both growing workforce participation rates and population growth of the district, albeit population fuelled employment growth is relatively mild.

TABLE 18: INDUSTRIAL AND COMMERCIAL SECTOR EMPLOYMENT PROJECTIONS (2018-2048)

Timaru Employment	2020	2023	2028	2048	Net Growth (2020 - 2048)	
					Nominal	Percentage
Commercial	3,738	3,825	3,958	4,614	876	23%
Industrial	9,911	10,819	11,700	13,284	3,373	34%
Total	13,649	14,644	15,658	17,898	4,249	31%

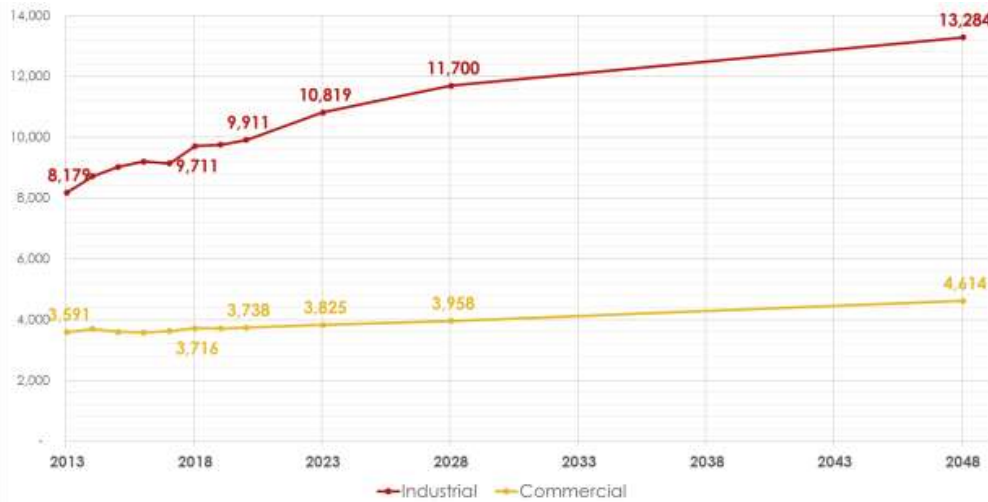
Source: Property Economics.

Figure 22 following provides a diagrammatic representation of this growth to illustrate the trended path (past and future) for each sector.

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FIGURE 22: INDUSTRIAL AND COMMERCIAL SECTOR EMPLOYMENT FORECAST (2013-2048)



Source: Property Economics, Statistics NZ

COMMERCIAL

The commercial sector in the Timaru District is forecast to have an employment base of around 4,600 employees by 2048. This represents net growth in the commercial sector of 23% over the forecast period from the 2020 base year. Between 2013 and 2020, employment in the commercial sector grew by only 150 employees at an average rate of 21 employees per year.

In contrast, over the next 28 years the commercial employment count is projected to increase by 876, an increase of 31 employees p.a. on average. Although an increase in growth from that observed historically, this is a relatively low rate of commercial employment growth nominally compared to other urban centres throughout New Zealand.

INDUSTRIAL

Industrial employment is forecast to grow by a net 3,373 employees between 2020 and 2048, an increase of around 34% from the 2020 industrial employment base. This equates to an increase of 120 net additional employees per annum on average.

In general, this continues the strong upward growth trend observed in industrial employment count since the turn of the millennium, albeit the annual projected growth is slightly more tepid than that observed between 2000 and 2020. This is on account of anticipated improvements in labour productivity in industrial sectors.

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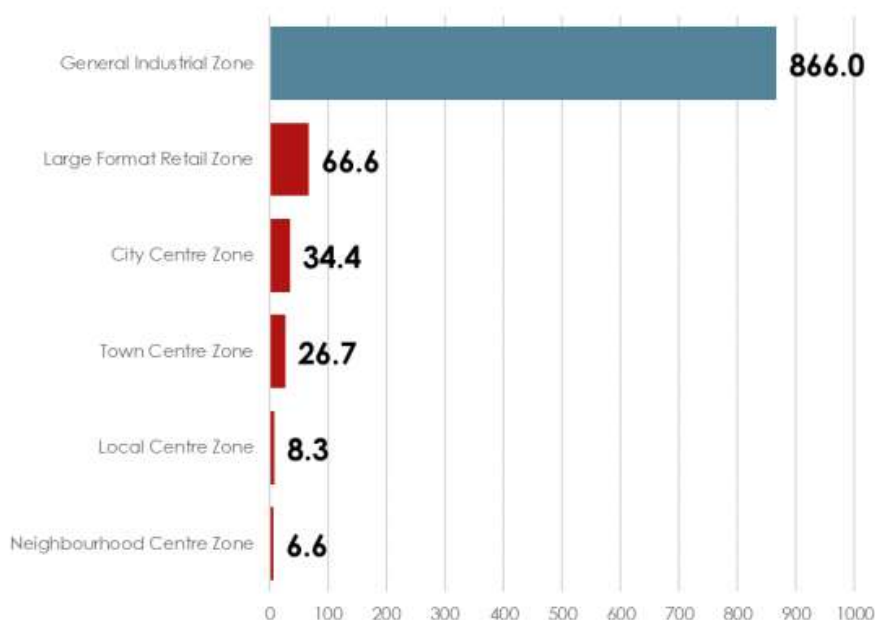


12. CURRENT BUSINESS LAND DISTRIBUTION AND CAPACITY

This section outlines the current distribution of business land as outlined in the draft district plan. This section identifies all business land by zoning and broad area as well as the current vacant land supply in each area by zone.

The figure below presents the total business land area across the Timaru District categorised by zone under the Proposed District Plan. This provides an indication of business land supply by business zone type. In total, the district has 1,008ha of business zoned land, split 866ha of Industrial Zoned Land and 142ha of Commercial Zoned Land. This shows the tenor of the land use within Timaru District as being primarily industrial focused.

FIGURE 23: TIMARU DISTRICT BUSINESS LAND SUPPLY BY ZONE



Source: Property Economics, Timaru District Council.

12.1. COMMERCIAL LAND

The table below is a summary of the commercial zone land areas for the Timaru District, as supplied by TDC. The table shows the total supply of all commercial / mixed-use zoning and the total amount of vacant land as identified by vacant land parcel.

The Timaru District has a total Commercial zoned provision of 142.5ha. Of this, 113ha (or 79%) is located within the Timaru Urban Area. The central city accounts for the greatest portion of this

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land, which is represented by the City Centre Zone and the Large Format Retail (LFR) Zone land surrounding it, and totals around 85ha.

Property Economics understands that the LFR zoned land surrounding the City Centre is proposed to be rezoned Mixed-Use Zone in the PDP. For the purposes of this assessment this change represents a change in the anticipated land use but not the total quantum of business zone land.

TABLE 19: TIMARU DISTRICT COMMERCIAL LAND SUPPLY BY ZONE (HA)

Area	Zone	In-use (ha)	Vacant (ha)	Total (ha)	Vacancy Rate (%)
Timaru	City Centre Zone	32.3	2.1	34.4	6%
	Large Format Retail Zone	50.2	13.9	64.1	22%
	Local Centre Zone	8.3	0.0	8.3	0%
	Neighbourhood Centre Zone	5.9	0.4	6.3	6%
	Subtotal	96.7	16.3	113.0	14%
Geraldine	Town Centre Zone	10.4	0.6	11.0	5%
Temuka	Town Centre Zone	10.6	0.9	11.5	8%
	Neighbourhood Centre Zone	0.3	0.0	0.3	0%
	Large Format Retail Zone	2.1	0.4	2.5	16%
	Subtotal	13.0	1.3	14.3	9%
Pleasant Point	Town Centre Zone	4.1	0.1	4.1	1%
Total		124.2	18.2	142.5	13%

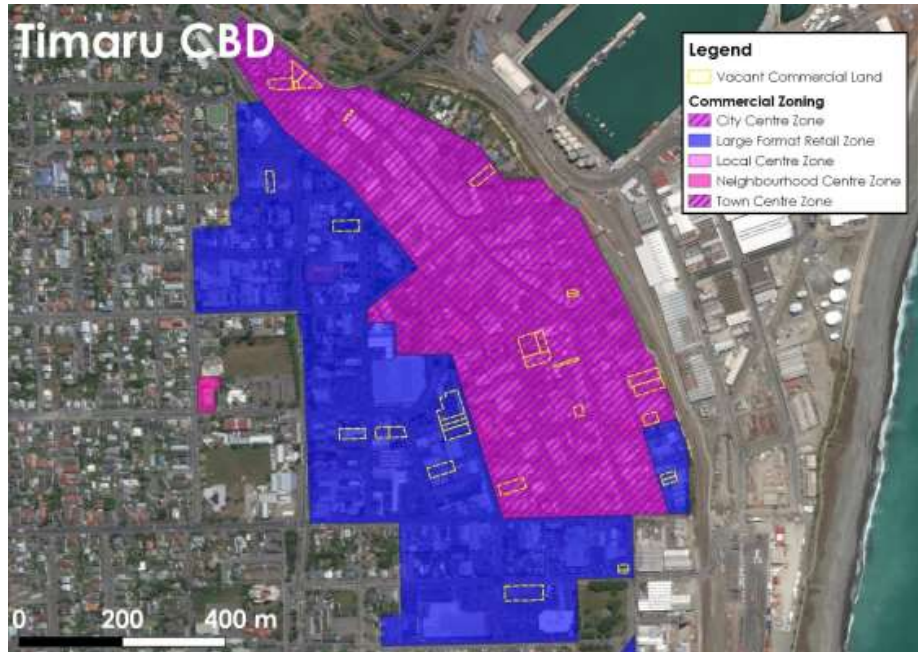
Source: Property Economics, Timaru District Council

The following figures show the geospatial extent of the commercial areas with vacant land in Timaru District.

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FIGURE 24: TIMARU CBD



Source: Timaru District Council, Bing

FIGURE 25: TIMARU (SHOWGROUNDS HILL)



Source: Timaru District Council, Bing

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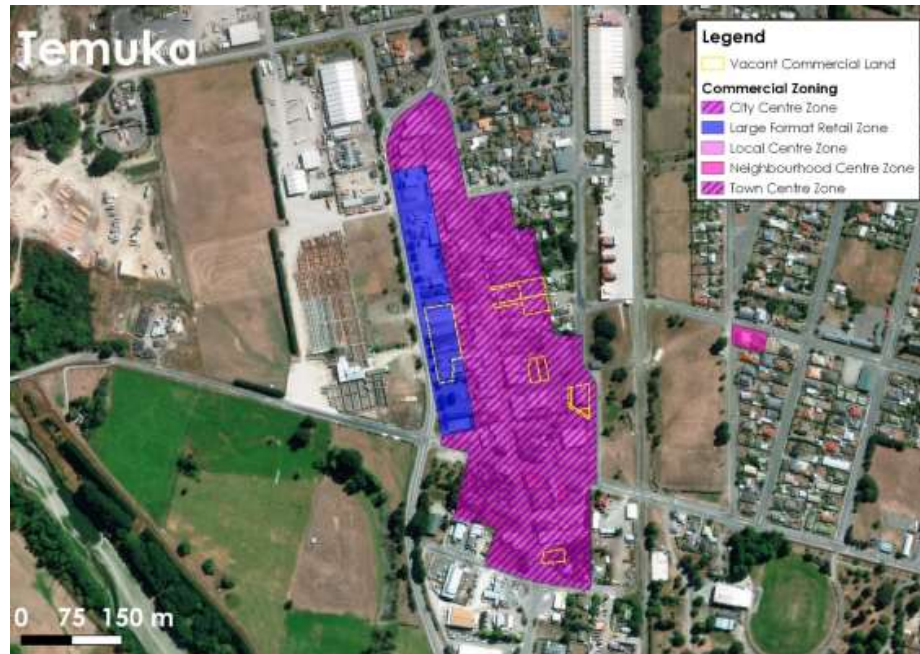


FIGURE 26: TIMARU (WASHDYKE)



Source: Timaru District Council, Bing

FIGURE 27: TEMUKA

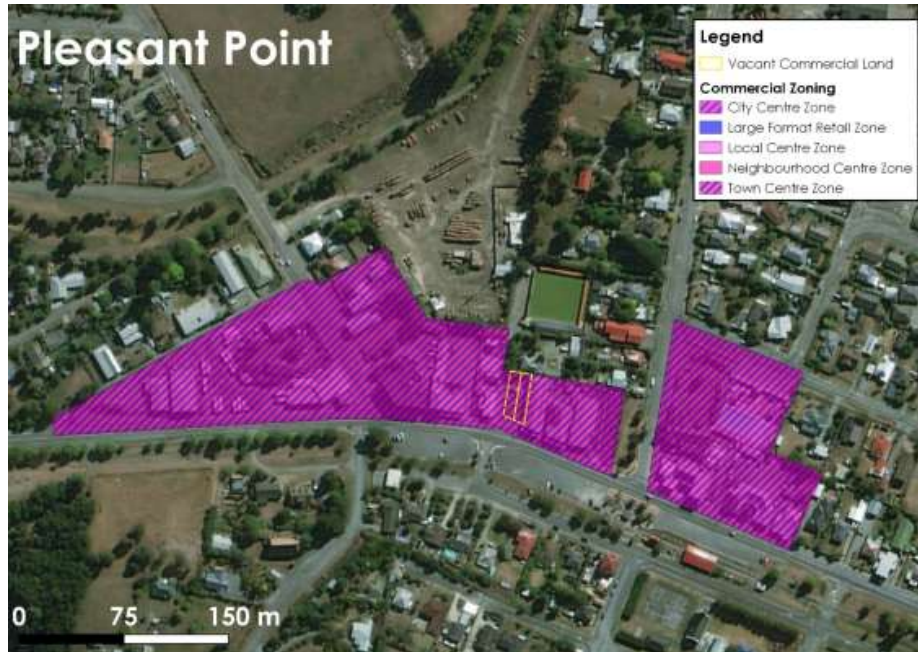


Source: Timaru District Council, Bing

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FIGURE 28: PLEASANT POINT



Source: Timaru District Council, Bing

FIGURE 29: GERALDINE



Source: Timaru District Council, Bing

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12.2. INDUSTRIAL LAND

The following table shows the total industrial land supply for Timaru District by broad Industrial Area. Timaru is split up into thirteen broad areas totalling 866ha.

There is 228ha of vacant industrial land, total, in Timaru District which constitutes a total vacancy rate of around 26%. This vacancy rate does not necessarily represent the current supply of industrial zoned land available to the general market as many industrial land holders maintain their market position either for future expansion, capital gain or other uses. These sites have been identified and represent around 84.7ha of the total vacant land.

Some sites have non-market constraints on them, such as existing overland flow paths, flood prone areas, infrastructure constraints, coastal inundation, etc. these sites have also been identified and make up the remainder of the vacant industrial land. While this land is not necessarily undevelopable for industrial purposes these constraints create additional impediments to overcome and increase the cost of development. In total, 143.4ha of the 228ha vacant land is constrained by these other barriers.

The largest industrial area, Washdyke, has 390ha of industrial zoned land, of which 100.6ha is vacant. This is equivalent to a total vacancy of 26%. Almost half (45%) of all Timaru's industrial zoned land is in Washdyke. Given the high concentration of industrial activity in this area, and in Smithfield (sitting between Washdyke and the main Timaru suburban area) some care should be taken with regard to the future distribution of industrial land. While it is unlikely to pose a problem currently, a high concentration of industrial land can cause inefficiencies in the transport network of a district.

Clandeboye represents the area with the highest vacancy rate. This area is dominated by the Fonterra factory which has the majority land holding. This land is likely to be kept for future industrial expansion by Fonterra.

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TABLE 20: DISTRIBUTION OF INDUSTRIAL LAND BY USE (HA)

Industrial Area	In use	Vacant (Total)	Land Only Available to Owner	Vacant - Constrained	Total Zoned Land	Land Only Available for Lease	LAOM
Pareora	20.2	11.8	11.8	0	32.0	0	0
Pleasant Point	3.0	1.5	0	1.5	4.4	0	0
Winchester	5.3	5.0	5.0	0	10.3	0	0
Pleasant Valley (Barkers)	3.4	9.5	9.5	0	12.9	0	0
Clandeboye	40.7	62.2	36.1	26.1	102.9	0	0
Temuka	42.9	9.5	2.4	7.1	52.4	0	0
Geraldine	10.2	15.0	0.1	14.9	25.3	0	0
Redruth	85.5	3.6	0	3.6	89.2	0	0
Fairview	3.1	2.1	0	2.1	5.3	0	0
Port	91.8	3.0	0	3.0	94.8	0	0
Smithfield/Grantlea	34.5	4.1	1.8	2.3	38.6	0	0.3
Timaru CBD	8.0	0.2	0	0.2	8.1	0	0
Washdyke	289.4	100.6	18.0	82.7	390.0	24.2	41.5
Total	638.0	228.1	84.7	143.4	866.0	24.2	41.8

Source: Timaru District Council.

There are a number of market factors that influence the availability and attractiveness of vacant industrial land to the market. At a high level it is not possible to 'tag' industrial land as either fee simple or leasehold as this is a temporal market issue and can change given the markets acceptance of the product. Additionally, it would seem difficult to rezone more land on the basis of a shortfall created by leasehold land, as there would be no certainty that the newly zoned land would not be offered to the market as leasehold as well.

While this typically creates short to medium term issues in the market if the market is unwilling to accept a leasehold product it is generally the markets response to sell (understanding the issues around land banking). As such Property Economics consider vacant zoned industrial land is a more appropriate basis for strategic planning and PDP purposes.

The figures below show the geospatial extent of the main industrial areas of Timaru District and the identified parcels of vacant or mostly vacant land with industrial zoning. The General Industrial Zone land is indicated in blue, while the vacant zone property parcels are indicated in a yellow.

The identification of vacant industrial land was carried out by Timaru District Council.

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FIGURE 30: WASHDYKE



Source: Timaru District Council, LINZ, Bing.

FIGURE 31: SMITHFIELD



Source: Timaru District Council, LINZ, Bing.

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FIGURE 32: REDRUTH / TIMARU / TIMARU PORT



Source: Timaru District Council, LINZ, Bing.

FIGURE 33: PAREORA



Source: Timaru District Council, LINZ, Bing.

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FIGURE 34: TEMUKA



Source: Timaru District Council, LINZ, Bing.

FIGURE 35: WINCHESTER



Source: Timaru District Council, LINZ, Bing.

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FIGURE 36: GERALDINE / PLEASANT VALLEY



Source: Timaru District Council, LINZ, Bing.

FIGURE 37: CLANDEBOYE



Source: Timaru District Council, LINZ, Bing.

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FIGURE 38: PLEASANT POINT



Source: Timaru District Council, LINZ, Bing.

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13. BUILDING CONSENT DATA

The following section presents the number, value and floorspace (sqm) of new commercial building consents issued in the Timaru Urban Area between 2000 and 2019. Data is presented for the commercial office, industrial and retail and commercial service sectors. It categorises these consents into in-zone and out-of-zone consents in respect of business zones to provide indication of where development is establishing and if it is conforming to zones outlined in the Operative District Plan.

The reason the ODP is used here is to assess the district's historic capability of restricting industrial, retail and commercial growth to their respective intended zones.

In zone industrial building consents refers to consents issued for new industrial buildings within existing industrial zones under the District Plan. Under the TDP, commercial zones are permitted to accommodate both retail, commercial service and commercial office activity. Therefore, in zone commercial office, retail and commercial service building consents refer to consents issued for new commercial office, retail and commercial service buildings within existing commercial zones.

The data provides an indication of where on-the-ground industrial and commercial development that has occurred between the years of 2000 and 2019, with insight into the quantum, scale and scope of new business development.

13.1. INDUSTRIAL CONSENTS

Table 21 shows the aggregated number, floorspace (sqm) and value of newly issued industrial building consents for the TUA between 2000 and 2019. For the purposes of this assessment the definitions that cover '*industrial building consents*' are those in Appendix 7, which exclude Farm buildings. These are excluded as they do not represent demand for industrial land but rather for rural land.

The quantum of new industrial building consents issued can provide an indication of the level of activity in Timaru's industrial market.

The Timaru industrial market observed a period of high activity between 2002 and 2008, inclusive. A total of 157 new consents were issued within this period, an average of 22 new consents per year. This amounted to just over 50% of all industrial consents issued between 2000 and 2019. This was a strong period of growth for the economy in general so is a reflection of wider growth trends around the country for this period.

Between 2009 and 2019, inclusive, a total of 125 consents were issued, averaging around 11 new consents per year. This represented a material fall in industrial consent activity in the order of 50% from the preceding nine year period. The 2009-2019 timeframe represents the initial post-GFC market correction followed by the emergence of the economy's recovery in more recent years and this lack of investment could be related to decreased investor confidence following the GFC.

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The overwhelming majority of industrial development over the past 20 years has been in-zone. A total of 298 industrial building consents were issued over the observed period, of which only 8% were out of zone. In terms of floorspace, only 4% of all consented industrial floorspace was out of zone and this represented only 8% of consent value.

Overall, the development of industrial activity out of zone does not appear to be an issue for the District.

TABLE 21: NEW INDUSTRIAL BUILDING CONSENTS ISSUED

Year	Number of Building Consents			Consented Floorspace (sqm)			Value of consents (\$'000's)		
	In Zone	Out of Zone	Total	In Zone	Out of Zone	Total	In Zone	Out of Zone	Total
2000	6	1	7	8,376	142	8,518	\$2,503	\$82	\$2,585
2001	9	0	9	6,341	0	6,341	\$2,597	\$0	\$2,597
2002	13	2	15	19,415	750	20,165	\$9,124	\$251	\$9,374
2003	14	0	14	11,209	0	11,209	\$2,779	\$0	\$2,779
2004	30	2	32	20,710	113	20,823	\$6,817	\$44	\$6,861
2005	20	0	20	5,275	0	5,275	\$2,057	\$0	\$2,057
2006	29	3	32	16,306	2,296	18,602	\$8,037	\$395	\$8,432
2007	17	1	18	8,043	955	8,998	\$5,782	\$600	\$6,382
2008	26	0	26	42,034	0	42,034	\$11,000	\$0	\$11,000
2009	10	0	10	3,777	0	3,777	\$2,717	\$0	\$2,717
2010	10	4	14	5,600	6,494	12,094	\$1,656	\$4,990	\$6,646
2011	10	1	11	10,162	570	10,732	\$6,935	\$480	\$7,415
2012	12	0	12	11,336	0	11,336	\$6,710	\$0	\$6,710
2013	14	1	15	28,549	48	28,597	\$13,460	\$20	\$13,480
2014	10	0	10	4,770	0	4,770	\$2,645	\$0	\$2,645
2015	16	2	18	51,482	427	51,909	\$28,612	\$443	\$29,055
2016	4	0	4	12,270	0	12,270	\$9,835	\$0	\$9,835
2017	6	1	7	1,963	345	2,308	\$4,841	\$612	\$5,453
2018	10	3	13	34,737	1,639	36,376	\$16,669	\$4,050	\$20,719
2019	9	2	11	4,351	322	4,673	\$2,045	\$490	\$2,535
5-year Average	9	2	11	20,961	547	21,507	\$12,400	\$1,119	\$13,519
5-year Total	45	8	53	104,803	2,733	107,536	\$62,001	\$5,595	\$67,596

Source: Property Economics, Statistics NZ

13.2. RETAIL AND COMMERCIAL SERVICE CONSENTS

Table 22 shows the aggregated number, floorspace (sqm) and value of newly issued retail and commercial service consents for the TUA between 2000 and 2019. The definitions used to determine retail and commercial service consents is provided in Appendix 8.

There has been no significant trend in terms of number of consents issued over the observed period although the total number of consents did drop off in the last 5-years compared to the

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previous 15. Where the 2000 – 2014 period average around five consents p.a. the following 5-year period had only one new consent p.a.

Floorspace and estimated value of building consents showed large spikes in 2009 and 2010. These two years accounted for 48% of the total consented retail and commercial service floorspace and 46% of the total consented retail and commercial service value over the reported period.

A particular standout is the proportion of consents issued out of zone. Around 48% of the 72 new retail and commercial service consents issued over the observed period were issued outside of existing commercial zones. When omitting the years 2009 and 2010 from the sample, 49% of cumulative floorspace consented was outside of existing commercial zones.

This corroborates the commercial employment data outlined earlier in the report. Out-of-zone commercial development is an issue the PDP should address if TDC wants to improve the economic performance and efficiency of its commercial zone network.

TABLE 22: NEWLY ISSUED RETAIL AND COMMERCIAL SERVICE CONSENTS

Year	Number of Building Consents			Consented Floorspace (sqm)			Value of consents (\$'000's)		
	In Zone	Out of Zone	Total	In Zone	Out of Zone	Total	In Zone	Out of Zone	Total
2000	1	3	4	87	1,963	2,050	\$78	\$830	\$908
2001	1	1	2	225	73	298	\$92	\$75	\$167
2002	4	5	9	276	1,357	1,633	\$99	\$498	\$597
2003	2	5	7	891	2,000	2,891	\$597	\$1,190	\$1,787
2004	1	3	4	12	2,062	2,074	\$8	\$1,165	\$1,173
2005	2	1	3	540	54	594	\$440	\$18	\$458
2006	2	1	3	861	18	879	\$530	\$15	\$545
2007	3	2	5	1,028	174	1,202	\$1,695	\$233	\$1,928
2008	1	3	4	1,271	655	1,926	\$636	\$1,479	\$2,115
2009	5	0	5	10,177	0	10,177	\$13,013	\$0	\$13,013
2010	6	3	9	11,375	583	11,958	\$9,253	\$645	\$9,898
2011	2	1	3	656	428	1,084	\$870	\$370	\$1,240
2012	0	3	3	0	362	362	\$0	\$500	\$500
2013	2	0	2	793	0	793	\$3,400	\$0	\$3,400
2014	2	3	5	572	1,684	2,256	\$937	\$1,952	\$2,889
2015	2	0	2	2,329	0	2,329	\$3,240	\$0	\$3,240
2016	1	0	1	419	0	419	\$450	\$0	\$450
2017	0	1	1	0	1,040	1,040	\$0	\$1,700	\$1,700
2018	1	0	1	968	0	968	\$1,600	\$0	\$1,600
2019	1	1	2	624	300	924	\$1,800	\$180	\$1,980
5-year Average	1	0	1	868	268	1,136	\$1,418	\$376	\$1,794
5-year Total	5	2	7	4,340	1,340	5,680	\$7,090	\$1,880	\$8,970

Source: Property Economics, Statistics NZ

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13.3. COMMERCIAL OFFICE CONSENTS

Table 24 shows the aggregated number, floorspace (sqm) and value of newly issued commercial office consents for the TUA between 2000 and 2019. The full definition of Commercial Office consents used in this analysis is provided in Appendix 9.

Commercial office consents have behaved in a similar manner to retail and commercial service consents in the sense that there has been no significant temporal trend in terms of the number of consents issued or consented floorspace.

A substantial proportion of new commercial office floorspace was consented in the three years of 2008, 2015 and 2017. Collectively, these years accounted for 61% of newly consented commercial office floorspace and 75% of value over the observed period. The high quantum of consented floorspace in these years was the result of three sizable office developments in the CBD in 2008 and 2015, and an out of zone office development in Washdyke in 2017.

A significant proportion of new commercial office consents issued have been outside of existing commercial zones. Of the 58 new commercial office consents issued over the observed period nearly 60% were issued out of zone.

With the number of commercial office consents issued out of zone remaining relatively steady at around an average of 2 consents per year over the observed period, this means an average of nearly 2 out of 3 commercial office consents are issued out of zone each year, and this has been occurring consistently since the turn of the millennium.

This indicates a large proportion of commercial office activity being developed in the district is out of zone. From an economic perspective, it is optimal to consolidate commercial office activity to existing commercial zones such as the Timaru City Centre to ensure the commercial zone functions can be fulfilled as intended in the District Plan.

Currently, the Timaru District Plan enables an easy pathway for office development within existing industrial zones. This is likely to account for the significant proportion of newly consented commercial office activity being located outside of existing commercial zones. Property Economics consider the on-going out of zone commercial office development in Timaru is likely to lead to significant economic disbenefits and opportunity costs unless appropriately addressed in the PDP with policy.

The continuous out of zone commercial office development undermines the entire commercial zone network and will lead to ongoing economic effects detrimental to the Timaru City Centre and weaken the District's competitive position in the Region as a commercial location.

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TABLE 23: NEWLY ISSUED COMMERCIAL OFFICE CONSENTS

Year	Number of Building Consents			Consented Floorspace (sqm)			Value of consents (\$000's)		
	In Zone	Out of Zone	Total	In Zone	Out of Zone	Total	In Zone	Out of Zone	Total
2000	1	1	2	36	179	215	\$25	\$120	\$145
2001	0	1	1	0	205	205	\$0	\$216	\$216
2002	1	2	3	78	10	88	\$115	\$16	\$131
2003	0	2	2	0	217	217	\$0	\$166	\$166
2004	2	2	4	7	107	114	\$45	\$58	\$103
2005	3	2	5	297	279	576	\$289	\$329	\$618
2006	2	4	6	75	1,001	1,076	\$101	\$1,335	\$1,436
2007	2	1	3	419	62	481	\$769	\$50	\$819
2008	2	2	4	3,215	158	3,373	\$10,480	\$171	\$10,651
2009	0	1	1	0	123	123	\$0	\$150	\$150
2010	0	1	1	0	256	256	\$0	\$90	\$90
2011	0	4	4	0	1,282	1,282	\$0	\$1,526	\$1,526
2012	2	0	2	122	0	122	\$164	\$0	\$164
2013	0	2	2	0	298	298	\$0	\$575	\$575
2014	1	2	3	0	349	349	\$350	\$291	\$641
2015	4	2	6	1,951	208	2,159	\$3,310	\$472	\$3,782
2016	2	0	2	260	0	260	\$838	\$0	\$838
2017	1	4	5	155	3,530	3,685	\$260	\$9,509	\$9,769
2018	1	1	2	69	107	176	\$141	\$375	\$516
2019	0	0	0	0	0	0	\$0	\$0	\$0
5-year Average	2	1	3	487	769	1,256	\$910	\$2,071	\$2,981
5-year Total	8	7	15	2,435	3,845	6,280	\$4,549	\$10,356	\$14,905

Source: Property Economics, Statistics New Zealand

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14. FUTURE BUSINESS LAND REQUIREMENTS

This section details the future business land requirement for industrial and commercial land types in Timaru District based on forecasts conducted by Property Economics.

Future business land requirements are based on translating the employment growth forecasts (by category based on the 2nd level of ANZSIC categories) and retail demand projections quantified earlier into land requirements based on dynamic employment to land ratios. Business land demand includes land demand associated with industrial, commercial (office and services) and retail activities.

14.1. DEMAND ASSUMPTIONS

The key component in translating these figures are the employment to floorspace / land ratios. Property Economics have developed these ratios based on national trends, both in terms of the current average ratio by employment sector and the dynamic trends that have occurred in terms of changes to these ratios through time. These ratios have been assessed against the Timaru District activities specifically to arrive at an average floorspace and land requirement by sector.

14.2. ESTIMATED INDUSTRIAL LAND DEMAND

Demand for industrial land originates from a number of changes in the Timaru District. These include:

- Changes in economic composition
- Growth in industrial sectors
- Changes in land requirements by product and employee
- Changes in industry practice
- Price of industrial land (Quantity demanded)
- Competing uses.

A key aspect of the influence of declining and growing industrial sectors is their ability of the latter to utilise either underutilised or vacant premises. This is when an industrial sector declines in activity the ability for growing sectors to utilise potentially vacant premises. This flexibility 'factor' plays a significant role in the level of net additional industrial land required.

Over time it is expected that this flexibility becomes 'perfect' with either new industrial activity utilising the space or viable commercial and other activities occupying and redeveloping the space (e.g. reuse of brownfield land). However, this flexibility only tends to perfect over the long term (new business having to potentially demolish or redevelop old premises). With a large

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supply of industrially zoned vacant greenfield or brownfield options, this is less likely to occur in the short run.

14.3. INDUSTRIAL LAND REQUIREMENT

The table below presents the net additional industrial floorspace and land requirements to 2048. Property Economics estimate a net additional industrial land requirement of approximately 202ha for the Timaru District by 2048.

Note that this is equivalent to the projected total demand for industrial land rather than the net demand (demand – supply) for industrial land which is presented in the following section.

TABLE 24: INDUSTRIAL FLOORSPACE AND LAND REQUIREMENTS

Industrial Land Requirements	2020	2023	2028	2048
Total Industrial Employment	9,911	10,819	11,700	13,284
Cumulative Employment Growth	-	908	1,789	3,373
Net Additional Floorspace (sqm)	-	140,724	271,909	566,634
Net Additional Land Required (ha)	-	40.2	77.7	161.9
Gross Land Required + NPS Buffer (ha)	-	52.3	101.0	202.4

Source: Property Economics

Based on projected industrial employment growth quantified earlier in this report (net industrial EC growth of 3,373), the district can sustain an additional 566,600sqm of industrial floorspace. Based on applying a floorspace to land ratio of 40%, as derived by Property Economics from a detailed assessment of other industrial markets around the country, this growth equates to the district sustaining an additional 202ha by 2048.

14.4. COMMERCIAL OFFICE ACTIVITY AND LAND DEMAND

The distribution of commercial office activity is predicated on both the amenity within commercial zones (along with profile) and the appropriate supply and pricing of commercial land and premises.

Unlike industrial space however there is a much greater uniformity to the properties occupied by commercial office activities and so the level of flexibility within the industry both between businesses and the ability for premises to be 'divided' is significantly greater than that within industrial activities.

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A key variance between floorspace requirement and land requirement is the number of storeys associated with a given area. For the purposes of this report, estimates on building footprint to building floor area¹⁰ have been used, on average. Additionally, this activity can locate above ground floor retail or commercial services. As such a component of commercial office land demand has been accounted for with regard to the demand for other 'commercial' activities.

This analysis accounts for the fact that commercial office space has the potential to be multi-storey and locate above other commercial offerings such as ground floor retail or commercial service provisions and utilises an average building height metric to quantify this.

It is anticipated that at least 25% of additional commercial office space will occur at levels above either commercial service demand or retail space. While this does not decrease the level of commercial floorspace required it does remove part of the additional land demand.

14.5. COMMERCIAL OFFICE LAND REQUIREMENT

The table below illustrates the net additional demand for commercial office floorspace under the consideration of the aforementioned factors and the net office sector employment growth of 880 employees by 2048, as quantified earlier in the report.

Floorspace growth in the commercial office sector translates into an additional total land requirement of around 6.6ha by 2048. That is the net additional land required to support projected commercial office growth in the district over a 28-year period.

TABLE 25: COMMERCIAL OFFICE FLOORSPACE AND LAND REQUIREMENT FORECASTS (HA)

Commercial Land Requirements	2020	2023	2028	2048
Total Industrial Employment	3,738	3,825	3,958	4,614
Cumulative Employment Growth	-	87	220	876
Net Additional Floorspace (sqm)	-	2,352	5,503	21,027
Net Additional Land Required (ha)	-	0.6	1.4	5.3
Gross Land Required + NPS Buffer (ha)	-	0.7	1.7	6.6

Source: Property Economics.

Overall, this small commercial office requirement can be accommodated within the existing commercial zone network given the redevelopment potential and vacant capacity (land and existing buildings) within the City Centre in particular. This suggests the PDP should not be zoning more commercial land to accommodate future office sector growth until its existing

¹⁰ Sourced from a combination of the rating and valuation databases

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zone provision is more efficiently developed from an economic perspective and performing its role and function better.

14.6. RETAIL AND COMMERCIAL SERVICE ACTIVITY AND LAND DEMAND

Retail expenditure projections produced by the Property Economics Retail Growth Model have been utilised in formulating an estimate of retail and commercial service land demand for the Timaru District.

The table below presents the level of sustainable retail GFA (sqm) that can be supported by the Timaru District from 2020 to 2048 on an annualised basis, given the levels of retail expenditure forecast in Section 6 of this report.

TABLE 26: RETAIL AND COMMERCIAL SERVICE FLOORSPACE AND LAND REQUIREMENT

Retail and non-retail commercial services capacity requirement	2020	2023	2028	2033	2038	2043	2048	Net Addition (2020-2048)
Sustainable retail GFA requirement (sqm)	108,500	115,000	125,600	137,800	149,700	158,600	168,100	59,600
Non-retail commercial services (sqm)	54,300	57,500	62,800	68,900	74,900	79,300	84,100	29,800
Total retail and non-retail commercial services requirement (sqm)	162,800	172,500	188,400	206,700	224,600	237,900	252,200	89,400
Total retail and non-retail commercial service land requirement (ha)	30.1	31.9	34.9	38.3	41.6	44.1	46.7	16.6

Source: Property Economics.

The results of the retail model show that Timaru District can sustain around 108,500sqm of retail GFA, which is expected to rise to around 168,100sqm by 2048. This is equivalent to a net increase of 59,600sqm of retail GFA over 28-years, or an increase of approximately 55% in the net sustainable retail GFA over the 2020 total.

It is important to consider the non-retail commercial functions of commercial centres in any assessment of future centre potential as most centres are comprised of more than simply retail stores. They typically contain a variety of localised commercial and professional services such as those outlined in Appendix 8. These activities generally comprise of around half a district's retail GFA.

Given this application, the current total sustainable floorspace considering both retail and commercial service activities is approximately 162,800sqm within the district and is expected to increase to 252,200sqm by 2048. This equates to a net addition of 89,400sqm of retail and non-retail commercial service floorspace.

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When translating GFA requirement to land area, as with commercial offices the proportion of 'at-grade' floorspace should be considered i.e. the proportion of retail and commercial service GFA that can be accommodated at ground level tenancies. This is due to some commercial services having location transferability to be above ground level. Given the above, Property Economics consider it appropriate to apply the following to retail and commercial service floorspace with regard to at grade and above grade space requirements to provide efficient development and utilisation of the commercial land resource.

- 50% of commercial service floorspace is at-grade, 50% above grade.
- 100% of retail floorspace is at-grade.

It is assumed that 50% of commercial service land can be accommodated within ground level tenancies, while the other half can be accommodated by above ground level tenancies (i.e. 2-3 storey buildings), and 100% of retail GFA will reside in at-grade tenancies. Multilevel commercial premises also provide more efficient land development. In effect the at-grade provision of commercial zone land and centres would be in the order of two thirds retail and one third commercial service activity

A GFA to land ratio of 45% has been applied. This means that retail and commercial service building footprints are assumed to occupy 45% of the land. This takes into account external fittings, parking, walkways, access / exits, etc. that are necessary for the operation of retail and non-retail commercial services.

Given the above, the 'at grade' retail and commercial service land requirement the Timaru District can currently sustain is estimated at 30.1ha. This increases by 16.6ha to a commercial land requirement of 46.7ha by 2048 based on projected market growth. This assumes all the commercial land provision is developable and is efficiently developed.

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15. LAND DEMAND VS CAPACITY DIFFERENTIALS

This sections cross references industrial and commercial land demand with existing zone supply to determine likely future land capacity differentials and to identify any subsequent supply implications. In this case, existing supply is considered to be vacant, usable and available business zone land, which was quantified earlier.

15.1. INDUSTRIAL ACTIVITY

The table below outlines the net additional future industrial land requirements and compares these to the current vacant industrial zone land provision in the district. Subsequently, a projected industrial land differential is determined using the cumulative industrial land required by the district and the level of vacant industrial land within the district.

For this purpose, we have removed the vacant industrial land held by large, long-term corporations, such as the Fonterra factory, who have an area broader than their immediate factories to future-proof their operations. For the purposes of this report, we have assumed that this surplus land is not available for general industrial development. Additionally, the isolated locations of these vacant parcels are not considered to be economically efficient locations.

The balance of the vacant industrial land (constrained vacant land) is shown in the table below.

TABLE 27: TIMARU DISTRICT INDUSTRIAL LAND DEMAND DIFFERENTIAL TO 2048 (HA)

Industrial Land (ha)	2020	2023	2028	2048
Cumulative Gross Industrial Land Required + NPS Buffer (ha)	-	45.0	86.9	174.1
Unconstrained Vacant Land (ha)	0	0	0	0
Constrained Vacant Land (ha)	143.4	143.4	143.4	143.4
Estimated Gross Additional Land Required	-	98.4	56.5	-30.7

Source: Timaru District Council, Property Economics.

If all the constrained vacant land is determined to be developable for industrial purposes, then there is only a 30.7ha shortfall in the long-term. Over the short- and medium-terms there is sufficient industrial land to meet anticipated demand. This prognosis would, in effect, represent the most optimistic scenario.

The worst-case scenario, contrarywise, is that none of the constrained vacant land is determined to be developable and would mean additional industrial land is required in the short-term. This requirement would grow, as demand grows, over the assessed period.

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The key point to note about Timaru's industrial land market, however, is the existing constraints on the vacant industrial land are not clearly quantified at this point. It is important to ascertain the extent to which the constrained industrial land can be utilised for industrial development to accommodate future industrial growth.

Property Economic therefore recommends that a comprehensive investigation, including infrastructure capacity, constraints, etc. are quantified to assist determining the feasible development potential of the identified, constrained, vacant industrial zoned land. This is considered an important step to ensuring sufficient capacity is provided for TDC to meet its sufficiency requirements under the NPD-UD.

15.2. COMMERCIAL ACTIVITY

The table below combines the land requirements for commercial office and land requirements for retail and commercial services provided earlier in this report (see Figures 25 and 26). This gives an estimated total commercial land requirement for Timaru District of ha to 2048.

At present, there is approximately 124ha of Commercial Zone land in the Timaru District that can accommodate commercial office, retail and commercial service activities. Of this 124ha, 18.2ha is currently vacant.

The commercial office, retail and commercial service land requirements for the Timaru District, projecting a net additional requirement in the order of 23.2ha to 2048. This additional commercial land requirement is comprised of 6.6ha of land to accommodate commercial offices and 16.6ha of land to accommodate additional retail and commercial service activity.

Over the shorter 8-year period, commercial zone demand equates to 6.4ha. Against current zone capacity of 18.2, there is sufficient vacant commercial land in the District Plan to accommodate projected demand. Over the longer 28-year period, the commercial demand supply differential shows a net need for around an additional 5ha of commercial land.

However, the PDP should not be zoning more commercial land to accommodate future office sector growth until its existing zone provision is more efficiently developed from an economic perspective and performing its role and function better. This is because there is already a high level of dispersion of commercial activity within TUA and the existing development pipeline shows a significant diversion of development away from the CBD towards the Timaru Showgrounds development.

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TABLE 28: TIMARU DISTRICT COMMERCIAL LAND DEMAND DIFFERENTIAL TO 2048 (HA)

Commercial Centre Land Required (ha)	2020	2023	2028	2048
Net Additional Retail Land Requirement including NPS buffer (ha)	-	1.8	4.7	16.6
Net Additional Office Land Requirement including NPS buffer (ha)	-	0.7	1.7	6.6
Net Additional Total Commercial Land Requirement (ha)	-	2.5	6.4	23.2
Current Vacant Commercial Capacity (ha)	18.2	18.2	18.2	18.2
Estimated Residual Commercial Land (Ha)	18.2	15.7	11.8	-5.0

Source: Property Economics.

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16. ECONOMIC BENEFITS OF AGGLOMERATED COMMERCIAL ACTIVITY

This section outlines some of the high-level benefits of agglomerated commercial activity from an economic perspective as it relates to Timaru District. These benefits should be given due consideration when developing appropriate policy in the PDP.

Agglomerated commercial activity refers to commercial businesses locating within prescribed, zoned areas as opposed to dispersal of commercial activity where businesses establish outside of the prescribed centre network.

In part, commercial activity is often restricted to certain zones due to factors associated with the dispersal of commercial activity. Such factors have certain economic costs that not only have an effect on the individual making the decision, but the wider community as a whole. These factors can be defined as social costs and result in individuals not directly related to an action incurring costs related to that action.

Proportionally, the social costs of an individual's private decision have the potential to outweigh the private benefit obtained from the decision. Whereas an individual participant in a market considers the private benefit of their decision, they do not always consider the social costs.

The failure of the market to identify social costs may conceal the true value of centres and is likely to result in an inefficient use of resources. Therefore, exogenous intervention in markets may be required to maximise social wellbeing and land use efficiency.

The economic benefits are approached through a mitigation of costs from dispersal of commercial activity. The benefits of consolidating commercial activity through PDP policy mitigates or removes this cost.

This section of the report does not quantify the identified economic benefits but rather provides a high level overview to better inform policy prescriptions when developing the PDP.

The benefits discussed in the following section include:

- Improved centre amenity; and
- Improved productivity; and
- Improved infrastructure efficiency; and
- Improved transport network efficiency; and
- Increased competitiveness; and
- Increased development impetus.

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16.1. IMPROVED CENTRE AMENITY

The amenity of a centre is directly related to its vitality and vibrancy, which in turn has a strong correlation with the level and potential level of people within a centre. Alternative new commercial provision outside of existing centres is likely to cause a reduction in the competitiveness of existing centres, hence reducing the patronage in existing centres.

A loss of patronage to a centre is not only likely to result in decreased infrastructure efficiencies and a fall in in-centre activities but is very likely to reduce the value residents place on the vibrancy and sense of community achieved there. In terms of the Timaru City Centre, this is likely to reduce the marketability and competitive nature of the remaining commercial provision.

These losses of vibrancy and sense of community can potentially result in significant losses in social value. This loss in social value is likely to occur as a result of two primary factors. The first, through diminished vibrancy and sense of place / community lost from the city centre.

The second, shifting the balance for other businesses which are likely to reassess their locational choices away from the City Centre due to lower centre amenity. This includes existing businesses in the City Centre and businesses which would have otherwise located in the City Centre. This is a direct economic cost associated with dispersed commercial activity.

This loss in value is not restricted to what is lost at present as a result of dispersed commercial activity, but what the community could achieve if commercial activity were to be consolidated.

16.2. IMPROVED PRODUCTIVITY

Increased densities and consolidation leads to synergies, improved flow, economies of scale and efficient utilisation of resources.

An economy has the potential to observe improved productivity if consolidating commercial activity into centres. Centres provide a base for a collection of activity sufficient to facilitate the development of a critical mass. Allowing commercial activity to disperse may result in this critical mass not being achieved and the potential loss of this benefit.

There are varying levels of these benefits given the overall size and role of a centre within an economy. Usually, the more significant a centre's standing is in a local economy, the more it can benefit from agglomeration. Being the pre-eminent commercial centre in Timaru District, the Timaru City Centre represents an opportunity for agglomeration benefits to be obtained to a degree that will create a more productive economy. This is likely to improve community wellbeing and result in greater levels of competitiveness for the district as a whole.

16.3. IMPROVED INFRASTRUCTURE EFFICIENCY

The provision of community facilities and infrastructure is a social investment. The justification for this investment is the social value that these services and facilities provide to the community. If this value is considered to be significant enough, community infrastructure is publicly funded

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and supplied. The reason they are publicly supplied is because given their social value, the free market would not supply enough of them given a patron's individual value (price).

Community facilities are provided as they generate a social benefit for the community. To undermine their use through dispersal diminishes the social benefit they might provide.

Examples of community infrastructure include the library, police station, community centres, and community halls, etc. These are generally provided in centres with high activity so as to coincide with retail and other uses. The scale of these facilities also coincides with the scale of activity located within the centre. Timaru City Centre is a prime example of this, with the District's main library, police station and other social assets located within the City Centre area.

The disbenefit associated with dispersed commercial activity arises from the potential decreased use of social assets in existing centres. Decreased use of existing centres is often synonymous with decreased use of existing public assets, due to the location of these assets within centres.

In general, the greater the level of activity and accessibility in a centre, the greater the utilisation of such public assets. A greater commercial profile in the Timaru City Centre for example, would be more likely to increase patronage to the City Centre. This in turn would facilitate increased use of existing community infrastructure. Conversely, dispersed commercial activity is likely to result in decreased patronage of the Timaru City Centre. This decreased patronage is likely to result in decreased usage of community infrastructure.

Since these community facilities have a base upkeep cost to maintain (i.e. fixed costs) a greater levels of use lowers the marginal costs of maintaining the facilities. Additionally, the dispersal of additional community facilities increases the fixed costs of maintenance at a greater marginal cost of use.

Consolidating commercial activity allows for a greater level of consolidation of community facilities and infrastructure and thus a improved infrastructure efficiency.

16.4. TRANSPORTATION EFFICIENCIES

Transport efficiencies often arise as a result of the agglomeration of activities. These efficiencies are fundamental when considering the economic costs and benefits associated with the dispersal of economic activity. Benefits are inherently linked to the level of accessibility of activities and assets. This applies to both commercial activity and community facilities.

Efficient transportation networks provide obvious benefits to the community that are often not considered in private decisions. These benefits include:

- Reduced public costs for roading and transport infrastructure (reducing the need for duplication); and
- Reduced pollution; and
- Increased certainty around public and private sector infrastructure investment; and

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- Reduced marginal cost (reducing the 'per trip' cost) and
- Increased propensity to use public transport.

These potential benefits are subverted under a situation where commercial activity is dispersed.

However, there are some minor benefits associated with dispersed commercial activity which somewhat offset these dis-benefits. Consolidated commercial activity has the potential to generate traffic congestion, thereby reducing the benefits attributable to these locations while increasing economic costs in terms of reduced convenience and increased travel times.

This effectively 'crowds out' the benefits associated with consolidated commercial activity. In terms of transportation efficiency, given the infrastructure and traffic conditions that currently exist in Timaru, it is unlikely that this crowding out effect will be significant enough to offset the economic benefits associated with consolidated commercial activity.

16.5. INCREASED DEVELOPMENT IMPETUS

Greater levels of consolidated commercial activity increase the impetus for (re)development, and often act as a stimulatory catalyst that encourages co-location with other consolidated commercial activity.

Consolidate commercial activity provides the local area with a greater level of amenity, greater access to jobs, and a better-quality retail experience. This increases the value of the land within and surrounding the centre which drives a development impetus to leverage off these existing benefits and increase development.

Residential properties adjacent to centres are incentivised to develop to leverage off the high land values. Additional commercial development is also incentivised to develop to higher densities (2 or more storeys) to leverage off the higher value of centre zoned land and maximise the lands development potential.

These benefits do not occur when commercial activity is dispersed as a critical mass of synergised commercial activity is required to increased land values significantly.

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17. HIGH LEVEL RECOMMENDATIONS

Below are some high-level recommendations Property Economics consider TDC should contemplate when forming policy settings in their PDP.

- The PDP should develop a consolidation approach to commercial activity to assist the existing zoned network perform its role and function better and improve the economic efficiencies and benefits consolidation of commercial activity generates for the community and local economy.
- Restrict the potential for new commercial office development to establish outside the district's **centre network**, and for **larger office** developments outside the Timaru Central City area.
- Focus new retail development on the centre network and especially redevelopment opportunities in the Timaru Central Area. This should be focused on improving the retail quality, urban environment and shopping experience.
- Establish a Timaru Central City unit that develops a (re)development plan for the Timaru City Centre and has a focus of encouraging and facilitating development and capital investment (private and public sector) in the City Centre.
- Sure-up PDP policy settings to prevent ongoing opportunity for inappropriate out of zone commercial development.
- Undertake a comprehensive assessment of the vacant industrial zoned land to test its **'true' development potential post assessment of constraints and infrastructure**.
- Focus any higher density (in a Timaru context) residential development in and around areas of high amenity, specifically the Timaru City Centre and the northern components of this precinct given its close proximity to Caroline Bay and northerly views / aspect.
- Remove any relevant policy provisions in the PDP that restrict / limit / prevent (re)development from occurring in the Timaru City Centre. The market needs to **perceive the Timaru City Centre as 'open for business'** if the consolidation approach is pursued.
- In terms of specific convenience centre retail caps, i.e. centres outside the Timaru City Centre, consider limitations of 300sqm GFA per retail tenancy and 200sqm per tenancy for office activities. This is to ensure the convenience centres (including the rural townships) remain playing that role and function, whilst ensuring any larger scale development is directed towards the Timaru City Centre or has the ability to be thoroughly tested in the context of the PDP's strategic policy direction.

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APPENDIX 1: TIMARU DEMOGRAPHICS

	Timaru Urban Area	Timaru District	New Zealand	
GENERAL	Population	28,730	48,370	5,083,150
	Households	12,300	20,430	1,832,790
	Person Per Household Ratio	2.34	2.37	2.77
	Intercensal Population Growth (Total % p.a.)	1,134 0.8%	2,159 0.9%	162,280 2.0%
AGE PROFILE	0 - 9 Years	12%	12%	13%
	10 - 19 Years	11%	12%	13%
	20 - 29 Years	12%	11%	14%
	30 - 39 Years	11%	10%	13%
	40 - 49 Years	12%	12%	13%
	50 - 59 Years	14%	15%	13%
	60 - 69 Years	12%	13%	10%
	70 - 79 Years	10%	10%	7%
	80 Years and Over	7%	6%	4%
Median Age	43.9	44.8	37.4	
HOUSEHOLD INCOME	\$20,000 or less	11%	10%	9%
	\$20,001-\$30,000	14%	13%	10%
	\$30,001-\$50,000	19%	18%	15%
	\$50,001-\$70,000	15%	15%	13%
	\$70,001-\$100,000	17%	18%	16%
	\$100,001-\$150,000	17%	18%	19%
	\$150,001 or more	8%	9%	18%
	Median Income	\$60,000	\$63,000	\$76,000
ETHNICITY	Asian	5%	4%	13%
	European	82%	83%	62%
	Maori	9%	8%	15%
	Middle Eastern Latin American African	0%	1%	1%
	New Zealander	1%	1%	1%
	Other Ethnicity	1%	1%	1%
	Pacific Peoples	2%	2%	7%
QUALIFICATION ATTAINMENT	No qualification	27%	26%	18%
	Overseas secondary school qualification	3%	3%	6%
	Level 1 certificate	16%	16%	11%
	Level 2 certificate	12%	12%	10%
	Level 3 certificate	9%	9%	11%
	Level 4 certificate	11%	10%	9%
	Level 5 diploma	5%	5%	5%
	Level 6 diploma	5%	5%	5%
	Bachelor degree and Level 7 qualification	9%	9%	15%
	Post graduate and honours degrees	3%	3%	6%
	Masters degree	1%	1%	4%
Doctorate degree	0%	0%	1%	
LOCATION 5 YEARS AGO	Elsewhere in New Zealand	43%	42%	45%
	No fixed abode five years ago	0%	0%	0%
	Not born five years ago	6%	6%	7%
	Overseas	4%	4%	8%
	Same as usual residence	47%	48%	40%

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		Timaru Urban Area	Timaru District	New Zealand
EMPLOYMENT	Employed Full time	47%	48%	50%
	Employed Part time	14%	15%	15%
	Not in the Labour Force	35%	34%	31%
	Unemployed	3%	3%	4%
EMPLOYMENT CLASSIFICATION	Clerical and Administrative Workers	9%	9%	11%
	Community and Personal Service Workers	9%	9%	10%
	Labourers	19%	19%	11%
	Machinery Operators and Drivers	7%	8%	6%
	Managers	14%	17%	18%
	Professionals	17%	16%	23%
	Sales Workers	10%	8%	9%
	Technicians and Trades Workers	15%	14%	12%
PERSONAL INCOME SOURCES	Wages, Salary, Commissions, Bonuses etc paid by my employer	60%	59%	61%
	Interest, Dividends, Rent, Other Investments	18%	19%	17%
	Jobseeker Support	5%	4%	6%
	New Zealand Superannuation or Veteran s Pension	25%	25%	17%
	Other government benefits, Payments or Pension	4%	4%	4%
	Other Sources of Income	1%	1%	2%
	Other Superannuation, Pensions or Annuities	3%	3%	2%
	Regular payments from ACC or a Private Work Accident Insurer	2%	2%	2%
	Self Employment or Business I own and work in	10%	13%	15%
	Sole Parent Support	2%	1%	2%
	Student Allowance	1%	1%	2%
	Supported Living Payment	2%	2%	2%
No source of income during that time	5%	5%	6%	
INDUSTRY OF EMPLOYMENT	Accommodation and Food Services	6%	6%	7%
	Administrative and Support Services	3%	3%	5%
	Agriculture Forestry and Fishing	3%	10%	6%
	Arts and Recreation Services	1%	1%	2%
	Construction	11%	10%	9%
	Education and Training	6%	7%	8%
	Electricity Gas Water and Waste Services	1%	1%	1%
	Financial and Insurance Services	2%	1%	3%
	Health Care and Social Assistance	11%	10%	10%
	Information Media and Telecommunications	1%	1%	2%
	Manufacturing	19%	19%	10%
	Mining	0%	0%	0%
	Other Services	4%	4%	4%
	Professional Scientific and Technical Services	6%	5%	10%
	Public Administration and Safety	4%	3%	5%
	Rental Hiring and Real Estate Services	1%	1%	2%
	Retail Trade	11%	10%	9%
	Transport Postal and Warehousing	5%	5%	4%
	Wholesale Trade	4%	4%	5%

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		Timaru Urban Area	Timaru District	New Zealand
WEEKLY RENT PAID	Under \$100	8%	9%	7%
	\$100 - 149	12%	12%	9%
	\$150 - 199	10%	10%	6%
	\$200 - 299	36%	37%	18%
	\$300 - 399	31%	29%	22%
	\$400 - 499	2%	2%	17%
	\$500 - 599	0%	0%	10%
	\$600 and over	1%	1%	10%
DWELLING OWNER SHIP	Dwelling held in a family trust	11%	12%	13%
	Dwelling not owned and not held in a family trust	31%	28%	35%
	Dwelling owned or partly owned	59%	61%	51%
DWELLING TYPE	Joined dwelling	15%	12%	15%
	Other private dwelling	0%	1%	1%
	Private dwelling not further defined	0%	0%	0%
	Separate house	84%	88%	84%
DWELLING OCCUPANCY	Dwelling Under Construction	0%	0%	1%
	Empty Dwelling	3%	4%	5%
	Occupied Dwelling	93%	91%	89%
	Residents Away	4%	4%	5%
NUMBER OF BEDROOMS	One bedroom	5%	5%	6%
	Two bedrooms	26%	22%	19%
	Three bedrooms	47%	46%	44%
	Four bedrooms	18%	22%	24%
	Five or more bedrooms	4%	5%	7%
STUDYING	Full time study	16%	17%	21%
	Not studying	82%	81%	76%
	Part time study	2%	2%	3%
HOUSEHOLD SIZE	One usual resident	30%	28%	23%
	Two usual residents	38%	40%	33%
	Three usual residents	14%	14%	16%
	Four usual residents	12%	12%	16%
	Five usual residents	4%	5%	7%
	Six usual residents	1%	1%	3%
	Seven usual residents	0%	0%	1%
	Eight or more usual residents	0%	0%	1%
	Number of usual residents unidentifiable	2%	2%	4%

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APPENDIX 2: BUSINESS CLASSIFICATIONS

Property Economics utilises the 2006 Australian and New Zealand Standard Industrial Classification (ANZSIC) as guidance, whereby businesses are assigned an industry according to their predominant economic activity.

A proportion of employees coded within industrial categories work within other more commercial (office) arms of a business in other locations, i.e. employees in the sales branch of electrical companies are coded in the electricity, gas, water and waste services. Despite being in the industrial industry, these employees are technically not industrial employees, and as such are not included in the proportions utilised for classifying industrial activities.

For planning purposes commercial and industrial employees are those working on zoned business land corresponding their respective sector. Often this is not the case, activities such as hospitals, schools, police services and etc. are classified under commercial services focused sectors but are typically not zoned as such. For this reason, Property Economics has divided these classifications into industrial, commercial, retail and other sectors. These sectors correspond broadly to the zoning of industrial, commercial, retail and special land zonings by the local authorities.

Industrial activities in general refer to land extensive activities, including part of the primary sector, largely raw material extraction industries such as mining and farming; the secondary sector, involving refining, construction, and manufacturing; and part of the tertiary sector, which involves distribution of manufactured goods. The employees work for the following sectors are considered an industrial sector employee:

- 10% of Agriculture, Forestry and Fishing
- 10% of Mining
- Transport, Postal and Warehousing
- Manufacturing
- 30% Electricity, Gas, Water and Waste Services
- Construction
- Wholesale Trade

Commercial office activities generally refer to land intensive activities. It includes a large proportion of the tertiary sector of an economy, which deals with services; and the quaternary sector, focusing on technological research, design and development. The employees work for the following sectors are considered a commercial sector employee:

- 15% of Accommodation and Food Services
- Information Media and Telecommunications
- Financial and Insurance Services
- Rental, Hiring and Real Estate Services

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- Professional, Scientific and Technical Services
- Administrative and Support Services
- 35% Public Administration and Safety
- 15% Education and Training
- 25% Health Care and Social Assistance
- 25% Arts and Recreation Services

Retail Activities generally refer to enterprises mainly engaged in the purchase and on-selling of goods, without significant transformation, to the general public. Retail units generally operate from premises located and designed to attract a high volume of walk-in customers, have an extensive display of goods, and/or use mass media advertising designed to attract customers.

Cafes, Bars and Restaurants have also been included as part of Retail Activities and includes businesses mainly engaged in providing food and beverage serving services for consumption on the premises. Customers generally order and are served while seated (i.e. waiter/waitress service) and pay after eating. The employees work for the following sectors are considered a commercial sector employee:

- 85% of Accommodation and Food Services
- Retail Trade

Other Activities constitutes the balance of total employment within an area, and is not defined by any particular business sector. It encompasses community activities such as Museum Operations, Universities, Hospitals, Schools, Sports grounds and other activities not typically located on commercial or industrial land.

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APPENDIX 3: DETAILED EMPLOYMENT BREAKDOWN

TIMARU DISTRICT

Sector	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2010-2020 Net Growth	
	n	n	n	n	n	n	n	n	n	n	n	n	n	n	n	n	n	n	n	n	n	n	n
Industrial	6,606	6,907	7,449	7,694	8,085	8,005	7,712	7,819	8,278	8,242	7,959	7,929	8,025	8,179	8,721	9,027	9,204	9,139	9,711	9,756	9,911	3,304	50%
Retail	2,857	3,114	3,203	3,316	3,259	3,456	3,452	3,489	3,400	3,458	3,376	3,376	3,484	3,455	3,391	3,652	3,590	3,556	3,597	3,563	3,534	679	24%
Commercial	3,000	3,032	3,212	3,339	3,486	3,359	3,469	3,505	3,594	3,590	3,442	3,428	3,560	3,591	3,490	3,397	3,383	3,622	3,716	3,712	3,738	738	23%
Other	4,972	4,845	5,088	5,176	5,487	5,253	5,541	5,657	5,890	6,000	6,291	6,296	6,383	6,502	6,647	6,710	6,468	6,839	6,843	6,844	7,050	2,079	42%
Total	17,454	17,897	18,952	19,594	20,317	20,072	20,173	20,449	21,151	21,290	21,018	21,029	21,454	21,727	22,448	22,986	22,844	23,174	23,867	23,875	24,234	6,800	37%
ANZSIC06 Classification	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2010-2020 Net Growth	
A - Agriculture, Forestry and Fishing	1,474	1,407	1,510	1,622	1,555	1,594	1,644	1,642	1,711	1,743	1,872	1,881	1,949	1,998	2,042	2,121	1,794	2,322	2,316	2,140	2,155	679	48%
B - Mining	9	15	21	15	21	18	15	24	27	36	30	33	27	24	27	63	33	36	51	56	83	74	822%
C - Manufacturing	4,316	4,459	4,843	4,916	4,983	4,649	4,298	4,191	4,460	4,320	4,168	4,177	3,842	4,270	4,564	4,615	4,933	4,503	4,925	4,915	5,049	733	17%
D - Electricity, Gas, Water and Waste Services	97	99	99	97	106	112	126	144	149	152	206	185	207	189	196	196	246	240	216	242	225	128	132%
E - Construction	757	833	973	1,006	1,118	1,246	1,304	1,499	1,576	1,573	1,433	1,393	1,501	1,593	1,789	1,989	1,898	1,938	1,925	1,927	2,013	1,254	166%
F - Wholesale Trade	590	594	585	663	742	837	758	773	825	851	831	791	836	897	889	857	838	923	967	1,011	974	384	65%
G - Retail Trade	2,040	2,200	2,210	2,209	2,289	2,457	2,476	2,529	2,457	2,474	2,404	2,278	2,463	2,494	2,548	2,606	2,522	2,449	2,458	2,439	2,454	414	20%
H - Accommodation and Food Services	961	1,075	1,168	1,302	1,141	1,175	1,148	1,129	1,109	1,158	1,143	1,174	1,204	1,130	1,227	1,230	1,256	1,302	1,340	1,358	1,271	310	32%
I - Transport, Postal and Warehousing	765	849	845	916	1,053	1,058	1,148	1,146	1,198	1,274	1,225	1,321	1,586	1,160	1,213	1,289	1,278	1,467	1,592	1,611	1,584	819	107%
J - Information, Media and Telecommunications	364	341	365	375	414	400	437	464	410	388	309	244	228	241	258	248	264	246	190	143	139	-227	-62%
K - Financial and Insurance Services	255	251	285	293	272	282	322	342	357	403	361	337	334	284	255	247	278	234	300	282	297	42	16%
L - Rental, Hiring and Real Estate Services	125	137	123	177	180	227	206	225	240	226	232	219	252	252	287	285	242	267	210	180	177	52	42%
M - Professional, Scientific and Technical Services	528	537	576	585	576	572	576	612	643	657	650	626	687	708	765	770	775	775	793	834	828	300	57%
N - Administrative and Support Services	650	684	740	771	815	643	700	632	643	592	519	637	670	700	686	635	591	680	798	822	814	164	25%
O - Public Administration and Safety	619	569	584	584	618	651	640	576	679	675	653	644	704	696	679	642	652	697	689	635	714	95	15%
P - Education and Training	1,364	1,243	1,352	1,306	1,345	1,080	1,277	1,304	1,393	1,398	1,448	1,551	1,427	1,453	1,456	1,459	1,465	1,398	1,483	1,573	1,669	303	22%
Q - Health Care and Social Assistance	1,814	1,952	1,973	1,969	2,300	2,308	2,386	2,417	2,491	2,635	2,831	2,735	2,790	2,855	2,897	2,818	2,912	2,842	2,806	2,862	2,905	1,091	60%
R - Arts and Recreation Services	228	188	198	200	209	146	174	235	180	183	186	162	203	238	307	318	273	241	236	293	263	35	15%
S - Other Services	474	464	484	518	530	527	538	595	583	552	517	521	544	545	573	598	592	614	572	562	620	144	31%
Total All Industries	17,454	17,897	18,952	19,594	20,317	20,072	20,173	20,449	21,151	21,290	21,018	21,029	21,454	21,727	22,448	22,986	22,844	23,174	23,867	23,875	24,234	6,800	37%

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TIMARU CITY CENTRE

Sector	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2000 - 2020 Net Growth	%
Industrial	602	612	596	550	538	545	560	541	554	505	481	552	541	541	566	621	581	515	553	597	639	36	6%
Retail	1,092	1,185	1,157	1,291	1,193	1,255	1,248	1,176	1,180	1,177	1,234	1,191	1,234	1,191	1,287	1,249	1,219	1,199	1,208	1,147	1,174	82	8%
Commercial	1,539	1,527	1,440	1,729	1,791	1,670	1,794	1,869	1,859	1,680	1,646	1,603	1,603	1,596	1,591	1,626	1,568	1,601	1,633	1,695	1,704	165	11%
Other	1,040	1,020	1,044	1,033	1,201	1,137	1,236	1,233	1,255	1,358	1,396	1,407	1,395	1,433	1,433	1,385	1,400	1,342	1,287	1,448	1,454	395	37%
Total	4,293	4,344	4,437	4,602	4,658	4,804	4,999	4,891	4,844	4,722	4,700	4,790	4,722	4,877	4,880	4,748	4,677	4,687	4,681	4,887	4,971	678	16%
ANZSIC06 Classification	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2000 - 2020 Net Growth	%
A - Agriculture, Forestry and Fishing	12	9	3	3	3	9	12	18	12	3	3	3	3	3	30	57	72	96	107	122	108	96	800%
B - Mining	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%
C - Manufacturing	318	296	298	263	224	220	204	172	181	166	139	124	115	111	111	121	90	120	124	141	144	-174	-53%
D - Electricity, Gas, Water and Waste Services	21	15	18	18	15	21	24	21	27	21	24	30	24	24	41	36	46	21	21	27	18	-3	-14%
E - Construction	117	140	135	132	126	169	154	202	166	153	129	168	205	206	222	285	248	249	242	258	278	161	138%
F - Wholesale Trade	102	102	85	87	96	122	102	99	123	101	102	108	133	144	141	115	104	112	117	145	123	21	21%
G - Retail Trade	853	922	875	914	965	977	988	1,019	1,004	957	967	972	1,004	991	1,015	968	937	922	916	846	846	-37	-4%
H - Accommodation and Food Services	246	309	332	443	268	304	283	269	287	258	250	241	271	235	320	331	332	326	343	354	386	140	57%
I - Transport, Postal and Warehousing	57	69	72	72	87	78	77	79	62	127	133	72	91	72	77	83	98	18	33	33	76	19	33%
J - Information Media and Telecommunications	348	335	348	348	384	368	428	443	389	376	294	223	204	220	240	236	246	231	175	128	112	-236	-68%
K - Financial and Insurance Services	183	176	194	199	188	201	235	252	267	307	265	239	185	182	153	140	152	119	156	167	180	-3	-2%
L - Rental, Hiring and Real Estate Services	59	65	54	63	65	82	91	99	93	69	66	63	63	66	63	66	66	66	72	60	60	1	2%
M - Professional, Scientific and Technical Services	246	268	329	341	311	316	318	341	347	358	348	339	339	334	343	372	379	432	426	453	454	208	85%
N - Administrative and Support Services	353	338	369	417	451	327	321	377	376	340	260	331	340	320	289	350	262	302	366	410	404	51	14%
O - Public Administration and Safety	489	442	425	425	433	449	453	456	479	487	489	535	585	586	559	519	535	583	575	533	612	123	25%
P - Education and Training	231	205	229	243	221	267	269	243	292	288	308	387	300	256	251	202	191	181	163	167	187	-44	-19%
Q - Health Care and Social Assistance	342	374	374	362	389	493	589	575	514	572	725	642	640	692	699	709	704	633	609	819	755	413	121%
R - Arts and Recreation Services	88	77	78	74	79	59	48	103	57	54	45	36	86	87	106	91	84	51	36	30	21	-67	-76%
S - Other Services	198	202	219	208	217	194	208	231	215	206	181	187	202	190	197	199	202	215	180	194	207	9	5%
Total All Industries	4,293	4,344	4,437	4,602	4,658	4,804	4,999	4,891	4,844	4,722	4,700	4,790	4,722	4,877	4,880	4,748	4,677	4,687	4,681	4,887	4,971	678	16%

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APPENDIX 4: PROPERTY ECONOMICS RETAIL MODEL

This overview outlines the methodology that has been used to estimate retail spend generated at Statistical Area 2 (SA2) level for the identified catchment out to 2048.

Statistical Area 1 Boundaries

Analysis has been based on Statistical Area 1 (SA1) boundaries. These are the smallest boundaries that allow large amounts of data to be published (i.e. not anonymised).

Permanent Private Households (PPH) 2018

These are the total Occupied Households as determined by the Census 2018. PPHs are the primary basis of retail spend generation and account for approximately 71% of all retail sales. PPHs have regard for (exclude) the proportion of dwellings that are vacant at any one time in a locality, which can vary significantly, and in this respect account for the movement of some domestic tourists.

2018-2048 PPH Average Household Retail Spend

This has been determined by analysing the national relationship between PPH average household income (by income bracket) as determined by the 2018 Census, and the average PPH expenditure of retail goods (by income bracket) as determined by the Household Economic Survey (HES) prepared by Statistics NZ.

While there are variables other than household income that will affect retail spending levels, such as wealth, access to retail, population age, household types and cultural preferences, the effects of these are not able to be assessed given data limitations and have been excluded from these estimates.

Real Retail Spend Growth (excl. trade-based retailing)

Real retail spend growth has been factored in at 1% per annum. This accounts for the increasing wealth of the population and the subsequent increase in retail spend. The following explanation has been provided.

Retail Spend is an important factor in determining the level of retail activity and hence the 'sustainable amount' of retail floorspace for a given catchment. For the purposes of this outline 'retail' is defined by the following categories:

- Food Retailing
- Clothing, footwear and personal accessories retailing

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- Furniture, floor coverings, houseware and textile goods retailing
- Electrical and electronic goods retailing
- Pharmaceutical and other store-based retailing
- Department stores
- Recreational goods retailing
- Food and beverage services

These are the retail categories as currently defined by the ANZSIC codes (Australia New Zealand Standard Industry Classification).

Assessing the level and growth of retail spend is fundamental in planning for retail networking and land use within a regional network.

Internet Retail Spend Growth

Internet retailing within New Zealand has seen significant growth over the last few decades. This growth has led to an increasing variety of business structures and retailing methods including: internet auctions, just-in-time retailing, online ordering, virtual stores, etc.

As some of internet spend is being made to on-the-ground stores, a proportion of internet expenditure is being represented in the Statistics NZ Retail Trade Survey (RTS) while a large majority remain unrecorded. At the same time this expenditure is being recorded under the Household Economic Survey (HES) as a part of household retail spending, making the two datasets incompatible. For this reason, Property Economics has assumed a flat 5% adjustment percentage on HES retail expenditure, representing internet retailing that was never recorded within the RTS.

Additionally, growth of internet retailing for virtual stores, auctions and overseas stores is leading to a decrease in on-the-ground spend and floor space demand. In order to account for this, a non-linear percentage decrease of 2.5% in 2018 growing to 15% by 2038 has been applied to retail expenditure encompassing all retail categories in our retail model. These losses represent the retail diversion from on-the-ground stores to internet-based retailing that will no longer contribute to retail floor space demand.

Retail Spend Determinants

Retail Spend for a given area is determined by: the population, number of households, size and composition of households, income levels, available retail offer and real retail growth. Changes in any of these factors can have a significant impact on the available amount of retail spend generated by the area. The coefficient that determines the level of 'retail spend' that eventuates

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from these factors is the MPC (Marginal Propensity to Consume). This is how much people will spend of their income on retail items. The MPC is influenced by the amount of disposable and discretionary income people are able to access.

Retail Spend Economic Variables

Income levels and household MPC are directly influenced by several macroeconomic variables that will alter the amount of spend. Real retail growth does not rely on the base determinants changing but a change in the financial and economic environment under which these determinants operate. These variables include:

Interest Rates: Changing interest rates has a direct impact upon households' discretionary income as a greater proportion of income is needed to finance debt and typically lowers general domestic business activity. Higher interest rates typically lower real retail growth.

Government Policy (Spending): Both Monetary and Fiscal Policy play a part in domestic retail spending. Fiscal policy, regarding government spending, has played a big part recently with government policy being blamed for inflationary spending. Higher government spending (targeting on consumer goods, direct and indirectly) typically increases the amount of nominal retail spend. Much of this spend does not, however, translate into floorspace since it is inflationary and only serves to drive up prices.

Wealth/Equity/Debt: This in the early-mid 2000s had a dramatic impact on the level of retail spending nationally. The increase in property prices has increased home owners unrealised equity in their properties. This has led to a significant increase in debt funded spending, with residents borrowing against this equity to fund consumable spending. This debt spending is a growth facet of New Zealand retail. In 1960 households saved 14.6% of their income, while households currently spend 14% more than their household income.

Inflation: As discussed above, this factor may increase the amount spent by consumers but typically does not dramatically influence the level of sustainable retail floor space. This is the reason that productivity levels are not adjusted but similarly inflation is factored out of retail spend assessments.

Exchange Rate: Apart from having a general influence over the national balance of payments accounts, the exchange rate directly influences retail spending. A change in the \$NZ influences the price of imports and therefore their quantity and the level of spend.

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General consumer confidence: This indicator is important as consumers consider the future and the level of security/finances they will require over the coming year.

Economic/Income growth: Income growth has a similar impact to confidence. Although a large proportion of this growth may not impact upon households MPC (rather just increasing the income determinant) it does impact upon households discretionary spending and therefore likely retail spend.

Mandatory Expenses: The cost of goods and services that are necessary has an impact on the level of discretionary income that is available from a household's disposal income. Important factors include housing costs and oil prices. As these increase the level of household discretionary income drops reducing the likely real retail growth rate.

Current and Future Conditions

Retail spend has experienced a significant real increase in the early-mid 2000s. This was due in large part to the increasing housing market. Although retail growth is tempered or crowded out in some part by the increased cost of housing it showed massive gains as home owners, prematurely, access their potential equity gains. This resulted in strong growth in debt / equity spending as residents borrow against capital gains to fund retail spending on consumption goods. A seemingly strong economy also influenced these recent spending trends, with decreased unemployment and greater job security producing an environment where households were more willing to accept debt.

Over the last 5 years this has now reversed with the worldwide GFC recession taken grip. As such, the economic environment has undergone rapid transformation. The national market is currently experiencing low interest rates (although expected to increase over this coming year) and a highly inflated \$NZ (increasing importing however disproportionately). Now emerging is a rebound in the property market and an increase in general business confidence as the economy starts to recover from the post-GFC hangover. These factors will continue to influence retail spending throughout the next 5 or so years. Given the previous years (pre-2008) substantial growth and high levels of debt repayment likely to be experienced by New Zealand households it is expected that real retail growth rates will continue to be subdued for the short term.

Impacts of Changing Retail Spend

At this point in time a 1% real retail growth rate is being applied by Property Economics over the longer term 20-year period. This rate is highly volatile however and is likely to be in the order of 0.5% to 1% over the next 5 - 10 years rising to 1% - 2% over the more medium term as the

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economy stabilises and experiences cyclical growth. This would mean that it would be prudent in the shorter term to be conservative with regard to the level of sustainable retail floor space within given centres.

Business Spend 2013

This is the total retail spend generated by businesses. This has been determined by subtracting PPH retail spend and Tourist retail spend from the Total Retail Sales as determined by the Retail Trade Survey (RTS) which is prepared by Statistics NZ. All categories are included with the exception of accommodation and automotive related spend. In total, Business Spend accounts for 26% of all retail sales in NZ. Business spend is distributed based on the location of employees in each Census Area Unit and the national average retail spend per employee.

Business Spend Forecast 2018-2048

Business spend has been forecasted at the same rate of growth estimated to be achieved by PPH retail sales in the absence reliable information on business retail spend trends. It is noted that while working age population may be decreasing as a proportion of total population, employees are likely to become more productive over time and therefore offset the relative decrease in the size of the total workforce.

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APPENDIX 5: REGIONAL TOURISM ORGANISATIONS - SOUTH ISLAND



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APPENDIX 6: COMMERCIAL SERVICE STORE TYPE CLASSIFICATIONS

Note this is not intended to represent an exhaustive list of commercial store types.

Examples of convenience commercial / professional services and office activities:

- Camera / Photography Shop
- Optometrist
- Locksmith
- Hairdresser
- Drycleaners
- Doctors
- Accountants
- Physiotherapists
- Medical practitioners
- Dentists
- Child care facilities
- Gym
- Lawyers

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APPENDIX 7: INDUSTRIAL BUILDING CONSENTS DEFINITIONS

The following buildings are classed as "Industrial Buildings" for the purpose of assessing building consents. The building classifications used are those adopted by Stats NZ and the codes of those buildings use the 2014 definition.

- 2611 Storage buildings
- 2621 Utility buildings e.g. electricity, water transmission
- 2629 Factories and other industrial buildings

A list of synonyms for 2629 Factories and other industrial buildings is provided for additional clarity. This list not intended to be exhaustive but rather to give an idea of the types of buildings that fit within the category.

- Packing shed
- Bakery
- Sawmill
- Steel works
- Winery
- Newspaper printing
- Factory
- Workshop
- Foundry
- Couriers
- Industrial
- Film studio
- Abattoir
- Freezing works
- Boiler house factory
- Car wrecker
- Covered yard freezing works
- Dairy factory
- Depot
- Drying kiln sawmill
- Factories and industrial buildings
- Fertilizer works
- Film post production
- Hanger
- Home kill processing plant
- Industrial building
- Joinery shop
- Laundry dry cleaners
- Lighthouse
- Optic network utility
- Packaging shed
- Portacom
- Printer bindery
- Radio studio
- Recording
- Recycle transfer station
- Research laboratory
- Spray painters
- Sub station
- Timber yards sawmill
- Transfer station
- Unit transformer project
- Vehicle testing station
- Water purification plant
- Workshop industrial

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APPENDIX 8: RETAIL AND COMMERCIAL SERVICES BUILDING CONSESNTS DEFINITIONS

The following buildings are classed as "*Retail and Commercial Buildings*" for the purpose of assessing building consents. The building classifications used are those adopted by Stats NZ and the codes of those buildings use the 2014 definition.

- 2511 Supermarkets.
- 2512 Restaurants, bars, and cafés.
- 2519 Other shops and retail buildings.

A list of synonyms for 2519 Other shops and retail buildings is provided for additional clarity. This list not intended to be exhaustive but rather to give an idea of the types of buildings that fit within the category.

- | | |
|----------------------|------------------------------------|
| • Hairdresser | • Dry cleaners shop |
| • Dairy | • Fast food outlet |
| • Service station | • Food court |
| • Shop | • Kiosk |
| • Showhome | • Other shops and retail buildings |
| • Hire centre | • Photographer studio |
| • Laundromat | • Post shop |
| • Travel agency | • Real estate agent |
| • Travel agent | • Retail |
| • Art studio | • Retail warehouse |
| • Hairdressing salon | • Salon |
| • Artist studio | • Showroom |
| • Bottle store | • Tab |
| • Dance studio | • Wholesale shop |

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APPENDIX 9: COMMERCIAL OFFICE BUILDING CONSENTS DEFINITIONS

The following buildings are classed as "*Commercial Office Buildings*" for the purpose of assessing building consents. The building classifications used are those adopted by Stats NZ and the codes of those buildings use the 2014 definition.

- 2521 Office and administration buildings.

A list of synonyms for 2521 Office and administration buildings is provided for additional clarity. This list not intended to be exhaustive but rather to give an idea of the types of buildings that fit within the category.

- Ambulance station
- Call centre
- Fire station
- Police station
- Office
- Administration
- Postal centre
- Cattery
- Veterinary clinic
- Admin
- Bank
- Civic centre
- Court house
- Courthouse
- Dog kennel
- Emergency
- Office and administration buildings
- Periodic detention centre
- SPCA kennels
- Social service
- St John ambulance
- Surgery vet
- Vet surgery



Timaru District Council

Growth Management Strategy Review: Residential



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PLANNING AND RESOURCE MANAGEMENT SPECIALISTS



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PLANNING AND RESOURCE MANAGEMENT SPECIALISTS



APPENDICES:

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- Appendix B:** Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 medium density residential standards
- Appendix C:** Recommendation report on chapter options regarding growth, May 2021
- Appendix D:** Stakeholder feedback
- Appendix E:** Assessment matrix and summary of matrix factors
- Appendix F:** Site details

PLANNING AND RESOURCE MANAGEMENT SPECIALISTS



1 Introduction

This report revisits the Timaru Growth Management Strategy 2018 (GMS), in particular the residential growth forecasts for the district, as well as ground truthing the availability of developable residential land and the potential release of additional land as part of the District Plan Review (DPR).

The GMS was promulgated in 2016 (and adopted in 2018). Since 2016, the national policy framework has changed significantly to address housing affordability and freshwater management, and draft national policy has been prepared to address the pressures on New Zealand's versatile soils and indigenous biodiversity. In addition to New Zealand's environmental and growth pressures, the global COVID-19 pandemic has had a substantial impact on the economy, immigration and repatriation.

This report has been an iterative process informed by a wide variety of views from different stakeholder groups in the community, as well as the reporting prepared by Property Economics. The report endeavours to find a balanced approach to future land development in the Timaru district and accordingly, this version of the report includes additional commentary around the different 'levers' (including District Plan provisions) that Council has available to them to achieve sustainable urban growth outcomes.

2 Background

The GMS was promulgated to provide a clear pathway for urban growth and address the future social, economic and employment needs of the district. It was prepared under the Local Government Act 2002 and designed to give guidance to infrastructure providers through identifying the location and scale of future growth and inform Council's long-term planning including guiding the development of the District Plan, Activity Management Plans and Long Term Plan.

The GMS sets out twelve Strategic Directions which provide a framework for the growth of the district to 2045. These directions are unchanged by this review. Key directions for residential development are:

- 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...*
- Strategic Direction [3]: Settlement Patterns and Urban Form
To accommodate future growth and capacity for...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...*
- 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 liveability...*
- 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.*

The GMS identified that the number of households in the district was predicted to grow from 20,372 in 2018 to 22,220 in 2038 and then plateau in line with predicted population growth. This represents an increase of 1,848 households over a 20 year period.

To accommodate the necessary residential growth, the GMS identified that Timaru had sufficient capacity in existing zoned (but undeveloped) urban areas and greenfield areas (where capacity was deemed to exist for some 667 households). Household demand was forecast to peak in 2033 for an additional 588 households (inclusive of a 20% buffer). Accordingly, no additional greenfield land in Timaru was considered necessary to accommodate the predicted growth, however some Rural Lifestyle land was promoted.

The GMS drew similar conclusions for Temuka, whereby growth was focussed on existing residential and deferred residential areas with no additional residential land required. However, some rural residential growth was provided for on the periphery of Temuka.

With respect to Geraldine, the GMS identified that vacant and infill opportunities would satisfy short to medium term residential demand particularly adjoining the Town Centre. However, a rezoning of land on Orari Station Road for residential purposes was needed to provide additional capacity and housing choice in the medium to long term along with some peripheral rural residential growth.

In Pleasant Point, the GMS determined that 12ha of existing vacant land provided for forecast residential demand, until at least 2028, with rural residential opportunities to be promoted to the south of the settlement.

The GMS has been used to inform the DPR to this point, including zoning and density decisions. Following the release of the Draft District Plan in November 2020 it became apparent that the



GMS may no longer reflect growth demand and community aspirations and it was therefore appropriate to revisit the GMS.

3 Scope

The purpose of this report is to review the quantum of residential (including rural lifestyle) zoned land in Timaru District to provide a robust assessment of residential demand so as to inform the DPR.

The scope of the project included consideration of:

- Property Economics' revised growth projections for the residential zones (being the General Residential Zone, Medium Density Residential Zone, Rural Lifestyle Zone, Settlement Zone, City Centre Zone, Town Centre Zone, Mixed Use Zone and Neighbourhood Centre Zone).
- Property Economics' comments on an earlier draft of this report ('Planz Report Peer Review Economic Memorandum', dated March 2022)
- Factors affecting land development, which included interviews and meetings with landowners, stakeholders and Council officers.
- Ten specific land parcels with the potential to address any zoned land deficit: and
- The appropriateness of land zonings in the context of national and regional policy.
- The provisions of the Draft District Plan and suitable amendments.
- Different 'levers' to support development outcomes within the district.

A separate report will be prepared that will review the industrial land requirements.

4 Statutory and regulatory environment

4.1 National Policy Framework

The national policy framework has changed markedly since the GMS was adopted in 2018, most notably with the release of the National Policy Statement for Urban Development 2020 (NPS-UD) and the National Policy Statement for Freshwater Management 2020 (NPS-FM).

There are also two draft national policy statements (the National Policy Statement for Highly Productive Land (NPS-HPL) and National Policy Statement for Indigenous Biodiversity (NPS-IB) that will have a significant impact on urban growth choices when they come into effect, potentially later this year. Given that they have not been gazetted, they have not been commented on further. Also, the New Zealand Coastal Policy Statement has not been considered as part of this review.

It is noted that the District Plan must give effect to national policy.

4.1.1 National Policy Statement for Urban Development

The key driver behind the NPS-UD is to achieve well-functioning urban environments, being:

...that, as a minimum:

- a. *have or enable a variety of homes that:*
 - i. *meet the needs, in terms of type, price, and location, of different households; and*
 - ii. *enable Māori to express their cultural traditions and norms; and*



- iii. *have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and*
- iv. *have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and*
- v. *support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and*
- vi. *support reductions in greenhouse gas emissions; and*
- vii. *are resilient to the likely current and future effects of climate change.*

An urban environment is defined as:

any area of land (regardless of size, and irrespective of local authority or statistical boundaries) that:

- a. *is, or is intended to be, predominantly urban in character; and*
- b. *is, or is intended to be, part of a housing and labour market of at least 10,000 people*

As such, within the Timaru District, only Timaru qualifies as an urban environment and must be 'well functioning'. Notwithstanding this, it is not unreasonable for ratepayers to expect that all settlements will be well functioning to a reasonable degree.

The NPS-UD places greater expectations on Tier 1¹ and 2² Councils, but Tier 3³ (which includes Timaru) *local authorities are strongly encouraged to do the things that tier 1 or 2 local authorities are obliged to do under Parts 2 and 3 of this National Policy Statement, adopting whatever modifications to the National Policy Statement are necessary or helpful to enable them to do so*⁴.

The explicit obligations that Timaru District Council (TDC) are required to meet include (but are not limited to):

Policy 2:

...at all times, provide at least sufficient development capacity to meet expected demand for housing and for business land over the short term, medium term, and long term.

Policy 5:

...enable heights and density of urban form commensurate with the greater of:

- a. *the level of accessibility by existing or planned active or public transport to a range of commercial activities and community services; or*
- b. *relative demand for housing and business use in that location.*

Policy 10:

...

- b. *engage with providers of development infrastructure and additional infrastructure to achieve integrated land use and infrastructure planning; and*
- c. *engage with the development sector to identify significant opportunities for urban development.*

¹ Auckland, Hamilton, Tauranga, Wellington and Christchurch

² Whāngarei, Rotorua, New Plymouth, Napier / Hastings, Palmerston North, Nelson / Tasman, Queenstown and Dunedin

³ All other Councils, including Timaru District Council

⁴ NPS-UD, Part 1.5: Implementation by tier 3 authorities



Subclause 3.2

1. *...provide at least sufficient development capacity in its region or district to meet expected demand for housing...*
2. *In order to be sufficient to meet expected demand for housing, the development capacity must be:*
 - a. *plan-enabled...*
 - b. *infrastructure-ready...*
 - c. *feasible and reasonably expected to be realised...*

The implication of the NPS-UD is critical (in many respects) to the DPR, but includes consideration of the quantum of land zoned to support housing supply and the type of zone chosen to support housing supply.

Quantum of land

Policy 2 of the NPS-UD requires TDC to provide at least sufficient development capacity to meet expected demand for housing and business land. These words build on the National Policy Statement for Urban Development Capacity 2016, which required 'sufficient development capacity'. A reasonable interpretation is therefore that the NPS-UD expects Councils to identify more land than what is required to meet housing demand.

This would, importantly, work to satisfy Objective 2 of the NPS-UD which directs that *planning decisions improve housing affordability by supporting competitive land and development markets*. Objective 2 is supported by Clause 3.22 of the NPS-UD, which states that a competitiveness margin of 20% for the short and medium terms and 15% for the long term is required to support choice and competitiveness in housing market⁵.

As such, TDC should be proactive in enabling more land than is required to meet expected demand. It is therefore appropriate to achieve the competitiveness margin promoted by the NPS-UD and this has been adopted in the modelling undertaken by PE.

Zone considerations

Notwithstanding that the NPS-UD only applies to (the settlement of) Timaru, the following issues are applicable to all settlements:

- a. The NPS-UD requires councils to plan for growth and ensure well-functioning urban environments, this includes ensuring that regional and district plans make room for growth both 'up' and 'out', and that rules are not unnecessarily constraining growth. As such, the NPS-UD supports both infill development and greenfield development as a means for growing urban areas.
- b. Accessibility to daily needs, employment and existing or planned public transport networks is important. This will also support broader climate change requirements.
- c. Changes to amenity should be expected. This may mean that some areas are subject to provisions that permit higher densities (i.e. the Medium Density Residential Zone).
- d. Integrating land development and infrastructure provision will keep costs down and drive affordability.

⁵ Only Tier 1 and 2 Councils are required to factor in a competitiveness margin. There is no obligation on Tier 3 Councils.



- e. The projected demographics suggest that there will be a move towards smaller households and thus smaller houses and this needs to be enabled through zoning and associated rules.

In their 2020 report⁶ Infometrics considered that like most in New Zealand, the population of Timaru was projected to age significantly over the next 30 years. The number of youth (aged below 15 years), would grow from 8,563 in 2020, peaking at 9,380 in 2033, before easing back to 8,712 in 2051. The working age population, of 15 to 64 years of age, is expected to grow slightly, from 29,436 in 2020 to 29,940 in 2051. The 65 years and older age group was seen as the fastest growing age group, expanding from 10,401 in 2020 to 18,478 in 2051 with the majority of this growth in the period to 2040 as the relatively large 'baby boomer' cohort moves into the 65 years and older age group. This trend means that the average age of the population will grow from 43 years in 2020 to 48 years in 2051.

This, along with other factors such as increasing life expectancy and societal trends, would indicate that the average household size will reduce. Infometrics predicted the fastest growing household types between 2020 and 2051 will be one person households and couples without children households. Both of these would suggest that there will be a move towards a typology of smaller houses.

- f. Rural residential development fulfils a small, high-end portion of the housing market, i.e., its expensive and only affordable to a small segment of property buyers and does not address housing choice or housing affordability. Swathes of rural residential development (or certainly the amount proposed) is not considered to give effect to the NPS-UD, as it would not result in a well-functioning urban environment.

The Draft District Plan proposes large tracts of rural residential development along the northern and western edges of the Timaru (DEV4 – DEV6) and in the other townships. This is a relatively inefficient use of land, and the cost of infrastructure is high, it also makes it difficult to retrofit with higher density urban development making it potentially cost prohibitive to, in the case of Timaru, grow to the north and west leaving only the options of growing south of the township or jumping over the Washdyke Industrial area in the future.

Summary

As such, in order to achieve well-functioning urban environments, it is considered that the zone framework will need to provide for sufficient capacity to meet expected demand for housing, ensure reasonable accessibility to services, enable the development of smaller houses (through subdivision and rules), and enable the efficient and cost-effective provision of services.

The recommended levers available to Council to achieve a well functioning urban environment are discussed further in **Section 5**.

4.2 National Policy Statement for Freshwater Management

The fundamental concept of the NPS-FM is Te Mana o te Wai, which refers to *the fundamental importance of water and recognises that protecting the health of freshwater protects the health and well-being of the wider environment. It protects the mauri of the wai. Te Mana o te Wai is about restoring and preserving the balance between the water, the wider environment, and the community*⁷.

⁶ Population Projections 2020-2051 Timaru District Council October 2020

⁷ NPS-FM, Clause 1.3



The NPS-FM has one sole objective (Objective 2.1), being

...to ensure that natural and physical resources are managed in a way that prioritises:

- a. first, the health and well-being of water bodies and freshwater ecosystems*
- b. second, the health needs of people (such as drinking water)*
- c. third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.*

The NPS-FM is unlikely to dictate whether land is rezoned, but it will influence the lot yield from zoned land as the number of allotments may be restricted by stormwater management and setback requirements. As such, there is an argument to zone more land than indicated by the growth data to ensure 'at least sufficient development capacity' is achieved.

4.3 Canterbury Regional Policy Statement

Chapter 5: Land use and infrastructure

Chapter 5 of the Canterbury Regional Policy Statement (CRPS) addresses matters relating to Land Use and Infrastructure. Importantly, the changes required by the NPS-UD to the CRPS have not yet been implemented. As such, where a regional policy directs something that is inconsistent with national policy, the national policy will have primacy and will need to be given effect to.

For the purposes of this study, Objectives 5.2.1 and 5.2.2 and Policies 5.3.1 and 5.3.2 are considered particularly relevant and are discussed below. Other policies (namely 5.3.5 – 5.3.11) address the effects on and the effects of regionally significant infrastructure but are not covered here.

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

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

- 1. achieves consolidated, well designed and sustainable growth in and around existing urban areas as the primary focus for accommodating the region's growth; and*
- 2. enables people and communities, including future generations, to provide for their social, economic and cultural well-being and health and safety; and which:*
 - a. maintains, and where appropriate, enhances the overall quality of the natural environment of the Canterbury region, including its coastal environment, outstanding natural features and landscapes, and natural values;*
 - b. provides sufficient housing choice to meet the region's housing needs;*
 - c. encourages sustainable economic development by enabling business activities in appropriate locations;*
 - d. minimises energy use and/or improves energy efficiency;*
 - e. enables rural activities that support the rural environment including primary production;*
 - f. is compatible with, and will result in the continued safe, efficient and effective use of regionally significant infrastructure;*
 - g. avoids adverse effects on significant natural and physical resources including regionally significant infrastructure, and where avoidance is impracticable, remedies or mitigates those effects on those resources and infrastructure;*
 - h. facilitates the establishment of papakāinga and marae; and*
 - i. avoids conflicts between incompatible activities.*



5.2.2 Integration of land-use and regionally significant infrastructure (Wider Region)

In relation to the integration of land use and regionally significant infrastructure:

1. *To recognise the benefits of enabling people and communities to provide for their social, economic and cultural well-being and health and safety and to provide for infrastructure that is regionally significant to the extent that it promotes sustainable management in accordance with the RMA.*
2. *To achieve patterns and sequencing of land-use with regionally significant infrastructure in the wider region so that:*
 - a. *development does not result in adverse effects on the operation, use and development of regionally significant*
 - b. *adverse effects resulting from the development or operation of regionally significant infrastructure are avoided, remedied or mitigated as fully as practicable.*
 - c. *there is increased sustainability, efficiency and liveability.*

5.3.1 Regional growth (Wider Region)

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

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

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

2. *encourage within urban areas, housing choice, recreation and community facilities, and business opportunities of a character and form that supports urban consolidation;*
3. *promote energy efficiency in urban forms, transport patterns, site location and subdivision layout;*
4. *maintain and enhance the sense of identity and character of the region's urban areas; and*
5. *encourage high quality urban design...⁸.*

5.3.2 Development conditions (Wider Region)

To enable development including regionally significant infrastructure which:

1. *ensure that adverse effects are avoided, remedied or mitigated, including where these would compromise or foreclose:*
 - a. *existing or consented regionally significant infrastructure;*
 - b. *options for accommodating the consolidated growth and development of existing urban areas;*

⁸ The maintenance and enhancement of amenity values is inconsistent with Objective 4 of the NPS-UD, accordingly, that part of Policy 5.3.1.5 has not been repeated in this report.



- c. *the productivity of the region's soil resources, without regard to the need to make appropriate use of soil which is valued for existing or foreseeable future primary production, or through further fragmentation of rural land;*
 - d. *the protection of sources of water for community supplies;*
 - e. *significant natural and physical resources;*
2. *avoid or mitigate:*
- a. *natural and other hazards, or land uses that would likely result in increases in the frequency and/or severity of hazards;*
 - b. *reverse sensitivity effects and conflicts between incompatible activities, including identified mineral extraction areas;*
- and*
3. *integrate with:*
- a. *the efficient and effective provision, maintenance or upgrade of infrastructure; and*
 - b. *transport networks, connections and modes so as to provide for the sustainable and efficient movement of people, goods and services, and a logical, permeable and safe transport system.*

Chapter 16: Energy

Chapter 16 of the CPRS addresses energy and promotes energy efficient urban development which is designed and located to reduce the need to commute over significant distances, and that services are closer to the population base.

16.2.1 Efficient use of energy

Development is located and designed to enable the efficient use of energy, including:

- 1. *maintaining an urban form that shortens trip distances*
- 2. *planning for efficient transport, including freight*
- 3. *encouraging energy-efficient urban design principles*
- 4. *reduction of energy waste*
- 5. *avoiding impacts on the ability to operate energy infrastructure efficiently.*

16.3.1 Efficient use of energy

To promote the efficient end-use of energy.

Summary

The focus of these CRPS provisions is on consolidated urban form, integrated development, energy efficiency and sustainable communities. This ultimately means that new urban development needs to adjoin existing urban settlements, is integrated with the provision of infrastructure (including social infrastructure) and optimises the use of land (low density sprawling development should be limited). The District Plan must give effect to the CRPS. It is noted that the CRPS covers a range of other resource management issues and topics and the objectives and policies highlighted above should ultimately be considered holistically with these and do not function alone or override other policies in the CRPS.



5 District Plan and 'other' growth management mechanisms

There are a number of District Plan and 'other' mechanisms available to the Council to manage growth within the district. Discussion of such mechanisms brings context to the remainder of this report and highlights that there is no 'silver bullet' for growth management within the district. The Council needs to consider multiple levers to encourage development in the 'right' location at the 'right' time. Planz recommends that all these mechanisms be adopted, to some degree, where appropriate / possible.

Amendments to Draft District Plan

The GMS directs that the majority of residential growth should be provided for within the existing (Operative Plan) urban boundary. However, the Draft Plan does not adequately promote such outcomes. The following changes to the zone provisions are recommended:

- a. Better enable residential development in the commercial zones by:
 - i. Include a specific policy and rule framework (see example provisions in **Appendix A**) for residential development within the City Centre Zone (CCZ), which addresses anticipated amenity outcomes (commensurate with a city centre location) and enables a greater level of residential development by removing perceived barriers to such development. The residential provisions in the CCZ will need to be updated following the completion of the City Hub project.
 - ii. Include a specific policy and rule framework for residential activities in the Town Centre Zone (TCZ), which addresses anticipated amenity outcomes (commensurate with a town centre location).
 - iii. Include a specific policy and rule framework for residential activities in the Local Centre Zone (which addresses amenity outcomes).
 - iv. Include a specific policy and rule framework for residential activities in the Neighbourhood Centre Zone (NCZ) and adjust the existing provisions to more realistically align with the type of residential development that will occur in that zone.
 - v. Include a non-notification clause for residential development in the commercial zones.
- b. Better enable residential development in the Medium Density Residential Zone (MRZ) by:
 - i. Enabling three units per site using a permitted activity status with appropriate bulk and location standards along the lines of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (see **Appendix B**), including deleting draft standard MRZ-S5.
 - ii. Retaining the controlled activity status but deleting draft rule SUB-R2-CON2 and draft standard SUB-S1(MRZ).
- c. Include a non-notification clause for residential development in the MRZ.
- d. Rezone additional residential (greenfield) land (refer to **Section 10**), but require:
 - i. A minimum density standard of at least 12 HH/ha (discussed further in **Section 9.3.1**), and
 - ii. The minimum subdivision standard be reduced to 300m² as a controlled activity (discussed further in **Section 9.3.2**).
- e. Earmark future residential land using a Future Urban Zone (FUZ). A report prepared previously for TDC is contained in **Appendix C** and discusses the benefits of a FUZ.
 Planz recommend that the FUZ land is subject to a rezoning trigger, which would prevent the land from going through a Schedule 1 process (to be rezoned as General Residential Zone)



until there is sufficient demand for the additional capacity. Planz consider that a suitable trigger would be when the 20% competitiveness margin for short to medium term growth has been exhausted.⁹ This would have to be demonstrated by way of economic reporting and a ground truthing exercise (similar to the scope of this report).

- f. Manage residential growth across the district by way of an Urban Growth chapter.

Development Contribution Policy

- g. If a Development Contribution Policy is prepared for the district, consider the following:
- i. Do not require any development contributions for development in the CCZ.
 - ii. Apply a 50% reduction to development contributions for development in the MRZ, TCZ, LCZ and NCZ.

Summary

Of the recommendations above, enabling development in the MRZ is considered the most critical (coupled with a reduction in development contributions for MRZ development if this is possible). This is a significant step forward (from the draft provisions) towards realising the strategic directions of the GMS (in particular Strategic Directions 3 and 10(i)) and giving effect to the NPS-UD and the CRPS. This shift in the MRZ is anticipated to encourage more growth in this zone than has been predicted and ease demand for greenfield development.

6 Growth estimates

6.1 Property Economics Report

The Property Economics (PE) 'Timaru District Residential Capacity Economic Assessment' (January 2022) ('the PE report') indicates a requirement under the High Growth Projection of just under 5,000 dwellings over the next 27 years (to 2048) to meet demand. This includes a 15% capacity buffer (or competitiveness margin). It is considered prudent to follow the High Growth Projection to ensure that at least sufficient capacity is delivered to meet the Council's obligations under the NPS-UD. To not do so may mean that Council is not satisfying their obligations under the NPS-UD, constraining capacity and stagnating growth while planning processes and servicing requirements try to catch up.

The 5,000-household figure is significantly higher than the 1,848-figure predicted in the GMS. Therefore, there is a need to reconsider the approach to growth in more detail in order to cater for the predicted increased household numbers, whilst maintaining the vision set out in the strategic directions of the GMS.

It is noted that in their March 2022 memo, PE advised that the Stats NZ growth projections had been revised down. We acknowledge this and consider that our recommendations (set out in section 5) will address a potential reduction in household demand.

6.2 What should be provided for in the District Plan?

It is considered that the District Plan itself should enable for growth through to 2040. There are a number of reasons for this:

⁹ A competitiveness margin is a margin of development capacity, over and above the expected demand that tier 1 and tier 2 local authorities are required to provide, that is required in order to support choice and competitiveness in housing and business land markets. Clause 3.22, NPS-UD.



1. The NPS-UD requires that at all times, provision for least sufficient development capacity to meet expected demand for housing land over the short term, medium term, and long term. Long term is defined in the NPS-UD as meaning between 10 and 30 years.
2. The time it takes to prepare a District Plan – while there is a requirement for District Plans to be reviewed every 10 years, in reality they last for around 15 years or more (as is the case with the Operative Timaru District Plan) given the time it takes to prepare and make a new Plan operative.
3. The proposed District Plan will not have any effect in terms of rule changes and new zoning for 12 – 18 months following notification.
4. The RMA reforms and what comes of those reforms remains uncertain.

6.3 What are the growth figures¹⁰?

Using Figure 4 from the PE report, the projections show around 3,385 new households (HH) are required by 2040. In line with the PE calculations, a 15% buffer gives a figure of approximately 3,900 HH over the period beginning 2022 and ending in 2040 (being the agreed lifespan of this District Plan). It is noted that growth between now and 2040 is the strongest predicted growth period in the PE report with an average of 205 HH per annum (compared to the growth between 2041 and 2048, which requires an average of 138 HH per annum, or a total of 1100 in this period).

At Table 17: Draft District Plan Realisable Capacity, the PE report has allocated potential HH capacity across the various zones with an additional split between houses and terraced houses. In order to ensure a corresponding split across zones and housing typology, the figures in Table 17 have been reduced by 13% (to account for the Draft Plan realisable capacity sitting at 5,760 HH rather than the 5,000 HH required i.e., 13% represents the additional 760 HH) and then adjusted for a 2040 period:

For the purposes of this reporting, Planz considers that realisable capacity is a sufficient proxy for determining where demand should be allocated, particularly when considered against the objective to drive growth into the existing (Operative Plan) urban boundary. Meaning that, if there is realisable capacity within the existing zones and the District Plan includes appropriate levers to enable development of that land, then it is appropriate to assume it will be developed and satisfy demand.

Table 1: Growth demand to 2040

	House	Terraced ¹¹	Total	Average lots per annum (over 19 years)
Residential: Infill ¹²	1080	225	1305	69
Commercial ¹³	37	147	184	10

¹⁰ All numbers have been rounded throughout this report and calculations may not correspond exactly in places.

¹¹ It is not considered that terraced housing will necessarily achieve the numbers forecast by the PE report. While they are shown in a separate column to standalone housing, when calculating land requirements, the yield has not been adjusted to account for possible terraced housing.

¹² In this context, infill housing is the addition of one or two houses into an existing standard sized residential property (being properties less than 1000m²).

¹³ While the PE report refers to a Mixed Use Zone, this zone was ultimately deleted prior to the release of the Draft Plan and so is not referred to in this report.



General Rural, Rural Lifestyle, Settlement and Māori Purpose Zones	1088		1088	57
Residential: Greenfield	1280	43	1323	70
Total	3485	415	3900	

6.4 What are the realistic growth figures?

An additional consideration for determining growth has been to consider the level of development within the residential zones over the past 11 years. These figures show that, on average annually, there was:

- 38 Rural 1 or 2 zoned allotments under 10ha created.
- 44 Residential 1 or 2 zoned allotments created under 550m².

These averages are well below the growth demand to 2040 as set out in Table 1 above. This is considered further below.

6.4.1 Rural Lifestyle, Settlement and Māori Purposes Zones

The creation of 38 lots under 10ha (average per annum) in the Rural 1 and 2 Zones over the last 11 years under the Operative Plan is a proxy for residential growth that can reasonably be expected in the proposed Rural Lifestyle Zone. The 38 lots are considered a better starting point for determining demand for rural living, and as such should be used in lieu of the 57 HH average per annum shown in Table 1.

The General Rural Zone (GRUZ) is a substantial portion of the district and will replace the Rural 1 and Rural 2 zones in the Operative Plan. The GRUZ will be subject to new subdivision rules that restrict smaller allotments below 40ha. Notwithstanding this, some development should be expected and an allocation of 6 HH per annum is considered reasonable.

The Settlement and Māori Purposes Zones are new zones that will come through as part of the DPR, and will apply to small towns such as Cave, Woodbury and Winchester and areas such as Arowhenua. Some growth of these areas has been provided for as part of the application of the Settlement and Māori Purposes zoning and an allocation of 4 HH per annum is considered reasonable.

The Rural Lifestyle Zone (RLZ) is a new zone that will come through as part of the DPR. It will be applied primarily to areas of existing rural lifestyle, but these areas still have significant capacity for further development, as shown in Table 2 below:



Table 1: Latent rural lifestyle supply

	Area (ha)	Total yield (HH)	Average lots per annum (over 19 years)
Timaru¹⁴			
Gleniti Road (DEV4)	50	55	3
Pages Road ¹⁵ (DEV5)	40	43	2
Brookfield	30	30	1
Temuka			
Thompson Road (DEV8)	42	39	2
Richard Pearse Drive (DEV9)	16	14	1
Pleasant Point			
Smart-Munro Road and Manse Road (DEV10)	46	58	3
Geraldine			
Orari Station Road	22	30	2
Main North Road (DEV7) plus the area to the east between the stream and Templar Road which is recommended for inclusion into DEV7	56	74	4
Geraldine Downs	700	42	2
Total	1002	385	20

The table shows that the zoned land will enable 20 HH per annum for the life of the Plan. As already discussed, rural lifestyle development tends to be the least affordable housing typology and is the least sustainable and efficient use of land. Given the policy direction of the NPS-UD, there is no reason to support a substantial increase of rural residential development over the next 19-year period. On this basis, it is considered that the remaining capacity in the zoned Rural Lifestyle land (as shown in the Draft Plan plus the additional land recommended for DEV7) should be supported.

¹⁴ Richardson Farm 1 (DEV6) is not included in the rural lifestyle numbers, as this land has been recommended for General Residential Zone.

¹⁵ Only half of Pages Road (DEV5) has been included in the RLZ figures, as the other half is considered better suited to GRZ.



The residential growth allocated to the Rural Zone (6 HH per annum), Settlement and Māori Purposes Zones (4 HH per annum) and the Rural Lifestyle Zone (20 HH per annum) means that there is an outstanding 10 HH per annum (or a total of 190 HH over the life of the Plan) that need to be provided for elsewhere and the most appropriate place to reassign these households is into greenfield development.

6.4.2 Residential Infill (General Residential and Medium Density Residential Zones)

Figures show that the annual average of 44 allotments created under 550m² over the past 11 years has increased to 58 allotments in the last three years. This would indicate that there has been reasonable growth in this form of development in recent times. Furthermore, with additional medium density land being provided through up-zoning in the DPR it can be expected that the attractiveness of infill development will continue to rise.

It is considered therefore that infill development should and will continue to play an important part in Timaru's household growth. The comments received from stakeholders though around some of the difficulties associated with infill development (land availability and topography, site amalgamation, development costs and time to develop) mean that there are issues with this form of development beyond the district plan process which may hinder growth and necessitate a cautious approach to the numbers.

Therefore, using current infill growth numbers and applying a cautiously optimistic approach, it is considered an increased figure of 60 HH per annum or 1,140 HH in total over the life of the Plan would be appropriate. It is critical that this form of development continues to be enabled (along with the commercial and mixed-use development – discussed below) as it aligns well with national and regional policy and the strategic directions of the GMS to consolidate urban areas, promote efficiencies and integration in transport and infrastructure, achieve sustainability and promote higher residential densities.

The outstanding 9 HH per annum (or 171 HH over the life of the Plan) in Table 1 have been reallocated to greenfield development.

6.4.3 Commercial

The 10 HH per annum figure in the Commercial and Mixed-Use Zones is considered to be relatively low. However, it is acknowledged that factors such as site amalgamation, cost of land, cost of development and adjoining land uses make such development difficult at times (the PE report addresses this in more detail). For these reasons it is not considered appropriate to raise this figure. It is acknowledged that an incentive package in the form of the City Hub Strategy has been budgeted by the Council which may provide a higher degree of certainty that such development would occur in greater levels.

6.4.4 Revised Figures

Based on the above, the revised figures are as follows:



Table 2: Revised demand to 2040

	House	Terraced	Total	Average lots per annum (over 19 years)
Residential: Infill	944	196	1140	60
Commercial ¹⁶		190 ¹⁷	190	10
General Rural, Rural Lifestyle, Settlement and Māori Purpose Zones	575		575	30
Residential: Greenfield	1938	57	1995	105
Total	3500	400	3900	

7 Existing Zoned and Undeveloped Residential Land

A key part of this GMS review, and in addition to the work undertaken by PE, was an assessment to establish the level of capacity within the existing zoned 'greenfield' residential land¹⁸. This assessment looked at the location and extent of existing zoned and undeveloped land generally above 2ha and the associated infrastructure and physical constraints of that land. This work included discussions with stakeholders, larger landholders, developers, consultants and the Council Infrastructure Team.

Feedback consistently stated that there was the lack of available land for development. Issues such as scale, yield and topographical limitations were all raised as concerns that ultimately restricted 100+ section developments observed in other Districts. Feedback highlighted that large-scale, cost-effective development was largely financially unviable, in particular balancing the cost of infrastructure against yield. Areas such as Gleniti and Broughs Gully were considered to be too expensive for some developers to be involved with. Feedback also noted that Council should have a more active role in development, for example through funding or overseeing the development of key land parcels or providing infrastructure. A summary of the feedback is contained in **Appendix D**.

Feedback was key to understanding the likelihood of existing zoned land being development in the short to medium term and whether additional land would need to be zoned to satisfy demand. For the purposes of this assessment the definitions of short and medium term have been taken from

¹⁶ While the PE report refers to Mixed Use Zone, this zone was ultimately deleted prior to the release of the Draft Plan and so is not referred to in this report.

¹⁷ Given that the Draft Plan does not permit residential dwellings at ground floor level in the Town Centre or City Centre Zones. The allocation of terraced houses to the commercial zones would largely be realised through the construction of apartments.

¹⁸ Being largely vacant sites available for development, rather than infill sites that may only yield one additional HH.



the NPS-UD which defines short term as being 1-3 years, medium term as 3-10 years and short-medium term meaning within the next 10 years.

For the purposes of this section of the report, small sites that might accommodate one or two additional dwellings are not counted in the vacant zoned land supply. Planz' discussions and assessment generally focussed on sites 2ha or larger.

7.1 Timaru

Within Timaru itself there is some 130ha of vacant zoned land (including land which already has subdivision consent) which consists of large sites through to smaller infill sites. A sizeable proportion of that land (some 60ha) has been zoned since at least 1988, albeit some is the low density Residential 4 Zone (most of which will revert to GRZ in the Proposed Plan and effectively 'upzone' this land), and some of the sites contain existing dwellings. The assessment concluded that not all the zoned land will deliver housing within the short to medium term and not all zoned land will deliver at a density level of 12 HH/ha (being a reasonable average to expect generally based on the analysis in Section 9 below).

In terms of the larger sites, it is considered that within the short to medium term, existing zoned land would be able to deliver in the order of 650 HH from approximately 82ha. This includes now consented subdivisions at Gleniti, Mahoneys Hill Road, Tasman Street and St Vianneys Crescent.

A further 19ha (of which approximately 11.5ha is developable) could possibly contribute to development capacity in the longer term (this includes the O'Neill Place site, which is discussed further below). It is estimated that a further 100 HH could be yielded from this 19ha, but in the longer term (between 2034 and 2040).

Based on the above, it is considered that approximately 750 HH could be provided within Timaru from existing zoned vacant land. Various levels of yield have been assumed depending on the site and discussions with owners; however, for a number of unconsented sites a 12 HH/ha has been used. (Note: for Gleniti a yield of 7 HH/ha has been assumed based on current subdivision trends and the number of existing dwellings which will restrict allotment numbers).

7.2 Geraldine

Geraldine has around 27ha of vacant residentially zoned sites, however only two sites of substance were identified. The remainder would either be infill (one or two additional houses per site) or undevelopable. Of the two sites, one at Majors Road has consent for 32 lots, while the other on Huffey Road has consent for 10 lots, one of which is already developed, but no signs of further development. There is also an additional 5.5ha of land adjoining the high school that has been rezoned to GRZ as part of the Draft District Plan process, for the purposes of this report, this land has been included and has a yield of 66 HH. Therefore, Geraldine has sufficient zoned vacant land for 107 HH.

7.3 Temuka

Temuka contains around 31ha of vacant zoned residential land. Over half that land is contained within the Temuka North West area where there is multiple landowners and servicing constraints. One-off residential developments in this area will also now impact on potential yield. It is expected that subdivisions on Wallingford Road and Grant Road will yield 16 and 30 lots respectively (noting that the yield from these sites will be constrained by a no residential build area adjacent the stop banks. For the above reasons, a relatively low yield of 5 HH/ha (or 60 HH over the life of the Plan) has been assumed for the remaining 12ha of developable land in Temuka North West.

The other large vacant site in Temuka is on Whitcombe Street where close proximity to the railway line and the industrial area (which includes container movements) is likely to be a barrier to any



significant intensification. For these reasons, a development of around 20 HH (over the life of the Plan) has been assumed.

On the basis of the above Temuka could generate around 120 HH on existing zoned vacant land.

7.4 Pleasant Point

Pleasant Point has some 28ha of vacant residentially zoned land. The majority of this is held in five sites. Discussions with landowners of some sites revealed they were considering development but at relatively low-density levels. Based on this and taking into account the flooding and topography issues involved at the various sites, a 6 HH/ha yield for the five sites has been used for the 21ha giving a figure of 126 HH on existing zoned vacant land.

7.5 Existing latent supply

Based on the above, it is considered that 1103 HH could be provided on existing zoned land. Meaning that additional greenfield land for approximately 892 HH is required for the life of the Plan. However, this needs to be spread proportionately across the key growth settlements.

8 Growth by Settlement

To determine where the additional greenfield development should be allocated, consideration of the proportional spread of residential HH across the district needs to be taken into account. Information provided by Infometrics¹⁹ indicates that in 2020 the number of households in Timaru District was 20,142. Of that 4,236 HH are located within minor settlements or the rural zone where greenfield residential growth would not occur; this has therefore been deducted from the total, leaving 15,906 HH. Data shows that the HH split between the four primary settlements is:

Timaru City	11,935 HH or 75% of the residential HH
Geraldine ²⁰	1,395 HH or 9% of the residential HH
Temuka	1,968 HH or 12% of the residential HH
Pleasant Point	610 HH or 4% of the residential HH

These percentages have been used to determine the level of additional greenfield growth required in each settlement (based on 938²¹ additional HH) over and above the existing zoned land supply (which accounts for 1103 HH).

¹⁹ Population Projections 2020-2051 Timaru District Council, October 2020

²⁰ It is noted that a number of dwellings that would consider themselves to be within Geraldine were located in the adjoining rural catchment, so the figure has been increased by 200 HH

²¹ Pleasant Point is over supplied by around 46 HH so this has been transferred proportionally to the other settlements, thus giving a figure of 938 HH required.



Table 3: Proportional growth by settlement

	Share of residential greenfield growth (1995 HH) (based on proportional size of settlement)	HH already provided in existing zoned land	Proportional number of HH further land is required for	Land required (ha) (assuming 33% of land is allocated to servicing and a yield of 12 HH/ha)
Timaru	1496	750	746	62
Geraldine	180	107	73	6
Temuka	239	120	119	10
Pleasant Point	80	80 (126 enabled)	0	0
Total	1995	1057	938	78

On the basis of the analysis, additional residential land would be required to be zoned in Timaru, Geraldine and Temuka to provide sufficient capacity through until 2040 and maintain the present household differentiation between the settlements. No further land would be required to be zoned at Pleasant Point as this settlement is already oversupplied with residential land with enough for 126 HH.

9 Identification of additional land

9.1 The assessment factors

The GMS assessment factors were used in the matrix to ensure consistency against previous evaluations. The score range was originally 0 – 3, however on this occasion a 0.5 score was used as part of the range to provide a greater degree of variation and flexibility. The weighting for each assessment factor remained the same as in 2018, except for topography which was increased.

The matrix comprises five infrastructure factors, four natural environment factors, five natural hazards and contamination factors, two cultural factors and seven ‘other’ factors (including social and practical considerations). A summary of each of the factors has been included in Appendix B with the matrix table to assist the reader in understanding what was being assessed and / or considerations when applying a score against the factor.

It is also noted that the matrix assessment included a ‘vertical analysis’ to ensure that the assessment was robust. This required the Geraldine sites to be separated from the Timaru sites to bring more context to the matrix assessment.

The full matrix is located in **Appendix E**.

9.2 Possible sites for rezoning / upzoning

A total of 10 sites were considered to determine their suitability for rezoning / upzoning, including eight in Timaru and two in Geraldine. No site was assessed in Temuka. A full summary of each of the sites is included in **Appendix F**.



9.2.1 'Central' Timaru sites

Three 'central' Timaru sites were considered for rezoning / upzoning, including sites on College Road, O'Neill Place, and a Redruth site off State Highway 1. All had environmental and physical constraints but given that they are all located 'in' town they were recognised as having potential merit. Overall, College Road and O'Neill Place were identified as viable options for rezoning / upzoning, while the Redruth site was not considered a desirable option for residential development.

9.2.2 Greenfield Timaru sites

Four of the five greenfield sites selected in Timaru extend to the north of the town (north of Pages Road), while the fifth site ('Kennels Road') is located west of Washdyke (north of the Pleasant Point Highway). All of the sites had identified physical and environmental constraints and would require extensions to reticulated infrastructure. While there was little distinguishing the four sites north of Pages Road, preference between the sites was ultimately determined by their proximity to the existing urban boundary and their ability to be readily serviced (i.e., 'Richardsons Farm 1' and Kellands Hill Road sites were preferred over the others due to their location adjoining the existing urban boundary. With respect to the Kennels Road site, this was ultimately considered undesirable for residential growth due to it being furthest from the Timaru residential areas and associated community facilities.

9.2.3 Greenfield Geraldine sites

There was little to differentiate the two greenfield sites in Geraldine. Both had similar or comparable environmental and physical constraints and would require reticulated services to be extended. The Young Farm extension was preferred due to its ability to provide for a comprehensive subdivision in conjunction with the land already identified in the Draft District Plan.

9.3 Rezoning requirements: Development Density

Accommodating further household growth can be achieved in two primary ways, through greenfield expansion and through intensification within existing urban areas. To support a sustainable urban form, intensification is ideally located within the existing urban area around a town centre or major neighbourhood centres. With respect to, greenfield expansion land, suitable density targets are appropriate to ensure that the land is used efficiently and minimising the need to open up further land unnecessarily. As noted in **Section 5**, Planz is recommending that these development densities are a requirement of developing the proposed GRZ greenfield areas. These concepts are discussed further below:

9.3.1 Minimum Density

In order to ensure sufficient housing supply and housing choice (including affordable housing options) and efficiently utilise greenfield land, minimum densities are a recognised planning method. These help to create a compact urban form that supports existing centres and can be served efficiently by infrastructure, including public transport.

Minimum densities are being used in other areas of New Zealand, including in Canterbury. Within the Greater Christchurch Metropolitan Area, the CRPS required greenfield development within Christchurch City to achieve 15 household units per hectare (HH/ha), while greenfield development in Selwyn and Waimakariri Districts was required to achieve 10 HH/ha.

However, since Chapter 6 of the CRPS became operative in 2012, the non-statutory 'Our Space 2018 -2048' project contained an action requiring any structure planning undertaken with Selwyn and Waimakariri Districts within Future Development Areas to achieve a net minimum density of



12 HH/ha. The 12 HH/ha figure was subsequently adopted in the notified Selwyn District Plan (Urban Growth Policy 13).

Since notification, the Selwyn District Council s42A report on Urban Growth has recommended updating the minimum density from 12 to 15 hh/ha and provides wording around demonstrated constraints that could lead to a density of 12 hh/ha (a hearing on this has yet to be held). The revised recommendation was essentially based on a report prepared by Harrison Grierson²² which concluded that an increase was desirable as it would optimise the use of greenfield land consistent with the current settlement pattern and urban consolidation principles. The report did however state that an increase from 12 to 15 hh/ha needed to be supported by a range of statutory and non-statutory actions.

Other local authorities are also setting minimum density requirements for greenfield urban areas including:

- Hamilton City 16 hh/ha
- Waikato District 12 -15 hh/ha
- Tauranga City 12-15 hh/ha
- Western BoP District 12-15 hh/ha

Based on the above, it is considered that adopting 12 hh/ha net density is appropriate level. This represents the lower end of the threshold now being considered by other local authorities as acceptable in promoting more compact and consolidated urban forms, supporting modal shifts from private cars, encouraging efficiencies in land use and infrastructure, and supporting climate change actions. This density level still enables a variety of section sizes to be provided. Note: The Tasman Street proposal by HaverCourt 21 Limited provided for around 12 HH/ha.

9.3.2 Minimum Subdivision size

The DPR provisions set minimum subdivision standards at 450m² in the GRZ (aside from Gleniti) and 300m² in the MRZ, except where a resource consent has been granted, and where the subdivision is in accordance with the approved land use consent plans.

Changing demographic patterns, including an ageing population and smaller households, are expected to increase the desirability of higher density housing and therefore the medium density provisions represent an enabling approach for this to occur. Smaller lot sizes down to 300m² are also encouraged within the GRZ as a restricted discretionary activity to assess the ability for allotments to be developed for residential units, consider the effects on the residential amenity of adjacent sites and compatibility with the character of the surrounding area. While this activity status and these matters of discretion are considered appropriate within the existing urban area, the same reasoning does not necessarily apply to greenfield areas, and there is an opportunity to allow sections smaller than 450m² as part of the controlled activity status (as was proposed with the HaverCourt 21 Limited subdivision referred to above). This would further provide incentive for more affordable sections while enabling greater flexibility in section sizes.

9.4 Recommended greenfield sites to 'live zoning'

In light of the additional greenfield land requirement (62 ha in Timaru, 6 ha in Geraldine and 10 ha in Temuka), the following land is recommended to be 'live zoned', i.e. moving the land straight to a GRZ.

²² 'Greenfield' Density Analysis for the Greater Christchurch Partnership, October 2020



Planz has recommended that four locations in Timaru and Geraldine be rezoned to GRZ. In total these four greenfield sites could provide for up to 1140 HH at the densities assumed. This compares favourably with the 746 HH required and provides a degree of additional buffer should the 12 HH/ha density not be achieved in some cases. These sites are:

- a. Amend the zoning of Richardsons Farm 1 (shown as DEV6 in the Draft District Plan and zoned RLZ noting that this includes a small portion of Gibson Farm) from GRUZ to GRZ and square up the boundaries to enable access to Old North Road. This is the logical next step for extending Timaru and is close to facilities including Aorangi Park, Mountain View High School and primary schools. The area is approximately 47 ha, but it has been assumed that upwards of 10 ha will need to be set aside as reserve for Taitarakahi Creek and other water and transmission power related matters, leaving approximately 37 ha. At 12 HH/ha, the site could yield up to 444 HH over the life of the Plan. The area to be rezoned is shown in **Figure 1** below.

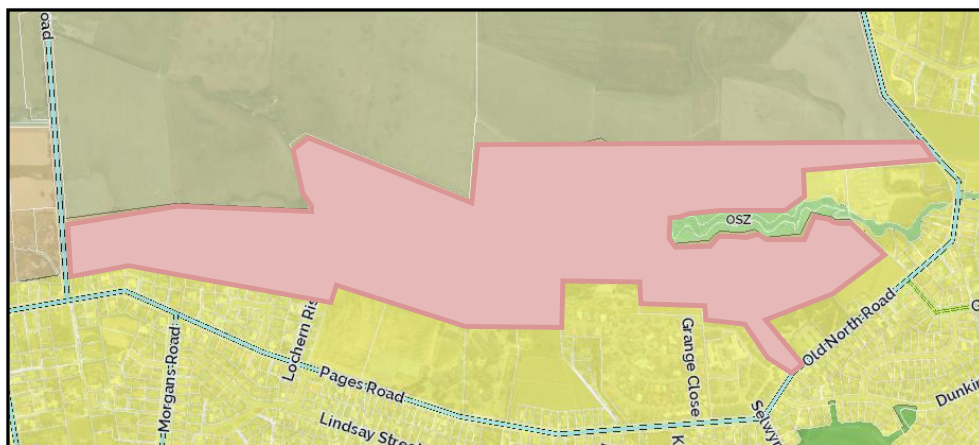


Figure 1: Amend zoning shaded area to GRZ



- b. Amend the zoning of the western end of the Pages Road/Kellands Hill Road site (shown as DEV5 and zoned RLZ in the Draft District Plan) from GRUZ to GRZ. This land is not as intensively developed with rural lifestyle properties as the western end of DEV5 and is a logical next step for extending Timaru and is again close facilities including, Aorangi Park, Mountain View High School and primary schools. It is assumed that approximately 6 ha of this area will not be developed due to existing rural lifestyle development and waterways, accordingly the area available equates to approximately 29 ha. At 12 HH/ha, the site could yield up to 348 HH over the life of the Plan. The area to be rezoned is shown in **Figure 2** below.

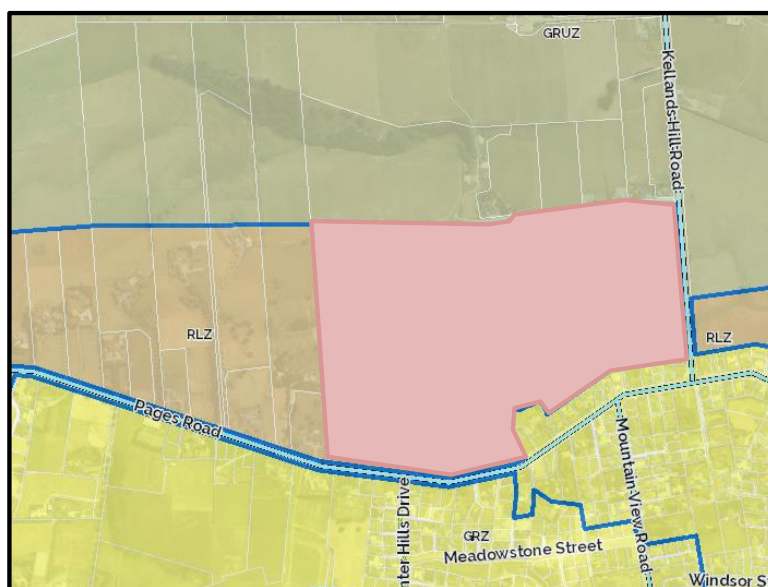


Figure 2: Amend zoning of shaded area to GRZ



- c. Amend the O’Neill Place land (legally described as Lot 24 DP327513) from GRUZ to GRZ to provide an additional 7ha of residential land. The land adjoins playing fields (with foot access to Centennial Park along Otipua Creek North Branch) and is near to primary and secondary schools and an employment zone. This would result in 84 houses over the life of the plan. This land is tied to a portion of land that is already zoned GRZ which was recognised in **Section 7.1** as being land intended for development in the long term due to the current zoning situation. It could be expected that the upzoning this land could bring the potential for future development forward. The area to be rezoned is shown in **Figure 3** below.

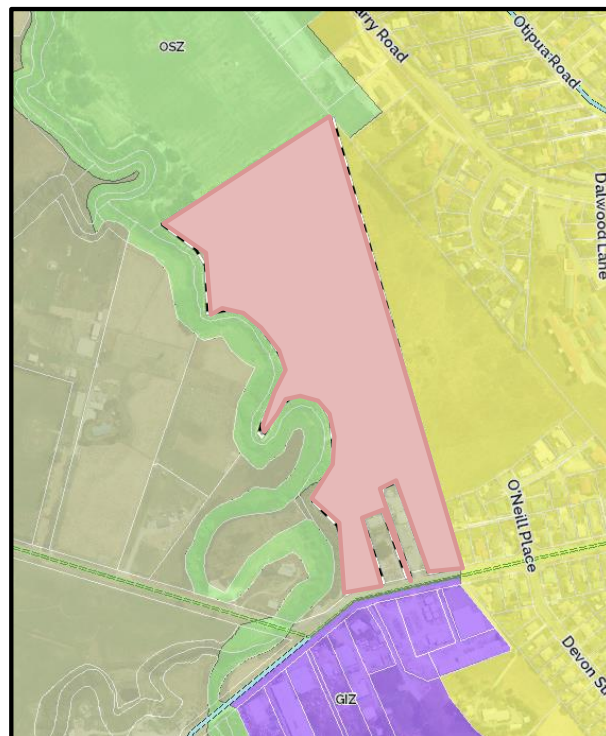


Figure 3: Amend zoning of shaded area to GRZ



- d. Amend the zoning of Scotts Farm in Geraldine from GRUZ to GRZ. This land adjoins existing GRZ and it is understood that servicing has been provided to the site and that there is a willingness by the owner to redevelop the land (which makes live zoning this site compared to the Youngs Farm more desirable at this stage. It is understood that the Young Farm site is unlikely to be available in the short to medium term. It is assumed that up to 2.5 ha would be unavailable for development due to stream setbacks and the existing location and curtilage of dwellings, so the area available equates to approximately 7 ha. At 12 HH/ha, the site could yield up to 84 HH over the life of the Plan. The area to be rezoned is shown in **Figure 4** below.

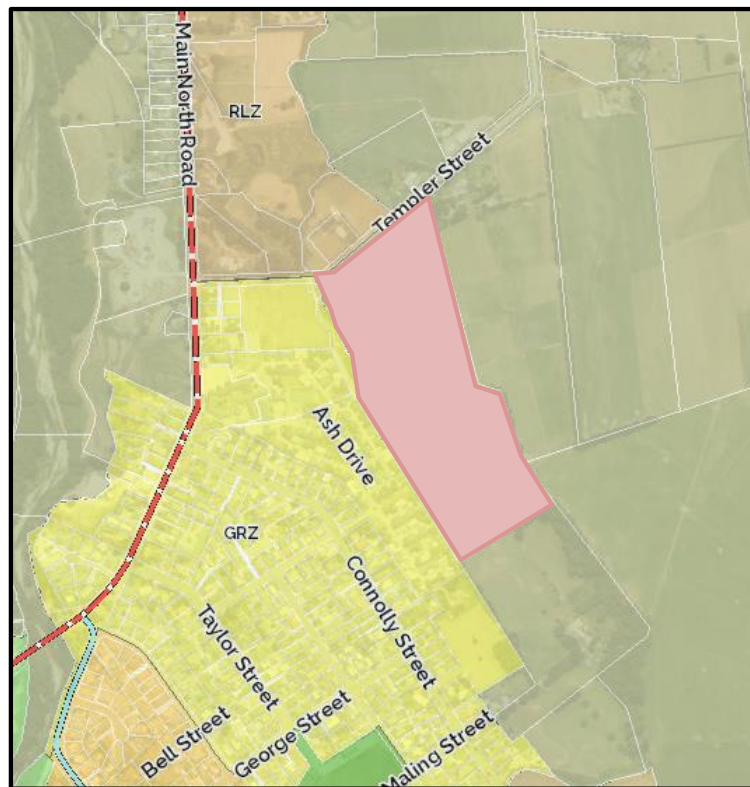


Figure 4: Amend zoning of shaded area to GRZ



9.5 Other zoning opportunities

- a. Upzone the College Road site (legally described as Lots 1 – 4 DP22049 and Part Lots 3 and 5 – 6 DP2891) from GRZ to MRZ, while this would result in the MRZ jumping College Road, it is considered an appropriate solution to making residential development of this site more financially feasible (by offsetting the natural hazard constraints of the site) and medium density housing would be supported by proximity to the open space (the adjoining playing fields and the botanic gardens) and schools (Timaru Girls’ High School, Roncalli College and Timaru South School). The area to be rezoned is shown in **Figure 5** below.

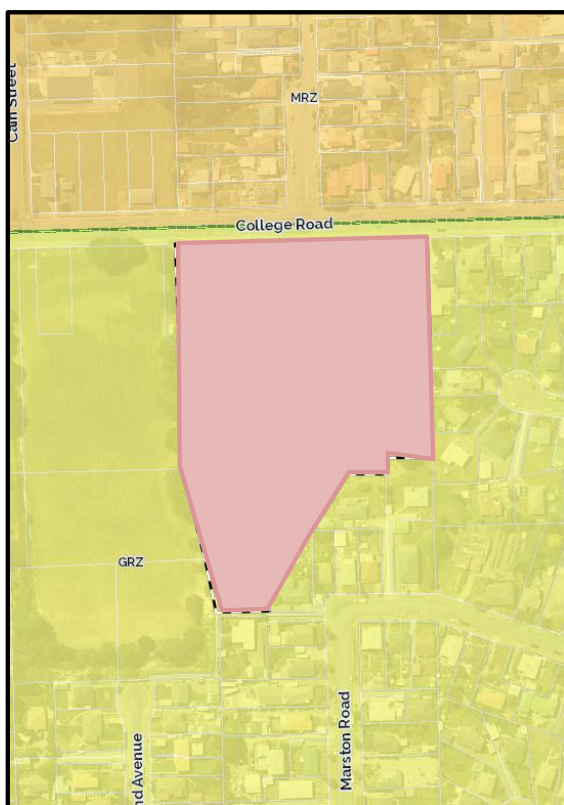


Figure 5: Amend zoning of shaded area to MDRZ

- b. It is considered that the area between DEV7 and Templar Street in Geraldine should be included into DEV7 as RLZ (see Figure 6 below). This area already contains a number of rural residential dwellings and is a logical addition to the RLZ. The area to be rezoned is shown in **Figure 6** below.

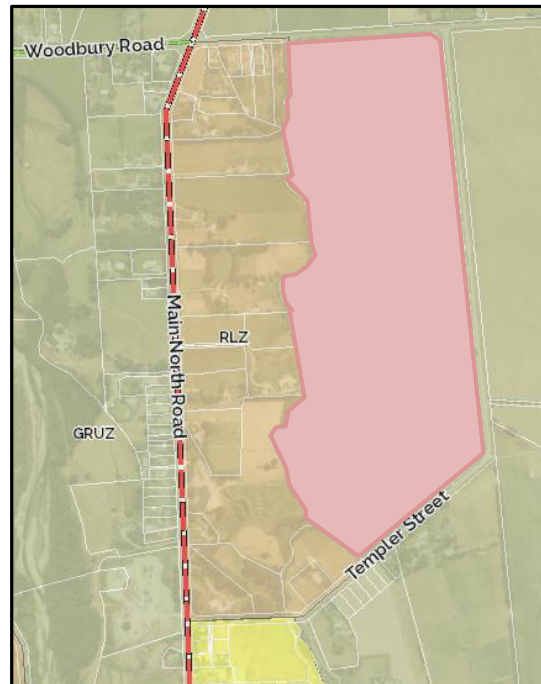


Figure 6: Amend zoning of shaded area to RLZ



9.6 Recommended greenfield sites to identify as Future Urban Zone

- a. Identify land north of Richardson's Farm 1 as FUZ, being approximately 30ha (gross). When Timaru requires further residential land, this is a logical extension to the town. The area to be rezoned is shown in **Figure 7** below.

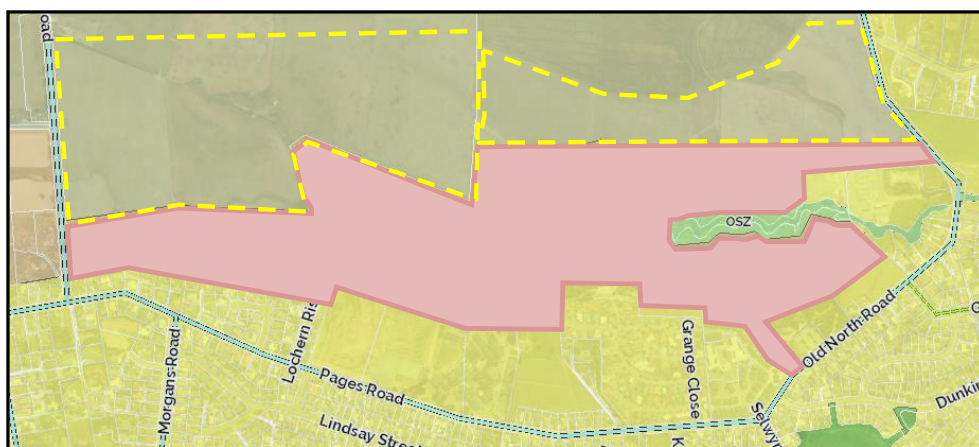


Figure 7: Amend zoning of shaded area to FUZ

- b. Amend the zoning of the Young Farm (shown as PREC2 in the Draft Plan) to FUZ. It is understood that the Young Farm site is not in a position to develop in the short term with an existing lease in place. Accordingly, it is appropriate to earmark the entire site for future development as this is a logical extension to Geraldine. The area to be rezoned is shown in **Figure 8** below.



Figure 8: Amend the zoning of the shaded areas to FUZ



- c. There were no potential greenfield GRZ sites identified in Temuka as part of this study and therefore no desktop site investigations were undertaken. However, there are three potential options for addressing this: firstly, zone no additional land in Temuka and rely on the recommended greenfield development in Timaru (which would yield more houses than required (see Table 4)); secondly, utilise one of the RLZ areas and upzone to GRZ (this would have a corresponding increase in the demand for greenfield development to account for the reduction in rural lifestyle properties that were anticipated in that area) or; thirdly, provide for some greenfield growth in Temuka by identifying a new parcel of land for upzoning.

It is noted that the RLZ areas are somewhat fragmented and therefore the preference is to rezone additional greenfield land in Temuka, it is recommended the area of land identified in **Figure 9** below be considered as a potential growth area and zoned FUZ. This land is well located to amenities, infills the area between the Rural Lifestyle zones, is already partly occupied by the high school and is still relatively unfragmented. While it is shown as being subject to a Flood Assessment area in the draft District Plan that is no different to the rest of Temuka. The developable land is approximately 17 ha, which results in a yield of 187 HH over the life of the Plan.

It is recommended that the high school also be considered for rezoning to GRZ if and when any rezoning occurred, although this will not contribute to the developable land.

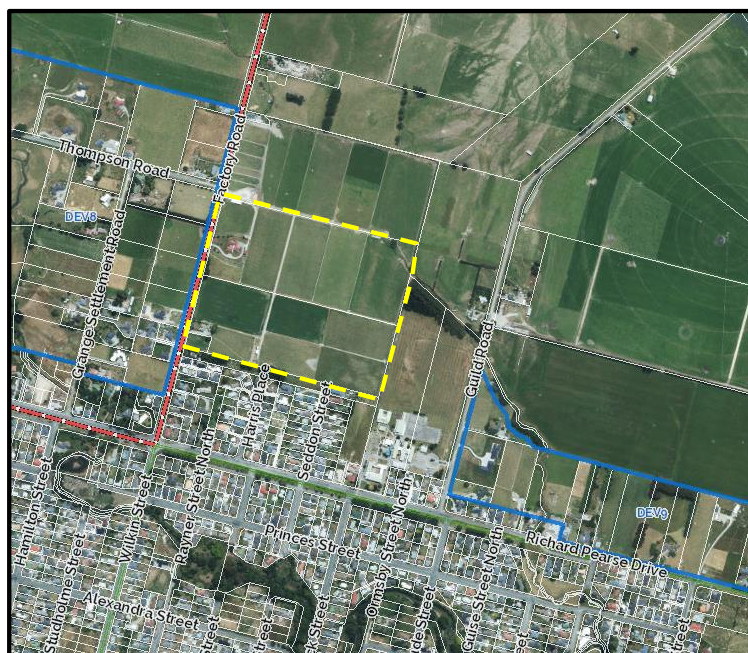


Figure 9: Show the outlined area as a growth precinct or overlay



10 Conclusion

Timaru's household growth is predicted, at the high growth scenario, to increase by around 5,000 households in the period through to 2048; this is a significant increase on the predictions contained in the GMS. Accordingly, a review of the district's approach to growth was required to cater for the predicted increased household numbers, while maintaining the vision set out in the strategic directions of the GMS.

In addition to this, there has been a change at the national policy level with the introduction of the NPS-UD which requires Councils to provide at least sufficient development capacity to meet expected demand for housing land over the short term, medium term, and long term, whilst ensuring there are well-functioning urban environments.

It is considered therefore that the DPR should provide for growth out to 2040 and that growth should, in the main, comprise a mix of infill development (in commercial zones and the MRZ), controlled greenfield and minimal rural lifestyle development (with the RLZ being substantially reduced in scale for reasons of sustainability and constraint on future development).

The review has looked at existing zoned but undeveloped land and sought to quantify development potential, which has in some cases included discussions with the stakeholders involved. On this basis and having regard to the up zoning of land (to MRZ) proposed as part of the Draft District Plan, it is considered that a reasonable amount of the necessary growth capacity will be able to be catered for within existing urban zoned land either via infill development or on undeveloped greenfield sites. This represents a sustainable approach to growth.

Nevertheless, in order to meet the high growth capacity requirements additional greenfield land is necessary. The same matrix from the GMS has been utilised to identify and score potential growth areas. Based on this, three new growth areas (to be 'live zoned') have been identified around Timaru itself and one in Geraldine. These are considered to provide the best locations for achieving the vision set out in the strategic directions of the GMS including consolidation and integration, whilst enabling the efficient and cost-effective provision of services. They would also importantly in our view give effect to the requirements of both the NPS-UD and the CRPS.

In order to control and direct growth within the district, there are a number of District Plan and 'other' mechanisms available to the Council. Importantly, there is no 'silver bullet' for growth management within the district and Council should consider multiple levers to encourage development in the 'right' location at the 'right' time. These mechanisms include amendments to Draft District Plan to effectively enable infill development including: appropriate residential provisions in the commercial zones; a permitted activity status for up to three dwellings on a MRZ site (with suitable bulk and location controls); a non-notification clause for residential development in commercial zones and the MRZ; the rezoning of additional GRZ greenfield land with density controls; rezoning appropriately located land as FUZ with a trigger to enable rezoning to GRZ; the drafting of an Urban Growth chapter to manage residential growth in the district; and development contribution reductions for residential development in the CCZ and MRZ (if a policy is advanced).



APPENDIX A:

CCZ Residential Activity Policy and Rule Framework



Policy: Ensure residential development achieves high quality on-site residential amenity through providing:

- (i) Access to adequately sized and conveniently located outdoor living space, and access to reasonable levels of sunlight commensurate with a commercial environment;*
- (ii) Reasonable levels of privacy through unit design, balcony placement, and window orientation that limits the extent of overlooking of private spaces by other residential units;*
- (iii) Adequate internal floor areas;*
- (iv) Adequately sized and conveniently located outdoor utility storage space, commensurate with anticipated occupancy;*

Rule: Residential Activity: Permitted (add to CCZ-R4)

Where:

- a. Each Residential Unit shall be a minimum of 35m² Gross Floor Area for a studio and 45m² Gross Floor Area for units containing one or more bedrooms. The GFA excludes areas used as garaging or balconies.*
- b. Each residential unit shall be provided with an outdoor living space in the form of a balcony that is a minimum area of 8m² and a minimum dimension of 1.5m.*
- c. Balconies or living area windows shall be setback a minimum of 4m from internal boundaries, with bedroom windows setback a minimum of 1m. No setbacks are required for:
 - (i) Windows associated with a hall, stairwell, or bathroom;*
 - (ii) Windows that are frosted;*
 - (iii) Windows that are more than 90 degrees to the boundary;*
 - (iv) Windows where the sill height is more than 1.6m above internal floor level.**
- d. Compliance with CCZ-S7 – Urban Design – Residential.*

Development standard: CCZ-S7 – Urban Design – Residential:

(1) Permitted

Where

- a. Any new building or addition to an existing building provides less than three residential units on the site.*
- (2) Activity status when compliance not achieved with CCz-S7(1): Restricted Discretionary*
- Matters of discretion are restricted to:*
- a. Design, scale, and layout of buildings and outdoor living courts in relation to the anticipated urban character of the Commercial Zone.*
 - b. The relationship of the development with adjoining streets or public open spaces.*
 - c. Privacy and overlooking within the development and on adjoining sites, including the orientation of habitable rooms, balconies, and outdoor living spaces.*
 - d. The provision of adequate waste and recycling bin storage including the management of amenity effects of these on streets or public open spaces.*
 - e. Where on-site car parking is provided, the design and location of car parking (including garaging) as viewed from streets or public open spaces.*



Notification: An application under this rule is precluded from being publicly notified or limited notified in accordance with section 95 of the RMA.



APPENDIX B:

Resource Management (Enabling Housing Supply and Other
Matters) Amendment Act 2021 medium density
residential standards

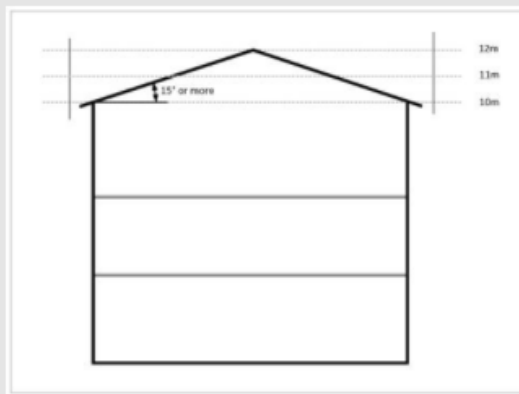
Part 2
Density standards

10 Number of residential units per site

There must be no more than 3 residential units per site.

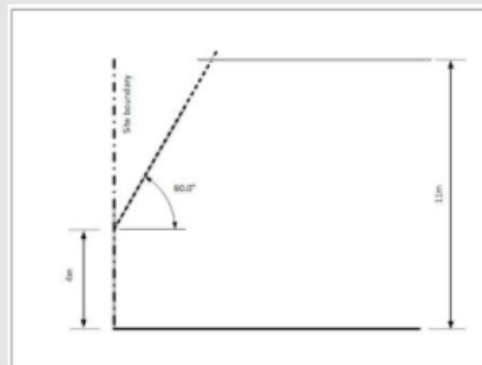
11 Building height

Buildings must not exceed 11 metres in height, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 15° or more, as shown on the following diagram:



12 Height in relation to boundary

- (1) Buildings must not project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, as shown on the following diagram. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.



- (2) This standard does not apply to—
- (a) a boundary with a road;
 - (b) existing or proposed internal boundaries within a site;
 - (c) site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.

**13 Setbacks**

- (1) Buildings must be set back from the relevant boundary by the minimum depth listed in the yards table below:

Yard	Minimum depth
Front	1.5 metres
Side	1 metre
Rear	1 metre (excluded on corner sites)

- (2) This standard does not apply to site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.

14 Building coverage

The maximum building coverage must not exceed 50% of the net site area.

15 Outdoor living space (per unit)

- (1) A residential unit at ground floor level must have an outdoor living space that is at least 20 square metres and that comprises ground floor, balcony, patio, or roof terrace space that,—
- (a) where located at ground level, has no dimension less than 3 metres; and
 - (b) where provided in the form of a balcony, patio, or roof terrace, is at least 8 square metres and has a minimum dimension of 1.8 metres; and
 - (c) is accessible from the residential unit; and
 - (d) may be—
 - (i) grouped cumulatively by area in 1 communally accessible location; or
 - (ii) located directly adjacent to the unit; and
 - (e) is free of buildings, parking spaces, and servicing and manoeuvring areas.
- (2) A residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that—
- (a) is at least 8 square metres and has a minimum dimension of 1.8 metres; and
 - (b) is accessible from the residential unit; and
 - (c) may be—
 - (i) grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or
 - (ii) located directly adjacent to the unit.

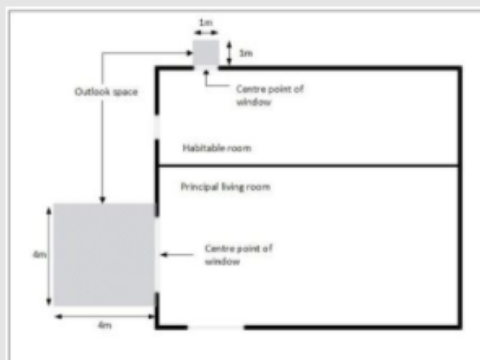


15 Outdoor living space (per unit)

- (1) A residential unit at ground floor level must have an outdoor living space that is at least 20 square metres and that comprises ground floor, balcony, patio, or roof terrace space that,—
 - (a) where located at ground level, has no dimension less than 3 metres; and
 - (b) where provided in the form of a balcony, patio, or roof terrace, is at least 8 square metres and has a minimum dimension of 1.8 metres; and
 - (c) is accessible from the residential unit; and
 - (d) may be—
 - (i) grouped cumulatively by area in 1 communally accessible location; or
 - (ii) located directly adjacent to the unit; and
 - (e) is free of buildings, parking spaces, and servicing and manoeuvring areas.
- (2) A residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that—
 - (a) is at least 8 square metres and has a minimum dimension of 1.8 metres; and
 - (b) is accessible from the residential unit; and
 - (c) may be—
 - (i) grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or
 - (ii) located directly adjacent to the unit.

16 Outlook space (per unit)

- (1) An outlook space must be provided for each residential unit as specified in this clause.
- (2) An outlook space must be provided from habitable room windows as shown in the diagram below:



- (3) The minimum dimensions for a required outlook space are as follows:
 - (a) a principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and
 - (b) all other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.
- (4) The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.
- (5) Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.
- (6) Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.
- (7) Outlook spaces may be under or over a balcony.
- (8) Outlook spaces required from different rooms within the same building may overlap.
- (9) Outlook spaces must—
 - (a) be clear and unobstructed by buildings; and
 - (b) not extend over an outlook space or outdoor living space required by another dwelling.

**17 Windows to street**

Any residential unit facing the street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.

18 Landscaped area

- (1) A residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.
- (2) The landscaped area may be located on any part of the development site, and does not need to be associated with each residential unit.



APPENDIX C:

Recommendation report on chapter options regarding
growth, May 2021



Timaru District Council

Recommendation report on chapter options regarding growth



May 2021



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PLANNING AND RESOURCE MANAGEMENT SPECIALISTS



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PLANNING AND RESOURCE MANAGEMENT SPECIALISTS



1 Introduction

This report has been prepared at the request of Timaru District Council to assist in determining the most appropriate chapter layout / expression of provisions in the proposed District Plan to assist with growth in the District. We recommend a follow up meeting to discuss this report and confirm a way forward.

1.1 Options

The options explored in the following report include:

- The Development Area chapters, including criteria for requiring a development area and whether alternative mechanisms are better suited to achieve the desired outcomes.
- The appropriateness of a Future Urban Zone.
- The appropriateness of an urban growth chapter.
- The Rural Residential Zone

1.2 Proceed as planned

In addition to the options listed above, there is also the option to 'proceed as planned'. Based on our workstream brief and our understanding of further workstreams (not yet assigned to a consultant), the Council's intention was to:

- Incorporate the existing seven development areas (including DEV13) into the proposed District Plan (in line with the National Planning Standards).
- Consider removing DEV3 and DEV11 (as these development areas are almost complete in accordance with existing structure plans and resource consents).
- Incorporate an additional seven development areas (DEV4 – DEV10) into the proposed District Plan.

2 Recommendations

2.1 The Development Areas – options for incorporating in the proposed District Plan

The National Planning Standards states *a development area spatially identifies and manages areas where plans such as concept plans, structure plans, outline development plans, master plans or growth area plans apply to determine future land use or development. When the associated development is complete, the development areas spatial layer is generally removed from the plan either through a trigger in the development area provisions or at a later plan change*¹.

The Standards direct *if development areas are used, the Development areas heading must be included and each development area must be a separate chapter*².

As discussed at our meeting on the 21st of April, there are three options for integrating the Development Areas into the proposed District Plan. We consider that all three would satisfy the National Planning Standards.

¹ National Planning Standards, page 50

² National Planning Standards, page 14



2.1.1 Option 1

Option 1 involves a separate chapter for every development area, including a development area overview, generic objectives, generic policies as well as some specific policies, specific rules and the development area plan. This method has been adopted by New Plymouth District Council (<https://districtplan.npdc.govt.nz/eplan/#Rules/0/184/1/0/0>).

This option is clear and user friendly. It also enables development areas to be removed or added easily. However, it does result in a lot of repetition, with the same objectives and many of the same policies being repeated.

2.1.2 Option 2

Option 2 involves a combination of chapters to direct growth within development areas and is a method that has been adopted by the Selwyn District Council (<https://eplan.selwyn.govt.nz/review/default.html#Rules/0/280/1/0/0>). Specifically, the objectives and policies are set out in an Urban Growth chapter, while development areas are contained in township specific chapters (with each development area having specific rules and its own development area plan). We note that there are no development area specific policies in the Selwyn District Plan.

While this option involves some flipping between chapters by the plan user, it avoids repetition of objectives and policies and recognises that development areas sit in a wider urban growth context. Development areas can also be easily removed and added as required, but if there are policies specific to a development area, then adding and removing development areas may become messy.

2.1.3 Option 3

Option 3 is not one that we have seen used by another Council, but it offers an alternative to the previous two options and we consider that it would satisfy the National Planning Standards.

This option involves using a combination of chapters again, but the objectives and policies would sit in the relevant zone chapter, and the specific rules and development area plans could sit in the development area chapters.

This option does involve the need to flip between chapters, but it avoids repetition of objectives and policies. This method probably best supports a plan user's understanding that development areas ultimately seek to accord with the underlying zone outcomes. Development areas can also be easily removed and added as required, but if there are development area specific policies, then adding and removing development areas may become messy.

2.1.4 Conclusion

We support Option 1 to enable the incorporation of development areas into the proposed District Plan. We consider that this option best facilitates the user experience (removes the need to flick around the plan) and we also consider that this option best enables development areas to be removed and added as necessary, which will assist with the Councils management of the District Plan over time.

2.2 The Development Areas – alternative mechanisms

This section addresses the use of alternative mechanisms to the development area overlay; firstly, using alternative mechanisms (such as a control) to manage ongoing compliance requirements and secondly, avoiding alternative mechanisms for signalling growth.

2.2.1 Using alternative mechanisms

An in-depth review of the existing development areas will follow this report. This will carve out the relevant provisions from the operative District Plan and knit them into a cohesive set of provisions



to be incorporated into the proposed District Plan. As already demonstrated in the draft District Plan, there are some development area provisions that will require ongoing compliance (e.g., the control overlay managing density requirements in DEV2) and these will need to sit outside the development area provisions and be managed by other means (most likely a control overlay).

This report will be submitted to Council no later than the 1st of June and will set out the existing development area provisions in accordance with the National Planning Standards.

2.2.2 *Avoiding alternative mechanisms*

As discussed at our meeting on the 21st of April, there are future urban growth areas within the District that rely on alternative mechanisms (to the development area overlay) to control / signal their future intent. The example that was discussed was PREC2 on the outskirts of Geraldine.

We would recommend avoiding using a different mechanism (to the development area overlay) to control future urban growth because it creates inconsistency across the District Plan and hinders the user experience. Ultimately, we consider that land intended for future urban development would be best controlled by a Future Urban Zone (FUZ) (discussed further in section 2.4).

If the Council decides not to pursue a FUZ, we recommend that any land currently included in the draft District Plan that is similar to PREC2 (and including PREC2) is amended to a development area overlay with specific policies and rules that may ease or restrict the provisions of the underlying zone and ultimately contribute to the future urban development of the land. This will greatly enhance the user experience.

2.3 *The Development Areas – criteria*

The Council are interested to understand whether it is necessary for all future urban growth to be subject to a development area overlay. We consider that there are two main drivers for using a development area overlay.

Firstly, whether the land has the appropriate underlying zone and secondly, whether there are any particular issues that may require development contributions to be levied in a different manner to a standard development contribution.

There was some discussion (on the 21st of April) whether the number of landowners should be a determining factor for a development area overlay, more specifically whether sites in single ownership should be advanced by a Schedule 1 process or a resource consent application without the need for a development area overlay. Given that landownership can be divided and change, and also be subject to complex single ownership structures (e.g., trusts), we do not think that the number of landowners should be a criterion for a development area overlay.

2.3.1 *Underlying zone*

In lieu of a FUZ (discussed further in section 2.4), Council could use the development area overlay to identify areas for future growth (while maintaining the underlying Rural zoning). The overlay would act as a placeholder that would signal to the landowner(s) that the land is intended for urban growth and would include suitable objectives, policies and rules that would protect existing rural uses and avoid inappropriate development prior to a Schedule 1 plan change being completed that would comprehensively plan for growth within the overlay.

Ultimately, using the development area overlay in this way is signalling Council's growth intentions to landowner(s). The relevant development area chapter would evolve over time from acting as a placeholder for future development to eventually directing the form of development once the site is rezoned. However, in the absence of a development area plan, it is questionable whether using a development area overlay in this way accords with the National Planning Standards (i.e., the overlay does not direct development, it signals an intention to develop in time).



2.3.2 Development contribution levy

Another reason to include a development area overlay would be if the Council wanted to levy a special development contribution. We understand that the Council are in the process of drafting a development contribution policy and while it may not be a mechanism that the Council see a need for now, it may have a use in the future.

2.4 A Future Urban Zone

We are aware that the Council has identified at least eight future growth areas for the District, namely DEV4 – DEV10 and PREC2. We also note that DEV13 could be considered a future growth area given that there is no structure plan in place for the land. The review of the Timaru District 2045 – Growth Management Strategy (GMS) may result in further sites coming forward.

As noted above, the Council intention was to identify these future growth areas by way of a development area overlay with the detail of this being fleshed out as part of a separate workstream to be completed in time to be included in the proposed District Plan. This would require considerable work, expense and engagement with landowners.

As an alternative, Council could instead use a FUZ to identify land for future urban growth. A FUZ ultimately supports rural uses and restricts (or prohibits) subdivision or uses that would make retrofitting the land for urban use difficult or impossible. The FUZ would remain in place until such time as the landowner(s) wishes to proceed with development and the responsibility would be on them to complete the necessary structure plan and Schedule 1 process (at which time the land would assume an urban zoning). At this point, the land could be subject to a development area overlay (or other mechanism) if required / more appropriate.

We consider the pros and cons of a FUZ to be:

Pros

- Provides clear direction to landowners and plan users how (where) the Council intends to grow the townships.
- Does not require substantial investment by the Council (i.e., there is no detailed structure planning required).
- Places the onus back on the landowner(s) to drive the Schedule 1 process (at their expense).
- Enables a real-time determination of housing typology demand to be completed, i.e., the opportunity for higher density is not foreclosed by a premature decision to zone land low density residential.
- Enables a Schedule 1 process to be responsive to changes in Council policy, rather than policy that exists today, e.g., housing typology (as noted above), but also road design, public transport and servicing requirements etc.

Cons

- Creates an expectation that Council have completed the infrastructure planning to support the development of this land. However, we understand that Council has completed the infrastructure planning for the proposed development areas, so this is not such an issue for those currently identified growth areas, but it may be for other growth areas like PREC2 or those which may eventuate from the GMS review.
- May lead to land banking and / or inflation of land values. In our opinion, regardless of whether land on the edge of an existing urban area is identified for urban growth (by way of a FUZ or other mechanism), the landowner is likely to have the foresight to recognise



that the land will be required for urban growth in the future and either sit on the land or sell it to a developer at a higher than market price. Ensuring that there is more land identified for urban growth than required to satisfy growth forecasts will ensure that the market prevents land prices over inflating (this has been the Government's intention in the NPS-UD to require Tier 1 and 2 Councils to provide land for growth plus 20%).

Overall, we support the use of a FUZ over other mechanisms (a development area or a precinct). We consider that it helps Council drive well planned, responsive urban growth, while not placing the burden of cost on Council.

2.5 An urban growth chapter

Currently, the draft District Plan provides no direction on urban growth beyond what the development areas and PREC2 (and possibly other overlays) envisage.

While Timaru is a Tier 3 Council (in terms of the NPS-UD) with low growth envisaged, it was acknowledged at our meeting on the 21st of April that it would be prudent for Council to front foot growth in the District, particularly in light of Objective 6(c), Policy 8 and Clause 3.8 of the NPS-UD which provides for out-of-sequence development that adds significant capacity into the market.

To address growth within the District we recommend an urban growth chapter be included in the proposed District Plan that gives effect to the NPS-UD, the Regional Policy Statement (in particular Chapter 5) and captures local growth objectives for the District, as set out in the GMS (currently being reviewed).

An urban growth chapter would:

- Overview the intent of the development areas and the FUZ.
- Set out the process for transitioning the FUZ to an urban zone.
- Provide a local policy framework against which to assess out-of-sequence developments.

This approach to urban growth has been used by other Councils, including Selwyn District Council (<https://eplan.selwyn.govt.nz/review/default.html#Rules/0/280/1/0/0>).

2.6 The Rural Lifestyle Zone

Lastly, we have been asked to provide comment on the provision and location of the Rural Lifestyle Zone (RLZ) within the draft District Plan.

The RLZ fulfils a high demand segment of the housing market and, when appropriately controlled, has a role in any District. However, in our experience, managing the amount provided and the location of such development is critical to any well functioning town and district and its ongoing growth.

The Council is proposing large tracts of RLZ along the northern and western edges of the Timaru township (DEV4 – DEV6) and we consider that this should be revisited because the RLZ is a relatively inefficient use of land and the cost of infrastructure is high, but perhaps most importantly the extent and location of RLZ would be difficult to retrofit with higher density urban development making it potentially cost prohibitive to grow Timaru to the north and west leaving only the option of growing south of the township in the future.

Given that the draft District Plan has already signalled growth to the north and west of Timaru township, we recommend that the RLZ and development area overlay is removed and replaced with a FUZ. In the event that Council do not want to adopt the FUZ mechanism, we recommend that the RLZ is limited to areas where it is the only realistic option (where development of this nature has already occurred or in very geographically defined areas) and a development area overlay is adopted to acknowledge future growth but without being specific about the type of housing (see section 2.3.1).



3 Conclusion

In order to support the growth of Timaru, we recommend that the proposed District Plan includes a FUZ (in lieu of the proposed development areas and PREC2, and possibly others), as well as an urban growth chapter to provide a policy framework for growth, overview the growth mechanisms and set out the process for transitioning out of a FUZ to an urban zone.

Of the options available to incorporate the required development area chapters, we recommend the approach adopted by the New Plymouth District Council because it offers a cleaner and more user friendly approach (despite being repetitive).



APPENDIX D:

Stakeholder feedback (summarised into key themes)

***Introduction***

Feedback has been broken down into key themes to assist with this project.

Land Availability

A key theme in the stakeholder feedback was the “lack of available land” that can be developed and that has limited topographical issues. The demand in Timaru is considered to exceed the supply of available land. The desirable scale of development would be 100+ sections, whereas the remaining zoned land was unviable, noting “there might well be 60—80ha of vacant land, however it was only resulting in a ‘10 sections here and 4 sections there’ situation”. Stakeholders noted that the ‘land perceived to be available’ compared to ‘land available for viable development’ is far less.

Economics of Urban Growth

The cost of development was raised by numerous stakeholders that considered it to be too expensive due to low yields, development costs are too high (particularly due to unfavourable site topography) and the incremental servicing of land by Council; Gleniti is considered a good example of this. Overall, the scale of development is too small (particularly compared to nearby Ashburton and Rolleston that has an oversupply of large flat greenfield land), noting that in some of the larger development areas, fragmented land ownership adds to the difficulties of achieving a cost-effective development.

Council's Role

Stakeholders considered Council needs to play a bigger role in assisting to free up land for residential development, as well as helping fund/act as banker for certain development, including proactive infrastructure planning. Stakeholders questioned Council's attempts to address growth in the District by Council and wanted greater transparency of projections. One stakeholder also challenged the desire of Council to see intensification in the district stating that that people are attracted to Timaru for rural and lifestyle living opportunities, and these should be readily available.



APPENDIX E:

Assessment matrix and summary of matrix factors



TABLE 1- RESIDENTIAL GROWTH LOCATION OPTIONS - TIMARU DISTRICT

RESIDENTIAL GROWTH OPTIONS:TIMARU		Criteria Results																											
		Infrastructure					Natural Environment				Hazards and Contamination					Cultural		Other							RESULTS	Infrastructure	Nat. Envnt	Hazards	Cultural
Roading	Accessibility	Sewer	Water	Stormwater	Topographical Limitations	Biodiversity Values	Landscape Values	Productive Soils	Coastal Erosion	Coastal Inundation	Flooding	Liquefaction	Contaminated Land	Cultural	Heritage	Community Facilities/Service	Recreation/Open Space	Size of Area	Consolidation	Adjacent Land Uses	Proximity to Employment	Land Ownership							
Weighting	2.00	3.00	3.00	3.00	3.00	2.00	3.00	3.00	2.00	3.00	3.00	3.00	2.00	2.00	2.00	3.00	3.00	1.00	3.00	3.00	2.00	1.00							
College Road	Score	3.00	3.00	2.50	3.00	1.50	3.00	3.00	3.00	3.00	3.00	1.50	3.00	1.00	3.00	2.50	3.00	3.00	0.50	3.00	3.00	3.00	3.00	Total Score					
	Weighted Score	6.00	9.00	7.50	9.00	4.50	6.00	9.00	9.00	6.00	9.00	4.50	9.00	2.00	6.00	5.00	9.00	9.00	0.50	9.00	9.00	6.00	3.00	156	36	30	34	11	46
O'Neill Place	Score	3.00	2.50	3.00	3.00	2.00	3.00	2.00	3.00	3.00	3.00	2.50	1.00	2.00	2.50	3.00	3.00	3.00	2.00	3.00	3.00	2.50	3.00	Total Score					
	Weighted Score	6.00	7.50	9.00	9.00	6.00	6.00	9.00	6.00	9.00	9.00	7.50	3.00	4.00	5.00	6.00	9.00	9.00	2.00	9.00	9.00	5.00	3.00	154.00	36	27	33	11	46
Redruth	Score	2.50	2.50	2.50	3.00	1.00	2.50	2.00	3.00	1.00	3.00	1.00	1.50	1.00	2.00	3.00	3.00	2.50	2.00	3.00	1.50	3.00	3.00	Total Score					
	Weighted Score	5.00	7.50	7.50	9.00	3.00	5.00	6.00	9.00	2.00	9.00	3.00	4.50	3.00	4.00	6.00	9.00	7.50	2.00	9.00	4.50	6.00	3.00	128.50	32	22	24	10	41
Richardson Farms 1 (Old North Rd)	Score	3.00	2.50	2.00	3.00	2.50	2.00	2.00	3.00	3.00	3.00	3.00	2.50	2.00	2.00	3.00	3.00	3.00	2.50	3.00	2.50	3.00	3.00	Total Score					
	Weighted Score	6.00	7.50	6.00	9.00	7.50	4.00	6.00	9.00	6.00	9.00	9.00	7.50	4.00	4.00	6.00	9.00	9.00	2.50	9.00	7.50	6.00	3.00	155.50	36	25	33	10	46
Richardson Farms 2	Score	2.50	2.00	1.50	2.50	2.00	2.00	2.50	3.00	2.50	3.00	2.50	3.00	2.00	2.50	3.00	2.50	2.50	3.00	2.50	2.00	3.00	3.00	Total Score					
	Weighted Score	5.00	6.00	4.50	7.50	6.00	4.00	7.50	9.00	5.00	9.00	7.50	9.00	4.00	5.00	6.00	7.50	7.50	3.00	7.50	6.00	6.00	3.00	144.50	23	26	33	11	41
Kellands Hill Road	Score	2.50	2.00	1.50	2.50	2.00	2.00	3.00	3.00	3.00	3.00	2.50	3.00	2.00	2.50	3.00	2.50	2.50	2.50	2.50	2.50	1.50	3.00	Total Score					
	Weighted Score	5.00	6.00	4.50	7.50	6.00	4.00	9.00	9.00	6.00	9.00	7.50	9.00	4.00	5.00	6.00	7.50	7.50	2.50	7.50	7.50	5.00	1.50	145.50	23	28	33	11	39
Kennels Road	Score	2.50	1.50	1.50	1.00	2.50	3.00	3.00	3.00	3.00	3.00	2.00	3.00	2.00	3.00	3.00	0.50	2.50	2.50	1.00	2.00	3.00	2.00	Total Score					
	Weighted Score	5.00	4.50	4.50	3.00	7.50	6.00	9.00	9.00	6.00	9.00	6.00	9.00	4.00	6.00	6.00	1.50	7.50	2.50	3.00	6.00	6.00	2.00	132.00	25	30	37	12	29
Gibson Farm	Score	2.50	2.00	1.50	2.50	2.00	2.00	3.00	3.00	2.50	3.00	3.00	2.00	2.00	3.00	3.00	2.50	2.50	3.00	2.00	2.00	2.50	3.00	Total Score					
	Weighted Score	5.00	6.00	4.50	7.50	6.00	4.00	9.00	9.00	5.00	9.00	9.00	7.50	9.00	4.00	6.00	6.00	7.50	7.50	3.00	6.00	6.00	5.00	144.50	23	27	33	12	38
Young Farm, Geraldine	Score	3.00	2.50	3.00	2.00	2.50	3.00	2.50	3.00	1.00	3.00	3.00	1.50	3.00	2.00	2.50	3.00	3.00	2.50	2.50	2.50	2.50	3.00	Total Score					
	Weighted Score	6.00	7.50	9.00	6.00	7.50	6.00	7.50	9.00	2.00	9.00	9.00	4.50	9.00	4.00	5.00	6.00	9.00	9.00	2.50	7.50	7.50	5.00	3.00	150.50	36	25	36	11
Scott Farm, Geraldine	Score	3.00	2.50	2.50	3.00	2.50	3.00	2.50	3.00	1.00	3.00	3.00	1.50	3.00	2.00	3.00	3.00	2.50	2.50	2.50	2.50	3.00	3.00	Total Score					
	Weighted Score	6.00	7.50	7.50	9.00	7.50	6.00	7.50	9.00	2.00	9.00	9.00	4.50	9.00	4.00	6.00	6.00	7.50	7.50	2.00	7.50	7.50	5.00	3.00	149.50	36	25	36	12



1 Infrastructure

1.1 Roading, sewer, water and stormwater

The extent and capacity of the existing network, and consideration of any extensions or upgrades required to service future development. For clarity, costs were considered holistically, i.e., while costs would be divided between developers and the Council (see assumptions in Section 4 above), it was the overall cost that determined the score.

1.2 Accessibility

The site's proximity to active transport routes (i.e., cycleways) and arterial transport networks.

1.3 Electricity

No data was provided on electricity as the network is managed by Alpine Energy. An assumption was made that every site had capacity.

2 Natural environment

2.1 Topographical Limitations

The extent to which the site is flat, sloping or undulating (i.e., a flat site is considered to have the least topographical limitations). The weighting on this matter has been increased since the GMS as a result of feedback.

2.2 Biodiversity values

The biodiversity values including those areas within, or abutting waterways or water bodies as identified in the Draft District Plan.

2.3 Landscape values

The extent of landscape values and features as identified in the Draft District Plan.

2.4 Productive soils

The extent of versatile soils within a site, where '3' is none and '1' is the majority of the site.

3 Natural hazard and contamination factors

3.1 Coastal erosion

The extent of a site shown to be within the coastal erosion layer as identified in the Draft District Plan.

3.2 Coastal inundation

The extent of a site shown to be within the coastal inundation layer as identified in the Draft District Plan.

3.3 Flooding

The extent of any site shown in the flood assessment area, flood depression area and overland flow path layers as identified in the Draft District Plan.

3.4 Liquefaction

The extent of any site within the liquefaction layer as identified in the Draft District Plan.



3.5 Contaminated land

The extent any HAIL sites identified under a search of Environment Canterbury's Listed Landuse Register database, and for land that is currently rural, consideration of the change in land use under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011

4 Cultural factors

4.1 Cultural

Whether the site is identified as a Site of Significance to Māori as identified in the Draft District Plan.

4.2 Heritage

Whether the site has any heritage items as identified in the Draft District Plan, and also whether there are or were any activities on the site that predate 1900 (being relevant pursuant to the Heritage New Zealand Pouhere Taonga Act 2014).

5 Other factors

5.1 Community Facilities / Services

The proximity of the site to libraries, public swimming pools and community centres (i.e., social infrastructure).

5.2 Recreation / Open space

The proximity to and quality of open space and recreational zoned areas such as walkways, parks, playgrounds and public sports grounds.

5.3 Size of area

The site of area was considered as a proxy for developable land / dwelling numbers.

5.4 Consolidation

The relativity of the site to existing urban development, i.e., immediately adjoining versus separated.

5.5 Adjacent Land Uses

The likelihood of reverse sensitivity issues, and generally those adverse effects associated with noise, farming practices and industrial land uses.

5.6 Proximity to employment

Considered the proximity of the site to areas of employment, including the central business district, Redruth and Washdyke industrial parks, Timaru Port. The Geraldine sites overall received a lower score as it was assumed that most residents would need to leave Geraldine for employment.

5.7 Land ownership

It was assumed that fewer landowners (one being optimal) is less complicated for the future development of the site.



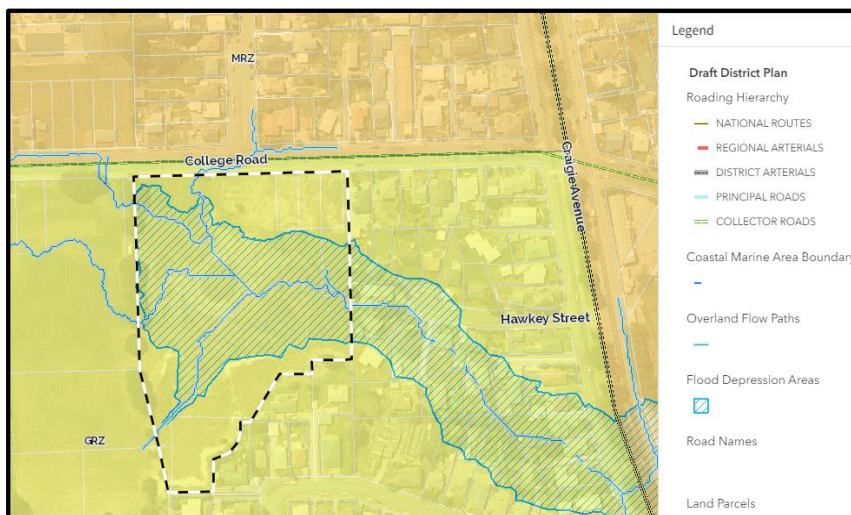
APPENDIX F:

Site details

*writing in *italics* is information provided by Council



College Road



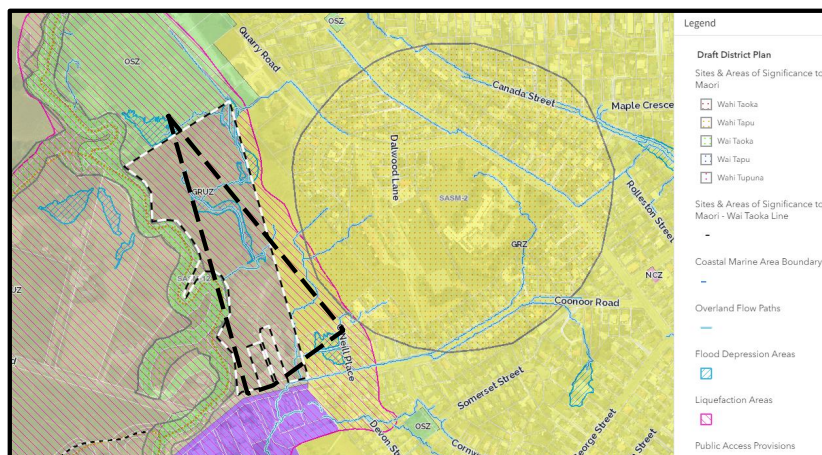
College Road	
Roading	<ul style="list-style-type: none"> College Road is a Collector Road Craigie Ave (SH1) intersection 130m to the east Road reserve design to be completed through engineering design process. Active transport links required to Marston Road/Angland Avenue through southern corner.
Accessibility	<ul style="list-style-type: none"> Cycleways are located along Craigie Avenue
Sewer	<ul style="list-style-type: none"> There is public sewer main in vicinity. Network realignment possibly required along with upgrades and potential requirement for pump and storage system due to existing level of site and network capacity. Upgrades within and downstream required including possible pump station.
Water	<ul style="list-style-type: none"> Water can be serviced to this development
Stormwater	<ul style="list-style-type: none"> Stormwater reticulation cutting through the site. Main realignment likely required along with onsite attenuation. Treatment will be required for any road assets constructed to vest in council.
Topographical Limitations	<ul style="list-style-type: none"> Low lying toward to end of a catchment that is lower the existing road boundary level (that being College Road). Numerous light topographical depressions. Clay cliffs along the southern boundary may require stabilisation.
Biodiversity Values	<ul style="list-style-type: none"> None registered
Landscape Values	<ul style="list-style-type: none"> None registered
Productive Soils	<ul style="list-style-type: none"> None registered
Coastal Erosion	<ul style="list-style-type: none"> None registered
Coastal Inundation	<ul style="list-style-type: none"> None registered



Flooding	<ul style="list-style-type: none"> Overland Flow Paths are registered throughout the site. A Flood Depression Area is registered over the majority of the site.
Liquefaction	<ul style="list-style-type: none"> None registered
Contaminated Land	<ul style="list-style-type: none"> The site is registered on Environment Canterbury's Listed Land Use Register as a HAIL site due to the old brick works. It is considered that there is significant remediation required.
Cultural Sites	<ul style="list-style-type: none"> None Registered
Heritage	<ul style="list-style-type: none"> The Brickworks operated on the site and predated 1900.
Community Facilities/Services	<ul style="list-style-type: none"> Timaru Girls High School abuts the site Approximately 0.5-0.7km to Timaru South Primary School, Roncalli College and Sacred Heart School
Recreation/Open Space	<ul style="list-style-type: none"> The Botanical Gardens are located 300m to the east of the site. Anzac Square is located 400m to the north of the site.
Size of Area	<ul style="list-style-type: none"> 2.45ha
Consolidation	<ul style="list-style-type: none"> The site is located within the existing urban perimeters of Timaru.
Adjacent Land Uses	<ul style="list-style-type: none"> Timaru Girls High School sports fields are located to the west of the site. Developed residential land adjoins the south and east boundaries.
Proximity to Employment	<ul style="list-style-type: none"> Approximately 1.5km from the Central Business District Approximately 1.2km from the Port Access (southern) Approximately 0.8km from the Redruth Industrial Area. Approximately 1.2km from the Prime Port Timaru (southern entrance) Approximately 0.5km from the Hospital
Land Ownership	<ul style="list-style-type: none"> One landowner



O'Neill Place



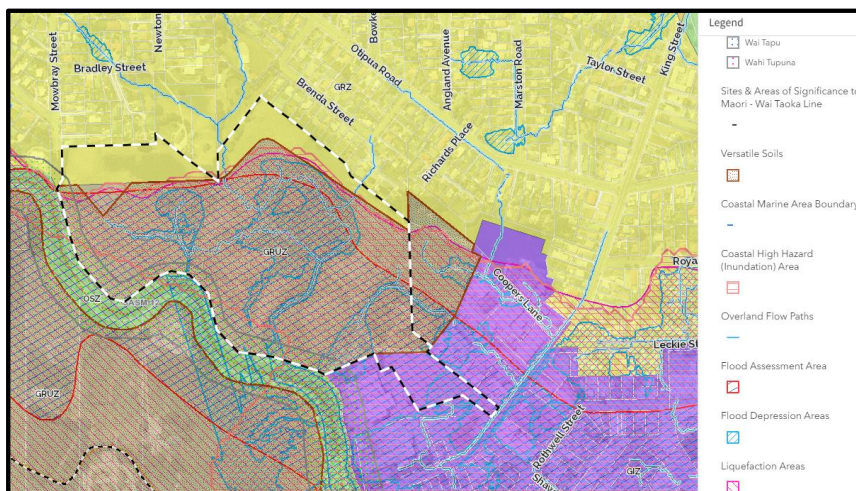
O'Neill Place	
Roading	<ul style="list-style-type: none"> DAP required to create through road. Likely loop road from O'Neill Place up and back to Coonoor Road. Unlikely to establish linkage to Quarry Road.
Accessibility	<ul style="list-style-type: none"> A Cycleway located along Otipua Road (0.6km away)
Sewer	<ul style="list-style-type: none"> There is public sewer main in vicinity. Can be serviced with downstream network upgrades.
Water	<ul style="list-style-type: none"> Water can be service to this development
Stormwater	<ul style="list-style-type: none"> New discharge to Otipua Creek. Treatment and Attenuation is required. Consent is more likely to pass to Council to manage in relation to Timaru Stormwater Management Plan.
Topographical Limitations	<ul style="list-style-type: none"> Numerous light topographical depressions. Generally flat topography with western sloping areas along the eastern boundary.
Biodiversity Values	<ul style="list-style-type: none"> None Registered Abuts Saltwater Creek
Landscape Values	<ul style="list-style-type: none"> None Registered
Productive Soils	<ul style="list-style-type: none"> None Registered
Coastal Erosion	<ul style="list-style-type: none"> None Registered
Coastal Inundation	<ul style="list-style-type: none"> None Registered
Flooding	<ul style="list-style-type: none"> Overland flow path located within the site. Flood depression area located within a small portion of the site.
Liquefaction	<ul style="list-style-type: none"> The whole site is registered as a Liquefaction area.
Contaminated Land	<ul style="list-style-type: none"> The site is registered on Environment Canterbury's Listed Land Use Register as a HAIL site due to waste disposal to land. However, these are contained in three small portions of the site.



Cultural Sites	<ul style="list-style-type: none"> The western boundary of the site abuts (and is partially located within) a 'Sites and Area of Significance to Māori' and the 'Wai Taoka Line'.
Heritage	<ul style="list-style-type: none"> None Registered
Community Facilities/Services	<ul style="list-style-type: none"> Timaru Christian School abuts the sites eastern boundary Timaru Boys' High School and Bluestone Primary School are located 0.4km from the site
Recreation/Open Space	<ul style="list-style-type: none"> The site adjoins saltwater creek walkway which further connects to Centennial Park The site adjoins the 'school grounds' sports fields
Size of Area	<ul style="list-style-type: none"> 11ha
Consolidation	<ul style="list-style-type: none"> The site is partially located within the residential zone boundary and urban perimeter of Timaru. The natural boundary is Saltwater Creek prior to transitioning to a peri-urban landscape in the rural land to the west of Creek.
Adjacent Land Uses	<ul style="list-style-type: none"> Education facility along the eastern boundary Saltwater Creek and walkway along the western boundary Sports grounds along the northern boundary Residential land uses along the southern boundary Industrial land is located on the southern side of Coonoor Road
Proximity to Employment	<ul style="list-style-type: none"> Approximately 2.2km from the Central Business District Approximately 1.5km from Prime Port Timaru's southern entrance
Land Ownership	<ul style="list-style-type: none"> One landowner



Redruth



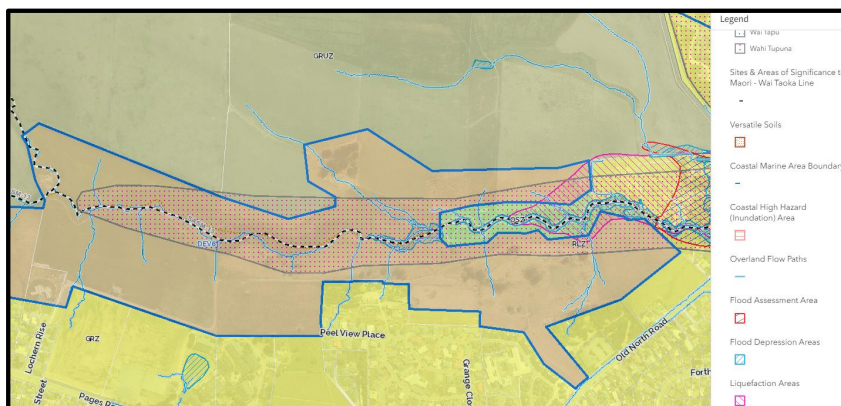
Redruth	
Roading	<ul style="list-style-type: none"> New transport circulation including bridge and various land use specification - Residential, Industrial and Commercial Roads with linkage to SH 1
Accessibility	<ul style="list-style-type: none"> Cycle lane located in Otipua Road
Sewer	<ul style="list-style-type: none"> There is public sewer main that runs through the subject site which was recently upgraded to accommodate further growth in the area. However, the Leckie Street pump station could require some upgrade to meet the demand.
Water	<ul style="list-style-type: none"> Water services available within King Street. Extensive water network required to be installed along with possible upgrades of network along King Street to achieve LoS.
Stormwater	<ul style="list-style-type: none"> Existing Council mains within King Street (SH 1). Significant Stormwater management issues with proximity of Saltwater Creek and site is identified from Coastal inundation. Treatment and attenuation requirements would be triggered by ECAN/SMP requirements prior to any discharges to Saltwater Creek.
Topographical Limitations	<ul style="list-style-type: none"> Numerous topographical depressions and Saltwater Creek tributary, including overland flow paths. Generally flat and low-lying topography with south sloping areas along the northern perimeter of the site. Significant earthworks required to ensure natural hazards are mitigated and do not hinder adjoining sites.
Biodiversity Values	<ul style="list-style-type: none"> Saltwater Creek is located along western boundary
Landscape Values	<ul style="list-style-type: none"> None Registered
Productive Soils	<ul style="list-style-type: none"> The majority of the site is located in an area of Versatile Soils
Coastal Erosion	<ul style="list-style-type: none"> None Registered



Coastal Inundation	<ul style="list-style-type: none"> The High Hazard Inundation area outlines the majority of the site as being prone under current inundation conditions and modelled to become progressively worse with sea level rise.
Flooding	<ul style="list-style-type: none"> Overland flow paths are located throughout the site The majority of the site is location in a Flood Assessment Area and Flood Depression Area
Liquefaction	<ul style="list-style-type: none"> The whole site is located within the liquefaction overlay
Contaminated Land	<ul style="list-style-type: none"> The site is registered on Environment Canterbury's Listed Land Use Register as a HAIL site due to the old skin/wool processing factory. However, these are contained in the eastern area and the majority of the site is unaffected as it relates to the old skin/wool processing factory. The land is currently zoned rural and will require investigation under the NES-CS.
Cultural Sites	<ul style="list-style-type: none"> The southern boundary of the site abuts (and has a small portion located within) a 'Sites and Area of Significance to Māori' and the 'Wai Taoka Line'.
Heritage	<ul style="list-style-type: none"> None Listed
Community Facilities/Services	<ul style="list-style-type: none"> Approximately 0.7km from Timaru South School and Timaru Girls High School
Recreation/Open Space	<ul style="list-style-type: none"> Approximately 0.7km from the Botanical Gardens. Saltwater Creek walkway adjoins the site to the south.
Size of Area	<ul style="list-style-type: none"> 18ha
Consolidation	<ul style="list-style-type: none"> The urban boundary is located to the north of the site, however a natural boundary between rural and urban is formed along Saltwater Creek.
Adjacent Land Uses	<ul style="list-style-type: none"> Saltwater Creek is located along the south/west boundary Residential zoning and activities are located along the northern boundary Industrial land uses and zoning is located along the eastern boundary
Proximity to Employment	<ul style="list-style-type: none"> Adjoins Redruth Industrial Area Approximately 2.0km from the Central Business District Approximately 1.8km from Prime Port Timaru's southern entrance
Land Ownership	<ul style="list-style-type: none"> One landowner



Richardson Farms 1 (Old North Road)



Richardson Farms 1 (Old North Road)	
Roading	<ul style="list-style-type: none"> DAP should be established to design linkage through sites from Old North Road back to Pages Road and through to Western Elloughton South. Only truly work if property owners work together to achieve network extension.
Accessibility	<ul style="list-style-type: none"> Cycle lane is located along Old North Road
Sewer	<ul style="list-style-type: none"> Combination of Gravity and Pump systems, pumping up to existing sewer main at the western boundary of Lot 1 DP 48213. The use of a gravity trunk system through the majority of the site linking to Western Elloughton South and pumping out to the existing network continuing east, south Taitarakahi Creek and through Grantlea.
Water	<ul style="list-style-type: none"> Gleniti High Zone Urban available along Pages Road with potential for ring maining with new Kellands Hill Road-Washdyke service extension and through Western Elloughton South out to Old North Road.
Stormwater	<ul style="list-style-type: none"> Onsite Attenuation and Treatment will be required because it will be discharging into Taitarakahi Creek. Area would be required to be included in Timaru Stormwater Management Plan. Bunds or other stormwater management structures would likely be required.
Topographical Limitations	<ul style="list-style-type: none"> Undulating topography that has numerous areas of sloping hillside. Transpower lines requiring offset in regard to future built form Required offset from Taitarakahi Creek waterbody
Biodiversity Values	<ul style="list-style-type: none"> Light Sensitive area Taitarakahi Creek
Landscape Values	<ul style="list-style-type: none"> None Registered
Productive Soils	<ul style="list-style-type: none"> None Registered
Coastal Erosion	<ul style="list-style-type: none"> None Registered
Coastal Inundation	<ul style="list-style-type: none"> None Registered
Flooding	<ul style="list-style-type: none"> Overland flow paths predominantly located within or adjacent to Taitarakahi Creek



Liquefaction	<ul style="list-style-type: none"> A small portion of the site is liquefaction but is predominantly on land that is adjacent to the substation and Taitarakahi Creek.
Contaminated Land	<ul style="list-style-type: none"> None Listed The land is currently zoned rural and will require investigation under the NES-CS.
Cultural Sites	<ul style="list-style-type: none"> Taitarakahi Creek is registered as both 'Sites and Area of Significance to Māori' and the 'Wai Taoka Line' and the broader areas are located throughout the site.
Heritage	<ul style="list-style-type: none"> None Listed
Community Facilities/Services	<ul style="list-style-type: none"> Approximately 300m from Oceanview Heights Primary School, St Josephs Primary School, Grantlea Down Schools Primary School and Mountainview High School
Recreation/Open Space	<ul style="list-style-type: none"> Approximately 1.8km from Caroline Bay Approximately 1km from Aorangi Park Stadium
Size of Area	<ul style="list-style-type: none"> 30ha
Consolidation	<ul style="list-style-type: none"> Abuts the urban boundary to the south and east of the site
Adjacent Land Uses	<ul style="list-style-type: none"> Rural land is located to the north and west Residential land is located to the south
Proximity to Employment	<ul style="list-style-type: none"> Approximately 1.2km from Smithfield Freezing Works and Abattoir Approximately 1.5km from the Washdyke Industrial Area Approximately 0.9km from the Showgrounds Development Approximately 3.0km from the Central Business District
Land Ownership	<ul style="list-style-type: none"> One landowner



Richardson Farms 2



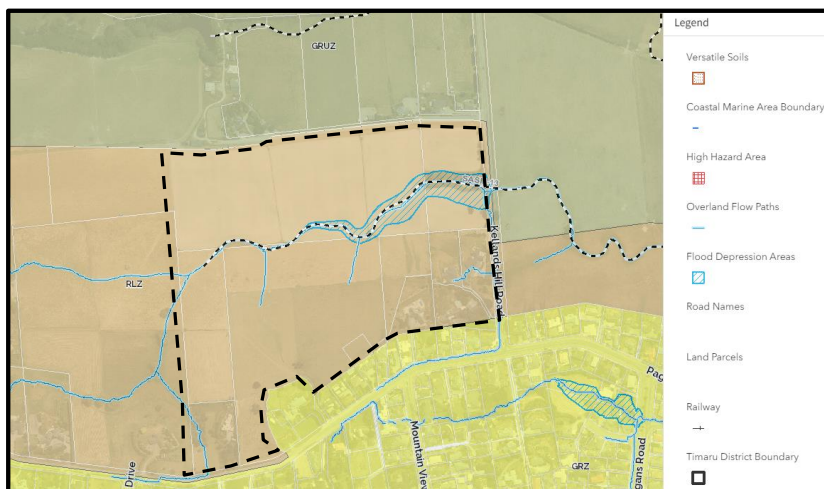
Richardson Farms 2	
Roading	<ul style="list-style-type: none"> DAP should be established to design linkage through sites from Old North Road through to Washdyke Flat Road with linkages back to Old North Road along the eastern boundary.
Accessibility	<ul style="list-style-type: none"> Cycle lane located along Old North Road
Sewer	<ul style="list-style-type: none"> New Council network including Gravity and Pump systems to link to existing and future networks to the east (Taitarakihi Creek, Brouchs Gully, Blair Street, Washdyke Flat Road).
Water	<ul style="list-style-type: none"> Establishment of water supply ring between Old North Road and Washdyke Flat Road.
Stormwater	<ul style="list-style-type: none"> Onsite Attenuation and Treatment will be required because it will be discharging into various catchments. Area would be required to be included in Timaru Stormwater Management Plan. Bunds or other stormwater management structures would likely be required.
Topographical Limitations	<ul style="list-style-type: none"> Undulating topography that has a small pond in the higher elevation Elevated portions of the site which have limited topographical features and only slightly sloping. Required offset from Transpower lines
Biodiversity Values	<ul style="list-style-type: none"> None Registered
Landscape Values	<ul style="list-style-type: none"> None Registered
Productive Soils	<ul style="list-style-type: none"> Northern most area of the site versatile soils along the lower lying elevations which would not necessarily be developed for residential purposes.
Coastal Erosion	<ul style="list-style-type: none"> None Registered
Coastal Inundation	<ul style="list-style-type: none"> Small portion of the northeast corner of the site is registered as Coastal Inundation area
Flooding	<ul style="list-style-type: none"> Overland Flow Path (limited to eastern and northern boundaries)



	<ul style="list-style-type: none"> Flood Assessment Area (limited to northern portion of the site)
Liquefaction	<ul style="list-style-type: none"> None Registered
Contaminated Land	<ul style="list-style-type: none"> None Listed but investigation required due to rural land being converted to residential under NES.
Cultural Sites	<ul style="list-style-type: none"> Washdyke Creek is registered as both 'Sites and Area of Significance to Māori' and the 'Wai Taoka Line' and is located in the northern portion of the site.
Heritage	<ul style="list-style-type: none"> None Registered
Community Facilities/Services	<ul style="list-style-type: none"> Oceanview Heights, St Josephs, Mountainview High School and Grantlea Down Schools are all located within 300m of part of the site. 1.2km to Smithfield Freezing Works and Abattoir 1.5km from Washdyke Industrial Area 0.9km from the Showgrounds Development
Recreation/Open Space	<ul style="list-style-type: none"> Caroline Bay 1.8km Centennial Park 3.4km Aorangi Park 1.4km
Size of Area	<ul style="list-style-type: none"> 77ha
Consolidation	<ul style="list-style-type: none"> Expansion of urban boundary
Adjacent Land Uses	<ul style="list-style-type: none"> Residential zoned to the east and south Rural zoned to north/west
Proximity to Employment	<ul style="list-style-type: none"> Approximately 1.2km from the Smithfield Freezing Works and Abattoir Approximately 0.5km from the Washdyke Industrial Area Approximately 3.0km from the Central Business District
Land Ownership	<ul style="list-style-type: none"> One landowner



Kellands Hill Road



Kellands Hill	
Roading	<ul style="list-style-type: none"> • ODP should be established to design linkage through sites from Kellands Hill Road back to Pages Road. Only truly work if property owners work together to achieve network extension.
Accessibility	<ul style="list-style-type: none"> • Cycle lanes are located along Pages Road
Sewer	<ul style="list-style-type: none"> • Combination of gravity and pump system (Further away from Pages Road) linking to Waimataitai Catchment. Look at gravity system being able to be achieved through Western Taitarakahi Creek catchment east of Kellands Hill Road.
Water	<ul style="list-style-type: none"> • Gleniti High Zone Urban available along Pages Road with potential for ring maining with new Kellands Hill Road-Washdyke service extension.
Stormwater	<ul style="list-style-type: none"> • Onsite Attenuation and Treatment will be required because it will be discharging into Taitarakahi Creek. Area would be required to be included in Timaru Stormwater Management Plan. Bunds or other stormwater management structures would likely be required.
Topographical Limitations	<ul style="list-style-type: none"> • Undulating topography that forms a drainage depression and is an upper tributary of Taitarakahi Creek. • Elevated portions of the site are in the north and southern areas.
Biodiversity Values	<ul style="list-style-type: none"> • None Registered
Landscape Values	<ul style="list-style-type: none"> • None Registered
Productive Soils	<ul style="list-style-type: none"> • None Registered
Coastal Erosion	<ul style="list-style-type: none"> • None Registered
Coastal Inundation	<ul style="list-style-type: none"> • None Registered
Flooding	<ul style="list-style-type: none"> • Overland Flow Path • Flood Depression Area
Liquefaction	<ul style="list-style-type: none"> • None Registered



Contaminated Land	<ul style="list-style-type: none"> • None listed but investigation required due to rural land being converted to residential under NES-CS.
Cultural Sites	<ul style="list-style-type: none"> • Taitarakahi Creek is registered as both 'Sites and Area of Significance to Māori' and the 'Wai Taoka Line' and dissects the central portion of the site.
Heritage	<ul style="list-style-type: none"> • None Registered
Community Facilities/Services	<ul style="list-style-type: none"> • Approximately 0.3km to 1.2km to Oceanview Heights Primary School, Gleniti Primary School, St Josephs Primary School, Mountainview High School and Grantlea Down Primary Schools.
Recreation/Open Space	<ul style="list-style-type: none"> • Approximately 1.0km from Aorangi Park • Approximately 3.2km from Caroline Bay • Approximately 2.0km from Centennial Park
Size of Area	<ul style="list-style-type: none"> • 34ha
Consolidation	<ul style="list-style-type: none"> • Expansion of urban boundary
Adjacent Land Uses	<ul style="list-style-type: none"> • Residential to the south • Rural to north/west/east
Proximity to Employment	<ul style="list-style-type: none"> • Approximately 3.2km from the Smithfield Freezing Works and Abattoir • Approximately 3.2km from Washdyke Industrial Area • Approximately 4.5km from the Central Business District • Approximately 3.0km from the Showgrounds Development
Land Ownership	<ul style="list-style-type: none"> • Four – Six landowners



Kennels Road



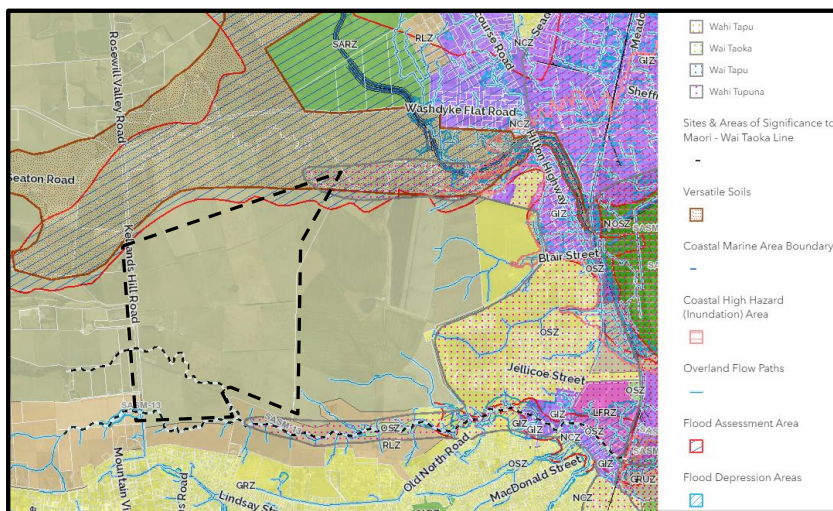
Kennels Road	
Roading	<ul style="list-style-type: none"> Bordered by SH. Kennels Road would require upgrade and likely some level of Designation to acquire a 20m road reserve and improve safety at the intersections with the SHs. Internal residential transport network. Waka Kotahi would most likely seek 100m setback or else acoustic assessment of dwellings to meet certain level.
Accessibility	<ul style="list-style-type: none"> Cycle network located on SH8 toward Pleasant Point
Sewer	<ul style="list-style-type: none"> Sewer reticulation at frontage of Lot 3 DP 558. Extension of services required. Grade of the land is quite flat in both direction up SH 1 and SH 8. A combination of Gravity and pump reticulation would be required to be installed.
Water	<ul style="list-style-type: none"> Urban water reticulation requires extension much the same as sewer disposal. Could trigger further water source requirement due to distance from water reservoirs. Upgrades to reticulation and source.
Stormwater	<ul style="list-style-type: none"> Revision/Update of Washdyke SMP required. Potential for onsite SWM through infiltration basins. Internal reticulation required.
Topographical Limitations	<ul style="list-style-type: none"> Predominantly flat topography with limited features
Biodiversity Values	<ul style="list-style-type: none"> None Registered
Landscape Values	<ul style="list-style-type: none"> None Registered
Productive Soils	<ul style="list-style-type: none"> None Registered
Coastal Erosion	<ul style="list-style-type: none"> None Registered
Coastal Inundation	<ul style="list-style-type: none"> None Registered
Flooding	<ul style="list-style-type: none"> Flood Assessment Area



	<ul style="list-style-type: none"> Flood Depression Area
Liquefaction	<ul style="list-style-type: none"> None Registered
Contaminated Land	<ul style="list-style-type: none"> Investigation required due to rural land being converted to residential under NES.
Cultural Sites	<ul style="list-style-type: none"> None Registered
Heritage	<ul style="list-style-type: none"> None Registered
Community Facilities/Services	<ul style="list-style-type: none"> Approximately 5.4km to Aorangi Park Oceanview Heights, St Josephs, Mountainview High School and Grantlea Down Schools are all located within 4.5km distance.
Recreation/Open Space	<ul style="list-style-type: none"> Approximately 0.2m to Sir Basil Arthur Park
Size of Area	<ul style="list-style-type: none"> 34ha (exclusive of the Racecourse Area)
Consolidation	<ul style="list-style-type: none"> Significant urban fragmentation and sprawl
Adjacent Land Uses	<ul style="list-style-type: none"> Rural zones are located to the north, west and east of the site. Industrial zone is located to the southeast Aerodrome flight paths protection area within the site
Proximity to Employment	<ul style="list-style-type: none"> Approximately 3.2km from Smithfield Freezing Works and Abattoir Approximately 3.2km from Washdyke Industrial Area Approximately 6.5km from the Central Business District Approximately 3.8km from the Showgrounds Development
Land Ownership	<ul style="list-style-type: none"> A minimum of four landowners



Gibson Farm



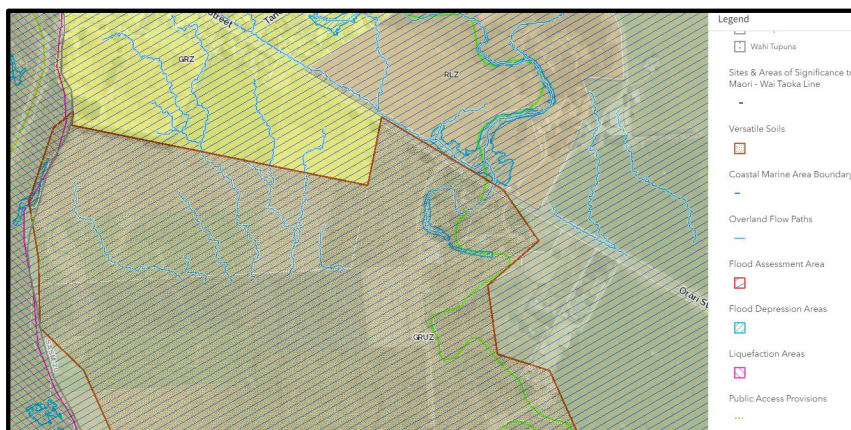
Gibson Farm	
Roading	<ul style="list-style-type: none"> DAP should be established to design linkage through site linking Kellands Hill Road and Washdyke Flat Road to the Elloughton South/Richardson North/Pages Road-Old North Road.
Accessibility	<ul style="list-style-type: none"> Cycle lane located along Pages Road
Sewer	<ul style="list-style-type: none"> New Council network including Gravity and Pump systems to link to future networks constructed through Elloughton South and Richardson North to the east. Possibility of servicing along Washdyke Flat Road for Northern portion.
Water	<ul style="list-style-type: none"> Establishment of water supply ring between Kellands Hill Road and Washdyke Flat Road water extension. Further water supply source would likely be required to service this level of growth.
Stormwater	<ul style="list-style-type: none"> Stormwater management will be a significant hurdle with Washdyke Creek traversing the northern portion of the site. Stopbanks or significant stormwater management structures will likely be required. Again, the use of existing contours linking to overland flow paths will be the primary transmission routes for stormwater.
Topographical Limitations	<ul style="list-style-type: none"> Undulating topography with depressions throughout the site, with notable depression along Taitarakahi Creek.
Biodiversity Values	<ul style="list-style-type: none"> None Registered
Landscape Values	<ul style="list-style-type: none"> None Registered
Productive Soils	<ul style="list-style-type: none"> None Registered
Coastal Erosion	<ul style="list-style-type: none"> None Registered
Coastal Inundation	<ul style="list-style-type: none"> None Registered
Flooding	<ul style="list-style-type: none"> Overland Flow Path (outside of development area) Flood Assessment Area (outside of development area)



Liquefaction	<ul style="list-style-type: none"> • None Registered
Contaminated Land	<ul style="list-style-type: none"> • HAIL Listed on the site being localised to a Livestock Dip Area, investigation required due to rural land being converted to residential under NES-CS.
Cultural Sites	<ul style="list-style-type: none"> • Site and Area Significant to Māori – Wai Taoka Line
Heritage	<ul style="list-style-type: none"> • None Registered
Community Facilities/Services	<ul style="list-style-type: none"> • Approximately 0.5km to 0.5km to Oceanview Heights, St Josephs, Mountainview High School and Grantlea Down School.
Recreation/Open Space	<ul style="list-style-type: none"> • Approximately 3.4km from Caroline Bay • Approximately 1.0km from Aorangi Park • Approximately 2.0km from Centennial Park
Size of Area	<ul style="list-style-type: none"> • 187ha (only 77ha outlined in the black dashed line)
Consolidation	<ul style="list-style-type: none"> • Expansion of the urban boundary
Adjacent Land Uses	<ul style="list-style-type: none"> • Residential along the southern boundary • Rural zoned land to the north, west and east
Proximity to Employment	<ul style="list-style-type: none"> • Approximately 2.3km from Smithfield Freezing Works and Abattoir • Approximately 1.5km from Washdyke Industrial Area • Approximately 3.8km from the Central Business District
Land Ownership	<ul style="list-style-type: none"> • One landowner



Young Farm, Geraldine



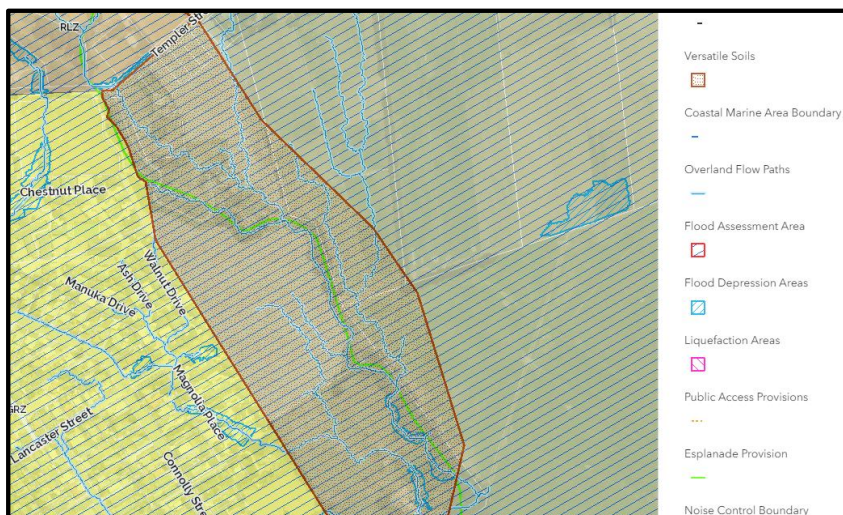
Young Farm (Geraldine)	
Roading	<ul style="list-style-type: none"> Access via Orari Station Road.
Accessibility	<ul style="list-style-type: none"> Footpath connecting to urban area.
Sewer	<ul style="list-style-type: none"> Network available through middle of parcel running to GLD wastewater ponds.
Water	<ul style="list-style-type: none"> Network from back at Tancred Street will likely require an upgrade to meet level of service.
Stormwater	<ul style="list-style-type: none"> Definitely required - treatment and attenuation. Property developer will own the infrastructure and consent. If there is public road, very likely the consent will be transferred to TDC. Treatment and attenuation will be required to meet requirements of Geraldine Stormwater Management Plan.
Topographical Limitations	<ul style="list-style-type: none"> The site is predominantly flat with limited slight depressions around overland flow path and waterways in the eastern boundary.
Biodiversity Values	<ul style="list-style-type: none"> None Registered
Landscape Values	<ul style="list-style-type: none"> None Registered
Productive Soils	<ul style="list-style-type: none"> Versatile Soils are registered on the whole site
Coastal Erosion	<ul style="list-style-type: none"> None Registered
Coastal Inundation	<ul style="list-style-type: none"> None Registered
Flooding	<ul style="list-style-type: none"> Overland Flow Paths throughout the site Raukapuka Stream is located in the eastern portion Flood Assessment Area
Liquefaction	<ul style="list-style-type: none"> None Registered
Contaminated Land	<ul style="list-style-type: none"> No listed HAIL, investigation required due to rural land being converted to residential under NES.
Cultural Sites	<ul style="list-style-type: none"> Site and Area Significant to Māori and Wai Taoka Line



Heritage	<ul style="list-style-type: none"> • None Registered
Community Facilities/Services	<ul style="list-style-type: none"> • Approximately 1.4km from Geraldine Domain / Pool and Geraldine Primary School • Abuts Geraldine High School
Recreation/Open Space	<ul style="list-style-type: none"> • Approximately 1.0km from the Waihi River Reserve walkways • Approximately 1.2km from Talbot Forest • Approximately 1.4km from Geraldine Domain
Size of Area	<ul style="list-style-type: none"> • 19.5ha
Consolidation	<ul style="list-style-type: none"> • Expansion of urban boundary
Adjacent Land Uses	<ul style="list-style-type: none"> • Residential to the north and west • Rural to south and east
Proximity to Employment	<ul style="list-style-type: none"> • Approximately 0.84km from the Town Centre • Approximately 4.2km from Barkers Factory • Approximately 1.6km from Industrial Zone
Land Ownership	<ul style="list-style-type: none"> • One landowner



Scott Farm, Geraldine



Scott Farm (Geraldine)	
Roading	<ul style="list-style-type: none"> • Frontage with Main North Road.
Accessibility	<ul style="list-style-type: none"> • Possible upgrade of footpaths required
Sewer	<ul style="list-style-type: none"> • Network nearby in Main North Road at frontage of 2 Main North Road (McKenzie HealthCare)
Water	<ul style="list-style-type: none"> • Network available from main across Main North Road.
Stormwater	<ul style="list-style-type: none"> • Definitely required - treatment and attenuation. Property developer will own the infrastructure and consent. If there is public road, very likely the consent will be transferred to TDC. Treatment and attenuation will be required to meet requirements of Geraldine Stormwater Management Plan.
Topographical Limitations	<ul style="list-style-type: none"> • Relatively flat topography with areas of overland flow paths and flood depressions
Biodiversity Values	<ul style="list-style-type: none"> • None Registered
Landscape Values	<ul style="list-style-type: none"> • None Registered
Productive Soils	<ul style="list-style-type: none"> • The whole site is registered as versatile soils
Coastal Erosion	<ul style="list-style-type: none"> • None Registered
Coastal Inundation	<ul style="list-style-type: none"> • None Registered
Flooding	<ul style="list-style-type: none"> • Overland Flow Paths dissect the site • Flood Assessment Area throughout the whole site • Flood Depression Area
Liquefaction	<ul style="list-style-type: none"> • None Registered
Contaminated Land	<ul style="list-style-type: none"> • Investigation required due to rural land being converted to residential under NES.



Cultural Sites	<ul style="list-style-type: none"> • None Registered
Heritage	<ul style="list-style-type: none"> • None Registered
Community Facilities/Services	<ul style="list-style-type: none"> • Approximately 1.4km from Geraldine Domain / Pool • Approximately 0.6km from Geraldine High School
Recreation/Open Space	<ul style="list-style-type: none"> • Approximately 1.1km from Waihi River Reserve walkways • Approximately 0.8km from Talbot Forest • Approximately 1.4km from Geraldine Domain
Size of Area	<ul style="list-style-type: none"> • 9.46ha
Consolidation	<ul style="list-style-type: none"> • Expansion of urban boundary
Adjacent Land Uses	<ul style="list-style-type: none"> • Residential to the west • Rural to north, south and east
Proximity to Employment	<ul style="list-style-type: none"> • Approximately 1.1km from the Town Centre • Approximately 4.3km from Barkers Factory • Approximately 1.8km from the Industrial Zone
Land Ownership	<ul style="list-style-type: none"> • One landowner







Timaru District Council

Growth Management Strategy Review: Business



May 2022



Planz Consultants

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PLANNING AND RESOURCE MANAGEMENT SPECIALISTS



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Appendix 1: Assessment matrix and summary of matrix factors

Appendix 2: Site details

PLANNING AND RESOURCE MANAGEMENT SPECIALISTS



1 Introduction

This report revisits the Timaru Growth Management Strategy 2018 (GMS), in particular the business growth forecasts for the district, and ground truths the availability of developable industrial land and the potential release of additional land as part of the District Plan Review (DPR).

The GMS was promulgated in 2016 (and adopted in 2018). Since 2016, the national policy framework has changed significantly to address urban environments and freshwater management, and draft national policy has been prepared to address the pressures on New Zealand's versatile soils and indigenous biodiversity. In addition to New Zealand's environmental and growth pressures, the global COVID-19 pandemic has had a substantial impact on the economy, immigration and repatriation.

2 Background

The GMS was promulgated to provide a clear pathway for urban growth and address the future social, economic and employment needs of the district. It was prepared under the Local Government Act 2002 and designed to give guidance to infrastructure providers through identifying the location and scale of future growth and inform Council's long-term planning including guiding the development of the District Plan, Activity Management Plans and Long-Term Plan.

The GMS sets out twelve Strategic Directions which provide a framework for the growth of the district to 2045. These directions are unchanged by this review. Key directions for business development are:

- 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...*
- Strategic Direction [3]: Settlement Patterns and Urban Form
To accommodate future growth and capacity for commercial, industrial... 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...*
- Strategic Direction [6] Sustainable Economy
To encourage 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:

- recognising and protecting, including from reverse sensitivity effects, the role, function and development of strategic infrastructure; and*
- ensuring that infrastructure and land use patterns are aligned to achieve sustainability, efficiency and liveability...*

The GMS did not consider any additional commercial land would be required in Timaru over the next 30 years due to development opportunities on existing commercial zoned land within and surrounding the city centre, as well as locations such as the showgrounds site, providing sufficient opportunity for growth.

The GMS also considered that do due to the extent and scale of the vacant and available industrial land for light and heavy uses, it would not be efficient or effective to establish additional zoning for industrial land apart from an area to the south of Geraldine. It was noted however that an agile planning and infrastructure framework was required to cater to considerable changes in demand for industrial land, including options for several additional locations in Washdyke for light and heavy industrial land uses.

3 Scope

The purpose of this report is to review the quantum of business zoned land in Timaru District to provide a robust assessment of demand so as to inform the DPR.

The scope of the project included consideration of:

- Property Economics' revised demand projections for retail, commercial and industrial zoned.
- Factors affecting land development, which included interviews with landowners, stakeholders and Council officers.
- Consideration of additional land parcels with the potential to address any zoned land deficit.
- The appropriateness of land zonings in the context of national and regional policy.

A separate report has been prepared that reviews the residential land requirements.

4 Strategic environment

4.1 National policy framework

The national policy framework has changed markedly since the GMS was adopted in 2018, most notably with the release of the National Policy Statement for Urban Development 2020 (NPS-UD) and the National Policy Statement for Freshwater Management 2020 (NPS-FM).

There are also two draft national policy statements, the National Policy Statement for Highly Productive Land (NPS-HPL) and National Policy Statement for Indigenous Biodiversity (NPS-IB) that



will have a significant impact on urban growth choices when they come into effect, potentially later this year. Given that they have not been gazetted, they have not been commented on further. Also, the New Zealand Coastal Policy Statement has not been considered as part of this review.

It is noted that the District Plan must give effect to national policy.

4.1.1 National Policy Statement for Urban Development

The key driver behind the NPS-UD is to achieve well functioning urban environments, being:

...that, as a minimum:

- a. ...
- b. *have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and*
- c. *have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and*
- d. *support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and*
- e. *support reductions in greenhouse gas emissions; and*
- f. *are resilient to the likely current and future effects of climate change¹.*

An urban environment is defined as:

any area of land (regardless of size, and irrespective of local authority or statistical boundaries) that:

- a. *is, or is intended to be, predominantly urban in character; and*
- b. *is, or is intended to be, part of a housing and labour market of at least 10,000 people*

As such, within the Timaru District, only Timaru qualifies as an urban environment and must be 'well functioning'. Notwithstanding this, it is not unreasonable for ratepayers to expect that all settlements will be well functioning to a reasonable degree.

The NPS_UD places greater expectations on Tier 1² and 2³ Councils, but Tier 3⁴ (of which Timaru is) *local authorities are strongly encouraged to do the things that tier 1 or 2 local authorities are obliged to do under Parts 2 and 3 of this National Policy Statement, adopting whatever modifications to the National Policy Statement are necessary or helpful to enable them to do so⁵.*

The explicit obligations that TDC are required to meet include (but are not limited to):

Policy 2:

...at all times, provide at least sufficient development capacity to meet expected demand for ...business land over the short term, medium term, and long term.

Policy 5:

...enable heights and density of urban form commensurate with the greater of:

- a. *the level of accessibility by existing or planned active or public transport to a range of commercial activities and community services; or*
- b. *relative demand for...business use in that location.*

¹ Policy 1, National Policy Statement for Urban Development 2020

² Auckland, Hamilton, Tauranga, Wellington and Christchurch

³ Whāngarei, Rotorua, New Plymouth, Napier / Hastings, Palmerston North, Nelson / Tasman, Queenstown and Dunedin

⁴ All other Councils, including Timaru District Council

⁵ NPS-UD, Part 1.5: Implementation by tier 3 authorities



Policy 10:

...

- b. *engage with providers of development infrastructure and additional infrastructure to achieve integrated land use and infrastructure planning; and*
- c. *engage with the development sector to identify significant opportunities for urban development.*

Subclause 3.3

1. *...provide at least sufficient development capacity in its region or district to meet the expected demand for business land*
2. *In order to be sufficient to meet expected demand for business land, the development capacity provided must be:*
 - a. *plan-enabled...*
 - b. *infrastructure-ready*
 - c. *suitable...to meet the demands of different business sectors...*

This review of business zoned land and demand for business zoned land over the life of the District Plan (to 2040) will ensure that Council are meeting their obligations under the NPS-UD. The implication of the NPS-UD is critical to the DPR; firstly, with respect to the quantum of land zoned for commercial and industrial use.

Quantum of land

Policy 2 of the NPS-UD requires TDC to provide at least sufficient development capacity to meet expected demand for business land. These words build on the National Policy Statement for Urban Development Capacity 2016, which required 'sufficient development capacity'. A reasonable interpretation is therefore that the NPS-UD expects Councils to identify more land than what is required to meet business demand.

As such, TDC should be proactive in enabling more land than is required to meet expected demand.

Key Issues for Zoning

Notwithstanding that the NPS-UD only applies to (the settlement of) Timaru, the following issues are applicable to all settlements:

- a. Consolidation, accessibility, and interconnection should remain a key goal in any zoning framework. This will also support broader climate change requirements.
- b. Integrated land use and infrastructure provision are important considerations in keeping costs down and driving affordability.
- c. The proximity of sensitive activities such as residential development and appropriate boundary treatments.
- d. The ability to address any natural hazards.

As such, in order to achieve a well-functioning urban environment, it is considered that the zone framework will need to provide for sufficient capacity to meet expected business demand, enable the efficient and cost-effective provision of services and ensure that the potential for adverse effects is able to be managed to acceptable levels.

4.1.2 National Policy Statement for Freshwater Management

The fundamental concept of the NPS-FM is Te Mana o te Wai, which refers to *the fundamental importance of water and recognises that protecting the health of freshwater protects the health*



and well-being of the wider environment. It protects the mauri of the wai. Te Mana o te Wai is about restoring and preserving the balance between the water, the wider environment, and the community⁶.

The NPS-FM has one sole objective (Objective 2.1), being

...to ensure that natural and physical resources are managed in a way that prioritises:

- a. first, the health and well-being of water bodies and freshwater ecosystems
- b. second, the health needs of people (such as drinking water)
- c. third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.

The NPS-FM is unlikely to dictate whether land is rezoned, but it may influence the level of stormwater treatment and setback requirements. As such, there is an argument to zone more land than indicated by the growth data to ensure 'at least sufficient development capacity' is achieved.

4.2 Regional policy framework

Chapter 5: Land use and infrastructure

Chapter 5 of the Canterbury Regional Policy Statement (CRPS) addresses matters relating to Land Use and Infrastructure. Importantly, the changes required by the NPS-UD to the CRPS have not yet been implemented. As such, where a regional policy directs something that is inconsistent with national policy, the national policy will have primacy and will need to be given effect.

For the purposes of this report, Objectives 5.2.1 and 5.2.2 and Policies 5.3.1 and 5.3.2 are considered particularly relevant to this GMS review and are discussed below. Other policies (namely 5.3.5 – 5.3.11) address the effects on and the effects of regionally significant infrastructure but are not covered here.

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

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

1. achieves consolidated, well designed and sustainable growth in and around existing urban areas as the primary focus for accommodating the region's growth; and
2. enables people and communities, including future generations, to provide for their social, economic and cultural well-being and health and safety; and which:
 - a. maintains, and where appropriate, enhances the overall quality of the natural environment of the Canterbury region, including its coastal environment, outstanding natural features and landscapes, and natural values;
 - ...
 - c. encourages sustainable economic development by enabling business activities in appropriate locations;
 - d. minimises energy use and/or improves energy efficiency;
 - e. enables rural activities that support the rural environment including primary production;
 - f. is compatible with, and will result in the continued safe, efficient and effective use of regionally significant infrastructure;

⁶ NPS-FM, Clause 1.3



- g. *avoids adverse effects on significant natural and physical resources including regionally significant infrastructure, and where avoidance is impracticable, remedies or mitigates those effects on those resources and infrastructure;*

...

- i. *avoids conflicts between incompatible activities.*

5.2.2 Integration of land-use and regionally significant infrastructure (Wider Region)

In relation to the integration of land use and regionally significant infrastructure:

1. *To recognise the benefits of enabling people and communities to provide for their social, economic and cultural well-being and health and safety and to provide for infrastructure that is regionally significant to the extent that it promotes sustainable management in accordance with the RMA.*
2. *To achieve patterns and sequencing of land-use with regionally significant infrastructure in the wider region so that:*
 - a. *development does not result in adverse effects on the operation, use and development of regionally significant*
 - b. *adverse effects resulting from the development or operation of regionally significant infrastructure are avoided, remedied or mitigated as fully as practicable.*
 - c. *there is increased sustainability, efficiency and liveability.*

5.3.1 Regional growth (Wider Region)

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

1. *ensure that any*
 - a. *urban growth; and*

...

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

2. *encourage within urban areas, housing choice, recreation and community facilities, and business opportunities of a character and form that supports urban consolidation;*
3. *promote energy efficiency in urban forms, transport patterns, site location and subdivision layout;*
4. *maintain and enhance the sense of identity and character of the region's urban areas; and*
5. *encourage high quality urban design, including the maintenance and enhancement of amenity values.*

5.3.2 Development conditions (Wider Region)

To enable development including regionally significant infrastructure which:

1. *ensure that adverse effects are avoided, remedied or mitigated, including where these would compromise or foreclose:*
 - a. *existing or consented regionally significant infrastructure;*
 - b. *options for accommodating the consolidated growth and development of existing urban areas;*



- c. *the productivity of the region’s soil resources, without regard to the need to make appropriate use of soil which is valued for existing or foreseeable future primary production, or through further fragmentation of rural land;*
- d. *the protection of sources of water for community supplies;*
- e. *significant natural and physical resources;*
- 2. *avoid or mitigate:*
 - a. *natural and other hazards, or land uses that would likely result in increases in the frequency and/or severity of hazards;*
 - b. *reverse sensitivity effects and conflicts between incompatible activities, including identified mineral extraction areas;*
- and*
- 3. *integrate with:*
 - a. *the efficient and effective provision, maintenance or upgrade of infrastructure; and*
 - b. *transport networks, connections and modes so as to provide for the sustainable and efficient movement of people, goods and services, and a logical, permeable and safe transport system.*

Chapter 16: Energy

Chapter 16 of the CPRS addresses energy and promotes energy efficient urban development which is designed and located to reduce the need to commute over significant distances, and that services are closer to the population base.

16.2.1 Efficient use of energy

Development is located and designed to enable the efficient use of energy, including:

- 1. *maintaining an urban form that shortens trip distances*
- 2. *planning for efficient transport, including freight*
- 3. *encouraging energy-efficient urban design principles*
- 4. *reduction of energy waste*
- 5. *avoiding impacts on the ability to operate energy infrastructure efficiently.*

16.3.1 Efficient use of energy

To promote the efficient end-use of energy.

Summary

The focus of these CRPS provisions is on consolidated urban form, integrated development, energy efficiency and sustainable communities. This ultimately means that new urban development needs to adjoin existing urban settlements, is integrated with the provision of infrastructure and optimises the use of land). The District Plan must give effect to the CRPS. It is noted that the CRPS covers a range of other resource management issues and topics and the objectives and policies highlighted above should ultimately be considered holistically with these and do not function alone or override other policies in the CRPS.



5 Growth estimates

5.1 Property Economics Report

The Property Economics (PE) 'Timaru District Business Land Economic Assessment' (June 2021) ('the PE report') indicates Timaru can expect business and employment growth commensurate with a high population growth scenario⁷ with most of the growth occurring in the industrial sector.

With respect to retail zoned land, the PE report confirmed that the zoned land supply for retail and commercial activities is sufficient for the life of the Plan (see Tables 25, 26 and 28 of the PE report⁸). However, as recognised by PE and agreed by Planz, significant policy adjustments are required to improve store quality, performance, shopping experience and environment through consolidation of commercial and retail activities to the existing centres. As PE concluded there is sufficient retail and commercial land, this report does not examine the retail and commercial land supply. It is noted however that the draft District Plan did enable further commercial development mainly through the expansion of the Large Format Retail zone, particularly to the south of the Timaru Town Centre.

With respect to the industrial land supply, the PE report did identify a shortfall of 202.4ha to 2048⁹ and a land demand differential of 30.7ha to 2048¹⁰. The report notes that:

"If all the constrained vacant land is determined to be developable for industrial purposes, then there is only a 30.7ha shortfall in the long-term. Over the short- and medium-terms there is sufficient industrial land to meet anticipated demand. This prognosis would, in effect, represent the most optimistic scenario.

The worst-case scenario, contrarilywise, is that none of the constrained vacant land is determined to be developable and would mean additional industrial land is required in the short-term. This requirement would grow, as demand grows, over the assessed period.

The key point to note about Timaru's industrial land market, however, is the existing constraints on the vacant industrial land are not clearly quantified at this point. It is important to ascertain the extent to which the constrained industrial land can be utilised for industrial development to accommodate future industrial growth.

Property Economic therefore recommends that a comprehensive investigation, including infrastructure capacity, constraints, etc. are quantified to assist determining the feasible development potential of the identified, constrained, vacant industrial zoned land. This is considered an important step to ensuring sufficient capacity is provided for TDC to meet its sufficiency requirements under the NPD-UD."

This is the land supply shortfall addressed in the remainder of this report.

For the purposes of this report, Planz assumed a linear demand for industrial land, meaning from 2022 to 2040 there is an annual demand of 7ha, which equates to 130ha over the life of the Plan (derived from the 202.4ha identified by PE).

5.2 What should be provided for in the District Plan?

It is considered that the District Plan itself should enable for business growth through to 2040. There are a number of reasons for this:

1. The NPS-UD requires that at all times, provision for least sufficient development capacity to meet expected demand for business land over the short term, medium term and long

⁷ As forecast by Stats NZ

⁸ PE report, pages 86, 87 and 91

⁹ Table 24: Industrial Floorspace and Land Requirements, PE report, page 85

¹⁰ Table 27: Industrial Land Differential to 2048 (ha), PE report, page 89



term. Long term is defined in the NPS-UD as meaning between 10 and 30 years. Given the assessment of appropriate land parcels (set out below), TDC is in a position to zone long term industrial land requirements in accordance with clause 3.4(1)(b).

2. The time it takes to prepare a District Plan – while there is a requirement for District Plans to be reviewed every 10 years, in reality they last for around 15 years or more (as is the case with the Operative Timaru District Plan) given the time it takes to prepare and make a new Plan operative.
3. The proposed District Plan will not have any effect in terms of rule changes and new zoning for 12 – 18 months following notification.
4. The RMA reforms and what comes of those reforms remains uncertain.

5.3 Stakeholder Comments

Stakeholders who commented on industrial issues considered:

- Further land release is necessary as there was a shortage of available land. Some land is not being developed because owners wanted too much for land which had high development costs.
- There is an opportunity for the Council to incentivise with its land holdings at Washdyke and that they needed to be more proactive and use the advantages Timaru had such as the Port.
- The district should be seeking to attract substantial new investment and businesses and expand existing businesses. The Council should be more proactive in encouraging development and investment and ensuring the district is a vibrant and thriving community.
- There is a difference between lease land and freehold land in the industrial market and that different businesses would have different requirements in this regard. There needed to be land available in both categories if Timaru is going to be attractive for businesses.

6 Existing zoned and undeveloped industrial land

As noted above, the PE report identified a 202.4ha industrial land shortage by 2048, which ultimately amounted to a 30.7ha shortage to 2048 once they had removed the 143.4ha of 'constrained vacant land'¹¹ that they identified.

As part of the work to address some of the matters raised in the PE report, Planz also undertook an assessment of industrial land. This identified 866ha of zoned industrial land, of which 228ha was vacant land. To determine the 'useable' vacant land, Planz considered the location and extent of vacant industrial zoned land, its ownership, and any infrastructural or physical constraints. Some feedback on the industrial land supply was also received from stakeholders (see **Section 5.3** above).

It is noted that the vast majority of the land is burdened (to varying degrees) with environmental constraints (such as overland flows, flooding, or coastal inundation). This does not prevent the land from being developed, although it is likely to diminish development capacity or add to costs, making some sites, particularly the smaller sites, unviable or unattractive to development. For the

¹¹ Which '...removed the vacant industrial land held by large, long-term corporations, such as the Fonterra factory, who have an area broader than their immediate factories to future-proof their operations'.



purposes of this exercise, these environmental constraints have not resulted in land necessarily being discounted from being identified as useable vacant land.

From the sites examined, vacant land was considered unavailable for the following reasons:

- In an approach similar to PE, all vacant land owned by large corporate organisations was removed from the vacant supply (as it was assumed this was being reserved for future growth of those organisations). This amounted to:
 - 11.8ha at Pareora (owned by Silver Fern Farms)
 - 5ha and 9.5ha at Winchester and Pleasant Valley respectively (owned by Barkers)
 - 36ha at Clandeboye (owned by Fonterra)
 - 2.5ha at Temuka (owned by NZ Insulators)
 - 1.7ha at Smithfield (owned by Freshpork NZ)
 - 2.5ha at Washdyke (owned by DB Breweries)
 - 15.4ha at Washdyke (owned by McCains)
 - 1.7ha at Washdyke (owned by Hilton Haulage)
- Approximately 8.5ha of industrial land in Washdyke is designated as part of the wastewater treatment plant and is subject to protection from reverse sensitivity. So while it is developable the types of development are likely to be limited.
- The remaining 26ha of land at Clandeboye is unserviced, with no indication that it will be serviced in the short to medium term.
- Rooney Holdings Limited own approximately 26ha of land (largely within Washdyke) that is only available for leasehold. As noted in the PE report, a sites ownership structure *'is a temporal market issue and...creates short to medium term issues in the market if the market is unwilling to accept a leasehold product'*. As this is an exercise of land uptake (or the attractiveness) of zoned land, ownership structure is considered a relevant matter and some limitation needs to be applied to the leasehold land. For this reason, only half of the Rooney land is considered to be useable vacant land within the life of this Plan.

6.1 Existing latent supply

Based on the above, it is considered that 133.5ha of the existing 228ha of zoned land is unavailable for general or new development, unavailable for use other than for the owner's purposes or is unavailable or unattractive for development within the life of the Plan. This leaves 94.5ha of existing zoned land potentially available for development within the life of the Plan.

As noted above, Planz have assumed a demand of 130ha over the life of this Plan. Accordingly, an additional 35.5ha of land needs to be zoned to meet industrial land demand within the life of the Plan. This is a comparable to the land shortage determined by PE, but over a shorter period.

7 Identification of additional land

7.1 The assessment factors

The GMS 2018 assessment factors were used in the matrix to ensure consistency against previous evaluations. The score range was originally 0 – 3, however on this occasion 0.5 score was used as part of the range to provide a greater degree of variation and flexibility. The weighting for each assessment factor has been developed on the basis of requirements for industrial activity.



The matrix comprises five infrastructure factors, four natural environment factors, five natural hazards and contamination factors, two cultural factors and seven 'other' factors (including social and practical considerations). A summary of each of the factors has been included in **Appendix A** with the matrix table to assist the reader in understanding what was being assessed and / or considerations when applying a score against the factor.

It is also noted that the matrix assessment included a 'vertical analyses to ensure that the assessment was robust.

The full matrix is located in **Appendix A**.

7.2 Possible sites for rezoning / upzoning

A total of nine sites were considered to determine their suitability for rezoning / upzoning. A full summary of the sites is contained in **Appendix B**.

Redruth

Redruth is a primarily a rural zoned site located at the south end of Timaru. A small portion of the site is residentially zoned but seems unlikely to be developed for this purpose. It is bound by residential and industrial zoned land and Saltwater Creek and is subject to a number of natural hazard features. It is somewhat of a zoning anomaly given its urban location.

Kennels Road

The Kennels Road site is located to the north of the Washdyke racecourse and has a split Open Space / General Rural zoning. The site borders State Highway 1 and there are three different landowners involved including one existing industrial activity.

Washdyke Flat Road (North)

Washdyke Flat Road (North) is Open Space zoned land in the ownership of TDC. The wider site contains sports fields (Sir Basil Arthur Park) and the Washdyke Farm Training Centre. The area identified is not utilised as part of the sports fields and is not gazetted as reserve. The Pakaka Stream runs through the site.

Tiplady Road (Geraldine)

Tiplady Road (Geraldine) is a rural zoned site located to the south of the Geraldine town boundary on the Winchester-Geraldine Road. The site is traverse by National Grid transmission lines and partially contains a pine plantation.

Aorangi Road

Aorangi Road is rural zoned land and is bound by Meadow Road to the west and the Council wastewater treatment ponds to the east. It is also in close proximity to the main trunk railway line and across the road from existing industrial zoned land. It contains three existing dwellings and is within a wider Site of Significance to Māori.

Seadown Road

Seadown Road is rural zoned land and is bound by Seadown Road to the east and State Highway 1 to the west. It is also in close proximity to the main trunk railway line and adjoins existing industrial zoned land. It contains a number of existing dwellings.

Washdyke Flat Road (South)

Washdyke Flat Road (South) is rural zoned and is bound by Washdyke Flat Road to the north and the Papaka Stream to the west and south. It adjoins recently zoned industrial land to the east. The site is relatively small and appears to be used for small industrial type activities.



Saltwater Creek

The Saltwater Creek site is located off Coonor and Rockdale Roads and is bounded by Saltwater Creek. The site has a Rural zoning and its northern end is close to the Coonor Road industrial area. The site is primarily farmland.

Rockdale Road

The Rockdale Road site is located off Beaconfield and Rockdale Roads and is bounded by Saltwater Creek. The site is rurally zoned but close to the Redruth industrial and State Highway 1. The site contains rural lifestyle blocks and a holiday park.

8 Recommendations

8.1 Zoned Land

Based on the industrial land demand projections and an assessment of the sites (contained in **Appendix A**), the two sites on Washdyke Flat Road (North and South) were assessed as being somewhat ahead of the next sites and are in combination of sufficient size to provide for the 35.5ha of land needed to meet industrial land demand within the life of the Plan.

Washdyke Flat Road (North)

The zoning of Washdyke Flat Road (North) (shown in **Figure 1** below) should be amended to GIZ with a Development Area overlay in place. This land is contiguous with the existing Washdyke industrial zone and is considered a logical extension of the industrial area. This site, along with other Council owned land, would provide the opportunity for TDC to play a part in promoting economic growth and development in Timaru in a similar manner to way in which the Selwyn District Council does with the Izone in Rolleston. Due to the presence of Papaka Stream and the associated stopbank infrastructure and a pocket of rural lifestyle land, suitable setback and amenity measures will need to be provided for in the Development Area Plan and provisions.

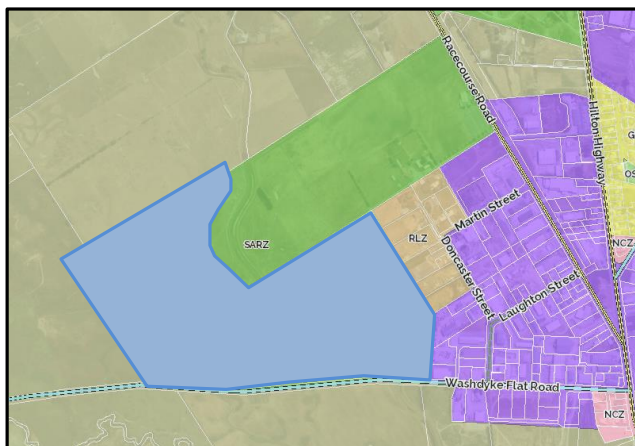


Figure 1: Identify the shaded area as GIZ with a Development Area overlay



Washdyke Flat Road (South)

The zoning of the Washdyke Flat Road (South) site (as shown on **Figure 2** below) should be amended to GIZ. This land is contiguous with both the existing Washdyke industrial zone and the recently rezoned land to the east (currently under development) and is therefore considered to be a logical extension of the industrial area. Due to the presence of the Papaka Stream and associated stopbank infrastructure and suitable setbacks.

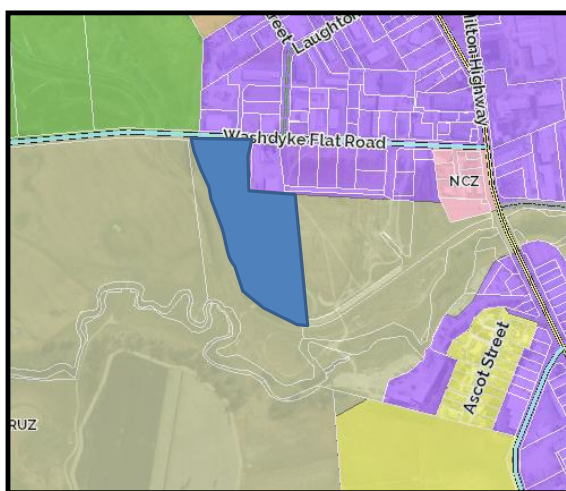


Figure 2: Identify the shaded area as GIZ with a Development Area overlay

Tiplady Site

Finally, some comment on the Tiplady site south of Geraldine is required. This site was identified in the draft District Plan; however, it has not scored particularly well in the assessment primarily due to its isolation from the Geraldine urban area and the site-specific requirements necessary for servicing detailed in a report on the site. It is understood that Council has identified a latent demand for industrial land near Geraldine and this site has been identified as the most appropriate for rezoning. On this basis, it is recommended that the GIZ shown in the Draft Plan for the Tiplady site is maintained, with a Development Area Plan.

8.2 Future Growth

Notwithstanding the above, consideration has been given to futureproofing for industrial growth and taking into account the long-term potential of sea level rise and its impact on industrial activities in the Washdyke area in particular. Three sites have been identified as being suitable for future industrial growth.

Identifying these sites for future growth would enable the Council to monitor industrial growth and have options available should the demand for land exceed expectations and/or should



businesses or facilities be required to be relocated. This is not that dissimilar to the deferred industrial zoning approach which occurred under the operative District Plan.

Seadown Road

Seadown Road has multiple ownerships that can sometimes make redevelopment difficult. However, the scale of the site and the opportunity to link with rail and inevitably enable growth further up Seadown Road on non-versatile soils are positive. Importantly, due to the site’s location adjoining both the strategic road and rail transport networks means that it could provide the opportunity for a future inland port (assuming a future business case supports such a venture). As such, the land at Seadown Road shown in **Figure 3** is recommended for a future development area overlay.

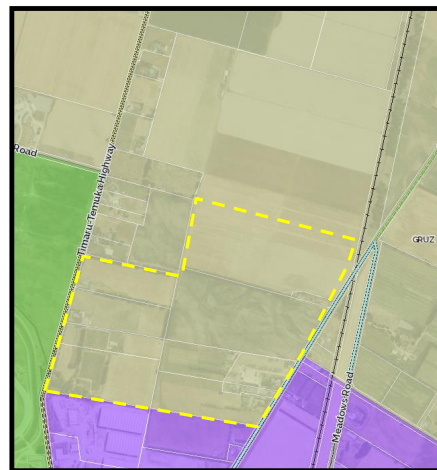


Figure 3: Identify the hatched area with a future development area overlay

Kennels Road

With respect to Kennels Road, there are potential complications associated with the way the land is held in title and, in the case of the racecourse component, how it can be disposed of. This would need to be investigated in detail. Notwithstanding this, the Kennels Road land would be contiguous with the existing Washdyke industrial precinct (following the rezoning of the Seadown Road land) and sits further inland from the coast thus has reduced inundation risk. As such, the land at Kennels Road shown in **Figure 4** is recommended for a future development area overlay.

The question has been raised whether the racecourse should also be subject to the future development area overlay. At this stage, specifically in the absence of any business case or council directive, it is not considered appropriate to foreshadow the closure of the racecourse in favour of a possible future industrial use.

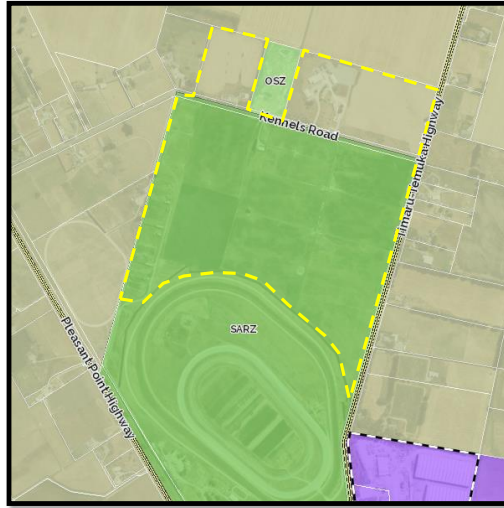


Figure 4: Identify the hatched area with a future development area overlay

Redruth

Despite its low scoring, the Redruth site is also worthy of consideration. It is an obvious hole in the urban fabric and the primary reason for its lower scoring is related to hazards. If these could be overcome and adverse effects, particularly associated with Saltwater Creek, appropriately addressed, then the site is a logical location for light industrial activity. Given the elevated location of residential properties to the north, it is considered that some form of setback and boundary treatment would be required, and activities would need to be limited in terms of effects such as noise and odour. As such, the land at Redruth shown in **Figure 5** is recommended for a future development area overlay.

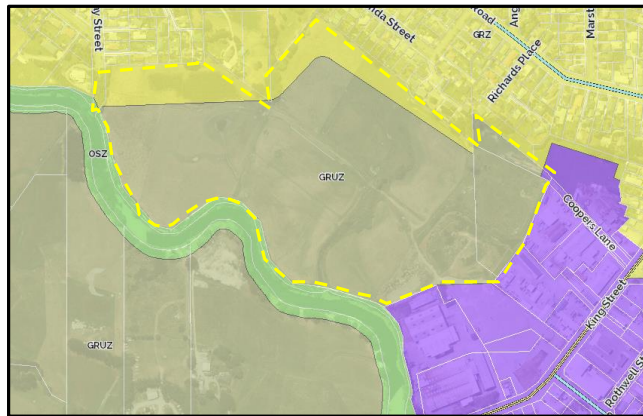


Figure 5: Redruth - Amend to show an Industrial Growth precinct

9 Conclusion

The reporting prepared by PE confirms that no additional land needs to be rezoned within the district for retail or commercial purposes. However, additional industrial land is required within the life of the Plan. An analysis of existing industrial zoned land has identified 228ha of vacant zoned industrial land and of this 133.5ha is unavailable for general or new development, unavailable for use other than for the owner’s purposes or is unavailable or unattractive for development within the life of the Plan. This leaves 94.5ha of existing zoned land potentially available for development within the life of the Plan. To meet the 130ha that Planz has calculated as being required within the life of the Plan, an additional 35.5ha of land needs to be zoned to meet industrial land demand (this is a comparable to the land shortage determined by PE, but over a shorter period).

In addition to the Tiplady site which was in the draft District Plan, two additional sites have been identified that would address this identified shortfall, specifically Washdyke Flat Road (North) and (South). These two sites should be rezoned in the Proposed District Plan (with Development Area Plans for the former) and combined would satisfy the land demand (once deductions have been made for setback and amenity requirements). It is noted that the Washdyke Flat Road (North) site creates an opportunity for the Council to play a part in promoting economic growth and development in Timaru in a similar manner to way in which the Selwyn District Council does with the Izone in Rolleston, being a matter raised in stakeholder consultation.

To ensure that there is Plan is responsive to potential increases in industrial land demand, three additional sites are recommended for future development area overlays, specifically Seadown Road, Kennels Road and Redruth. Due to its location adjoining the strategic transport networks, the Seadown Road site offers an opportunity for an inland port development (should a future business case determine this is an appropriate venture). The Kennels Road site would be appropriate for rezoning following the rezoning of the Seadown site to ensure that development remains contiguous. The rezoning of the Redruth site will infill a logical site within the urban boundary but, given its proximity to residential land, development should be limited to light industrial activities.



APPENDIX A:

Assessment matrix and summary of matrix factors



TABLE 1- INDUSTRIAL GROWTH LOCATION OPTIONS - TIMARU DISTRICT

INDUSTRIAL GROWTH OPTIONS-TIMARU DISTRICT		Criteria Results																				Criteria Results									
		Infrastructure					Natural Environment				Hazards and Contamination				Cultural			Other				RESULTS	Infrastructure	Nat. Env't	Hazards	Cultural	Other				
Weighting	Roading Access	Accessibility	Sewer	Water	Stormwater	Topographical Limitations	Biodiversity Values	Landscape Values	Productive Soils	Coastal Erosion	Coastal Inundation	Flooding	Liquefaction	Contaminated Land	Cultural	Heritage	Community Facilities/Services	Recreation/Open Space	Size of Area	Consolidation	Adjacent Land Uses							Land Ownership			
OPTIONS	Redruth	Score	2.50	3.00	2.50	2.50	1.00	2.50	2.00	3.00	1.50	3.00	1.00	1.50	1.50	3.00	2.50	3.00	3.00	3.00	2.00	3.00	2.00	3.00	Total Score	130	31.5	27.0	24.0	13.5	34.0
		Weighted Score	7.50	6.00	7.50	7.50	3.00	7.50	6.00	9.00	4.50	9.00	3.00	4.50	4.50	3.00	7.50	6.00	3.00	3.00	4.00	9.00	6.00	9.00							
	Kennels Road	Score	2.00	2.00	1.50	1.50	2.50	3.00	3.00	3.00	3.00	3.00	3.00	1.50	3.00	3.00	3.00	3.00	2.50	2.00	3.00	1.50	2.50	2.00	Total Score	140.50	26.5	36.0	34.5	15.0	28.5
		Weighted Score	6.00	4.00	4.50	4.50	7.50	3.00	9.00	3.00	3.00	3.00	3.00	4.50	3.00	3.00	6.00	2.50	2.00	6.00	4.50	7.50	6.00								
	Washdyke Flat Road (North)	Score	3.00	2.50	2.50	3.00	2.00	2.50	2.00	3.00	2.00	3.00	3.00	1.50	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	2.00	3.00	Total Score	150.50	36.5	28.5	34.5	15.0	36.0
		Weighted Score	3.00	5.00	7.50	3.00	6.00	7.50	6.00	3.00	6.00	3.00	3.00	4.50	3.00	3.00	6.00	3.00	3.00	3.00	6.00	3.00	6.00	3.00							
	Tiplady Road (Geraldine)	Score	2.00	2.00	1.00	1.00	1.00	3.00	3.00	3.00	2.50	3.00	3.00	1.50	3.00	3.00	3.00	3.00	1.00	1.50	2.00	1.00	2.50	3.00	Total Score	129.00	19.0	34.5	34.5	15.0	26.0
		Weighted Score	6.00	4.00	3.00	3.00	3.00	3.00	9.00	3.00	7.50	3.00	3.00	4.50	3.00	3.00	6.00	1.00	1.50	4.00	3.00	7.50	3.00								
	Aorangi Road	Score	3.00	2.00	3.00	1.00	1.00	3.00	3.00	3.00	2.00	3.00	3.00	1.00	3.00	3.00	1.00	3.00	2.00	2.00	3.00	2.50	2.50	2.00	Total Score	134.00	28.0	33.0	33.0	3.0	31.0
		Weighted Score	3.00	4.00	3.00	3.00	3.00	3.00	3.00	3.00	6.00	3.00	3.00	3.00	3.00	3.00	6.00	2.00	2.00	6.00	7.50	7.50	6.00								
	Seadown Road	Score	3.00	2.00	2.00	1.50	1.50	3.00	3.00	3.00	3.00	3.00	3.00	1.50	3.00	2.00	3.00	3.00	2.50	1.50	3.00	2.50	2.50	1.50	Total Score	142.00	28.0	36.0	33.5	15.0	28.5
		Weighted Score	3.00	4.00	6.00	4.50	4.50	3.00	3.00	3.00	3.00	3.00	3.00	4.50	3.00	2.00	3.00	6.00	2.50	1.50	6.00	7.50	7.50	4.50							
	Washdyke Flat Road (South)	Score	3.00	2.50	3.00	3.00	3.00	2.50	2.00	3.00	1.00	3.00	3.00	1.00	3.00	3.00	2.50	3.00	3.00	2.50	1.00	3.00	3.00	3.00	Total Score	147.50	41.0	25.5	33.0	13.5	34.5
		Weighted Score	3.00	5.00	3.00	3.00	3.00	7.50	6.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	7.50	6.00	3.00	2.50	2.00	3.00	3.00	3.00							
	Saltwater Creek	Score	2.50	2.00	1.00	1.00	1.00	3.00	2.00	3.00	1.00	3.00	3.00	2.00	1.50	3.00	2.50	3.00	2.00	3.00	2.00	1.50	2.00	3.00	Total Score	121.00	20.5	27.0	31.5	13.5	28.5
		Weighted Score	7.50	4.00	3.00	3.00	3.00	3.00	6.00	3.00	3.00	3.00	3.00	6.00	4.50	3.00	7.50	6.00	2.00	3.00	4.00	4.50	6.00	3.00							
Rockdale Road	Score	2.50	2.00	1.00	1.00	1.00	3.00	2.00	3.00	1.00	3.00	2.50	2.50	1.50	3.00	2.00	3.00	3.00	3.00	3.00	1.50	2.00	1.50	Total Score	118.00	20.5	27.0	31.5	12.0	27.0	
	Weighted Score	7.50	4.00	3.00	3.00	3.00	3.00	6.00	3.00	3.00	3.00	7.50	7.50	4.50	3.00	6.00	6.00	3.00	3.00	6.00	4.50	6.00	4.50								

Commented [MG1]: Disagree with some of your scoring for Tiplady. A flood assessment has identified that most of the site is flood free. Part of the site subject to flooding has not been zoned. It should get full marks for size as the site is very large. Same with adjacent land uses. The site has good accessibility (close to Geraldine and two State Highways). The 3 water scoring should reflect the fact that the infrastructure report concludes it can be serviced



1 Infrastructure

1.1 Roading, sewer, water and stormwater

The extent and capacity of the existing network, and consideration of any extensions or upgrades required to service future development.

1.2 Accessibility

The site's proximity to active transport routes (i.e. cycleways) and arterial transport networks.

1.3 Electricity

No data was provided on electricity as the network is managed by Alpine Energy. An assumption was made that every site had capacity.

2 Natural environment

2.1 Topographical Limitations

The extent to which the site is flat, sloping or undulating (i.e. a flat site is considered to have the least topographical limitations).

2.2 Biodiversity values

The biodiversity values including those areas within or abutting waterways or water bodies as identified in the Draft District Plan.

2.3 Landscape values

The extent of landscape values and features as identified in the Draft District Plan.

2.4 Productive soils

The extent of versatile soils within a site, where '3' is none and '1' is the majority of the site.

3 Natural hazard and contamination factors

3.1 Coastal erosion

The extent of a site shown to be within the coastal erosion layer as identified in the Draft District Plan.

3.2 Coastal inundation

The extent of a site shown to be within the coastal inundation layer as identified in the Draft District Plan.

3.3 Flooding

The extent of any site shown in the flood assessment area, flood depression area and overland flow path layers as identified in the Draft District Plan.

3.4 Liquefaction

The extent of any site within the liquefaction layer as identified in the Draft District Plan.



3.5 Contaminated land

The extent any HAIL sites identified under a search of Environment Canterbury's Listed Landuse Register database, and for land that is currently rural, consideration of the change in land use under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011

4 Cultural factors

4.1 Cultural

Whether the site is identified as a Site of Significance to Maori as identified in the Draft District Plan.

4.2 Heritage

Whether the site has any heritage items as identified in the Draft District Plan, and also whether there are or were any activities on the site that predate 1900 (being relevant pursuant to the Heritage New Zealand Pouhere Taonga Act 2014).

5 Other factors

5.1 Community Facilities / Services

The proximity of conveniences such as cafes and bakeries.

5.2 Recreation / Open space

The proximity to and quality of open space and recreational zoned areas such as walkways, parks, playgrounds and public sports grounds.

5.3 Size of area

The site of area was considered as a proxy for developable land.

5.4 Consolidation

The relativity of the site to existing urban development, i.e. immediately adjoining versus separated.

5.5 Adjacent Land Uses

The likelihood of adverse effects on adjoining sensitive activities.

5.6 Land ownership

It was assumed that fewer landowners (one being optimal) is less complicated for the future development of the site.



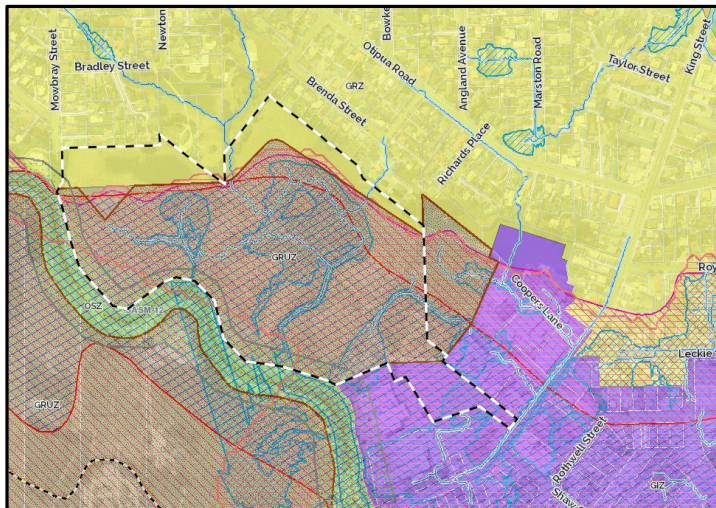
APPENDIX B:

Site details

*writing in *italics* is information provided by Council



Redruth



Roading	<i>New transport circulation including bridge and various land use specification - Industrial and Commercial Roads with linkage to SH 1</i>
Accessibility	<i>Cycle lane located in Otipua Road. Footpaths on SH1</i>
Sewer	<i>There is public sewer main that runs through the subject site which was recently upgraded to accommodate further growth in the area. However the Leckie Street pump station could require some upgrade to meet the demand.</i>
Water	<i>Water services available within King Street. Extensive water network required to be installed along with possible upgrades of network along King Street to achieve LoS.</i>
Stormwater	<i>Existing Council mains within King Street (SH 1). Significant Stormwater management issues with proximity of Saltwater Creek and site is identified from Coastal inundation. Treatment and attenuation requirements would be triggered by ECAN/SMP requirements prior to any discharges to Saltwater Creek.</i>
Topographical Limitations	<i>Generally flat and low-lying topography with south sloping areas along the northern perimeter of the site. Numerous topographical depressions and Saltwater Creek tributary, including overland flow paths. Significant earthworks required to ensure natural hazards are mitigated and do not hinder adjoining sites.</i>
Biodiversity Values	<i>Saltwater Creek is located along western boundary</i>
Landscape Values	<i>None Registered</i>



Productive Soils	The majority of the site is located in an area of Productive Soils
Coastal Erosion	None Registered
Coastal Inundation	The High Hazard Inundation area outlines the majority of the site as being prone under current inundation conditions and modelled to become progressively worse with sea level rise.
Flooding	Overland flow paths are located throughout the site. The majority of the site is location in a Flood Assessment Area and Flood Depression Area
Liquefaction	The whole site is located within the liquefaction overlay
Contaminated Land	The site is registered on Environment Canterbury's Listed Land Use Register as a HAIL site due to the old skin/wool processing factory. However, these are contained in the eastern area and the majority of the site is unaffected as it relates to the old skin/wool processing factory. The land is currently zoned rural and will require investigation under the NES-CS.
Cultural Sites	The southern boundary of the site abuts (and has a small portion located within) a 'Sites and Area of Significance to Māori' and the 'Wai Taoka Line'.
Heritage	None Listed
Community Facilities/Services	300m by foot to conveniences
Recreation/Open Space	Saltwater Creek walkway adjoins the site to the south. Approximately 0.7km from the Botanical Gardens.
Size of Area	18ha
Consolidation	The urban boundary is located to the north of the site, however a natural boundary between rural and urban is formed along Saltwater Creek.
Adjacent Land Uses	Saltwater Creek is located along the south/west boundary. Residential zoning and activities are located along the northern boundary. Industrial land uses and zoning is located along the eastern boundary
Land Ownership	One landowner



Kennels Road



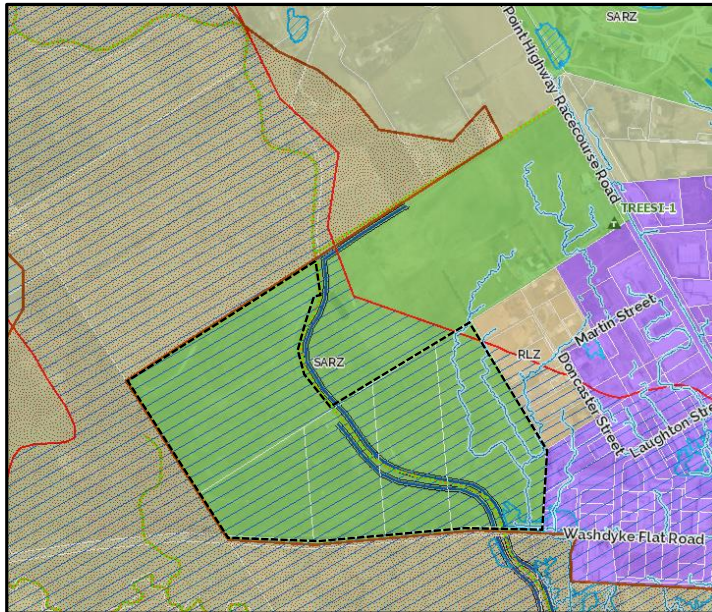
Roading	<i>Bordered by SH1. Kennels Road would require upgrade and likely some level of Designation to acquire a 20m road reserve and improve safety at the intersections with SH1. Internal residential transport network.</i>
Accessibility	Cycle network located on SH8 toward Pleasant Point
Sewer	<i>Sewer reticulation at frontage of Lot 3 DP 558. Extension of services required. Grade of the land is quite flat in both direction up SH 1 and SH 8. A combination of Gravity and pump reticulation would be required to be installed.</i>
Water	<i>Urban water reticulation requires extension much the same as sewer disposal. Could trigger further water source requirement due to distance from water reservoirs. Upgrades to reticulation and source.</i>
Stormwater	<i>Revision/Update of Washdyke SMP required. Potential for onsite SWM through infiltration basins. Internal reticulation required.</i>
Topographical Limitations	Predominantly flat topography with limited features
Biodiversity Values	None Registered
Landscape Values	None Registered
Productive Soils	None Registered



Coastal Erosion	None Registered
Coastal Inundation	None Registered
Flooding	Flood Assessment Area and Flood Depression Area
Liquefaction	None Registered
Contaminated Land	Area of recreation and sports grounds identified as HAIL. Investigation required due to change in land use.
Cultural Sites	None Registered
Heritage	None Registered
Community Facilities/Services	1.2km to conveniences by road
Recreation/Open Space	Approximately 2.5km to Sir Basil Arthur Park. Racecourse adjoining.
Size of Area	49ha
Consolidation	Significant urban fragmentation and sprawl
Adjacent Land Uses	Rural zones are located to the north, west and east of the site. Industrial zone is located to the southeast. Aerodrome flight paths protection area within the site
Land Ownership	Three landowners, however there may be complications with the way the racecourse land component is held in title and can be disposed of and similarly the small Council block of land.



Washdyke Flat Road (North)



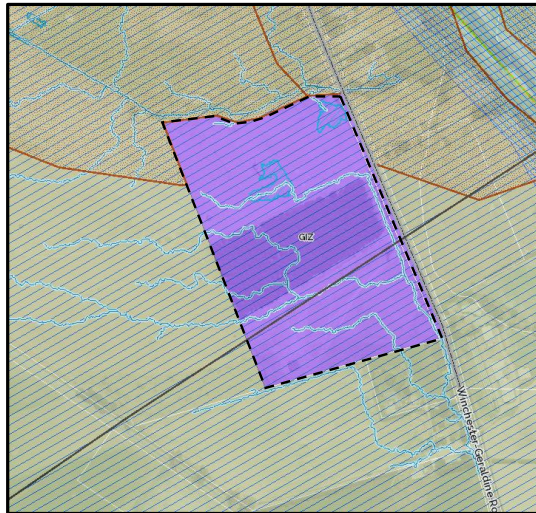
Roading	Washdyke Flat Road is located along the southern boundary. Racecourse Road (SH8) is located along the northeast boundary.
Accessibility	Cycle network located on SH8 toward Pleasant Point. Future cycle network proposed along Washdyke Flat Road.
Sewer	Existing sewer network is located within Washdyke Flat Road and Racecourse Road. Extension would be required along Washdyke Flat Road.
Water	Existing water supply network is located within Washdyke Flat Road and Racecourse Road.
Stormwater	Revision/update of Washdyke Stormwater Management Plan most likely required. Any network would be required to be extended to service the site.
Topographical Limitations	Predominantly flat topography with limited features apart from the stop banks along Papaka Stream which dissect the site.
Biodiversity Values	Papaka Stream is located within the site.
Landscape Values	None Registered



Productive Soils	None Registered
Coastal Erosion	None Registered
Coastal Inundation	None Registered
Flooding	Flood Assessment Area, Flood Depression Area and Overland Flow Path.
Liquefaction	None Registered
Contaminated Land	Sports fields identified as HAIL in northeast area of the site. Investigation required due to change in land use.
Cultural Sites	None Registered
Heritage	None Registered
Community Facilities/Services	900m by foot or road to conveniences
Recreation/Open Space	Adjacent to Sir Basil Arthur Park
Size of Area	35ha developable
Consolidation	Adjoins existing Industrial Zoned land in Washdyke.
Adjacent Land Uses	Rural zones are located to the north, south and west of the site. Industrial zone is located to the east. A small area of residential zoned land along the eastern boundary of the site.
Land Ownership	One landowner and not gazetted as reserve



Tiplady Road (Geraldine)



Roading	Adjoins SH72 (Winchester-Geraldine Road).
Accessibility	Cycle network located in close proximity toward Geraldine Residential boundary on SH72.
Sewer	No reticulated sewer network is located within close proximity of the site. The site would require a local pressure sewer network with attenuation control to allow discharge during periods of low flow into the WWTP with a new connection to the plant directly from the industrial area. The site is not expected to contain heavy industry and the discharges associated with this type of landuse.
Water	No reticulated water supply network is located within close proximity of the site and a significant upgrade would be required. The preferred option is for each site to have a private bore or an onsite community bore and reticulation.
Stormwater	No reticulated stormwater network is located within close proximity of the site. Each site would be required to contain its stormwater within the individual site with treatment discharge to ground up to the 2% AEP event. Roads would be treated and discharged to ground up to the 2% AEP event.
Topographical Limitations	Predominantly flat topography with limited features.
Biodiversity Values	None Registered
Landscape Values	None Registered

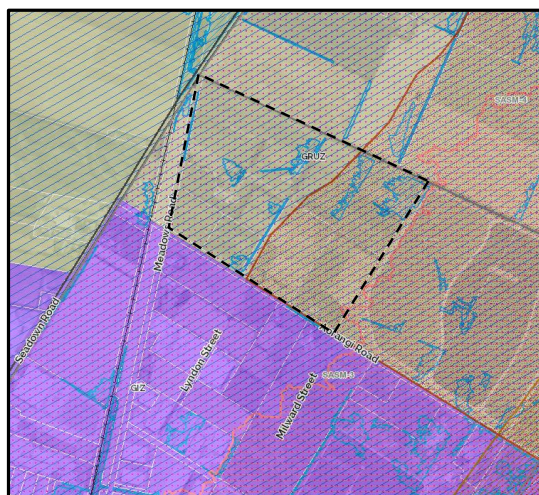


Productive Soils	None Registered
Coastal Erosion	None Registered
Coastal Inundation	None Registered
Flooding	Flood Assessment Area, Flood Depression Area and Overland Flow Path
Liquefaction	None Registered
Contaminated Land	Investigation required due to change in land use.
Cultural Sites	None Registered
Heritage	None Registered
Community Facilities/Services	3km by road to conveniences
Recreation/Open Space	Approximately 2.5km to Geraldine Domain and Waihi River Walkway
Size of Area	12.5ha
Consolidation	Does not adjoin urban boundary
Adjacent Land Uses	Rural zones surround the site. In close proximity to the south of the site is the Geraldine Gun Club. National Grid Line bisects the site.
Land Ownership	One landowner

Note the information on servicing is taken from a report prepared by Davie Lovell Smith - *Infrastructure Investigation Report, Growth Management Strategy, 841 Tiplady Road, Geraldine July 2020*



Aorangi Road



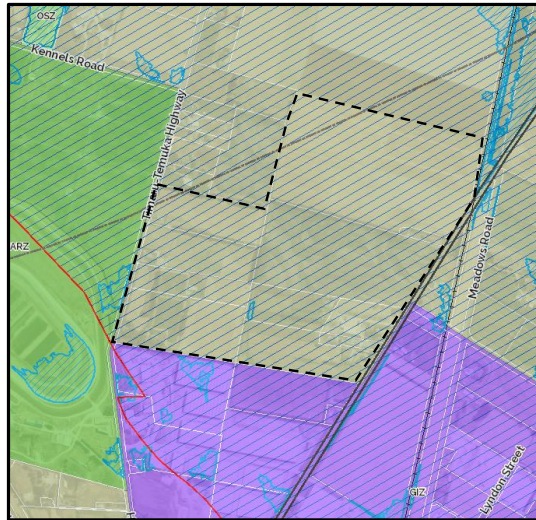
Roading	Adjoins Aorangi Road and Meadows Road
Accessibility	Limited connection to Timaru residential environment.
Sewer	Reticulate network in northern portion of the site.
Water	No reticulated water supply network is located within close proximity of the site.
Stormwater	No reticulated stormwater network is located within close proximity of the site.
Topographical Limitations	Predominantly flat topography with limited features.
Biodiversity Values	None Registered
Landscape Values	None Registered
Productive Soils	Half of the site is recognised as having productive soils.
Coastal Erosion	None Registered
Coastal Inundation	The coastal inundation line abuts the eastern boundary of the site.
Flooding	Flood Assessment Area and Flood Depression Area
Liquefaction	None Registered
Contaminated Land	Investigation required due to change in land use.



Cultural Sites	Site and Area Significant to Māori
Heritage	None Registered
Community Facilities/Services	2.5km by road to conveniences.
Recreation/Open Space	3.5km to Sir Basil Arthur Park and 1.3km to the coast
Size of Area	40ha
Consolidation	Adjoining industrial boundary and wastewater treatment ponds
Adjacent Land Uses	Rural zones to the north and west, industrial to the south and east.
Land Ownership	Four landowners



Seadown Road



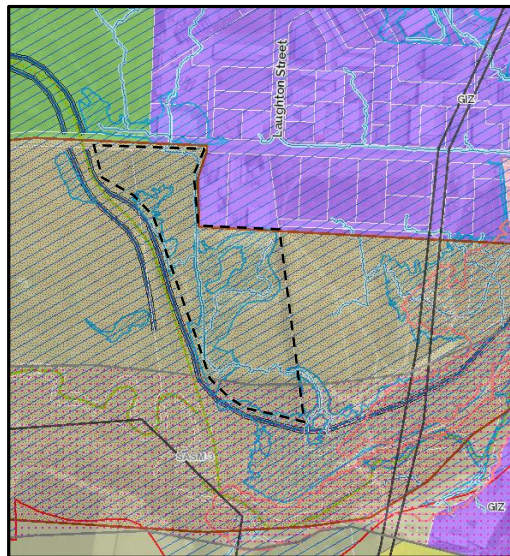
Roading	Adjoins SH1 and Seadown Road.
Rail	Direct access to rail.
Accessibility	Limited connection to Timaru urban environment.
Sewer	Reticulated sewer network is located within close proximity to the northeast of the site.
Water	No reticulated water supply network is located within close proximity of the site.
Stormwater	No reticulated stormwater network is located within close proximity of the site.
Topographical Limitations	Predominantly flat topography with limited features. Aerodrome Flight Path Protection Area dissects the north of the site.
Biodiversity Values	None Registered
Landscape Values	None Registered
Productive Soils	None Registered
Coastal Erosion	None Registered
Coastal Inundation	None Registered
Flooding	Flood Assessment Area and Flood Depression Area



Liquefaction	None Registered
Contaminated Land	Sheep Dip registered as HAIL on the site. Investigation required due to change in land use.
Cultural Sites	None Registered
Heritage	None Registered
Community Facilities/Services	1.5km by road to conveniences
Recreation/Open Space	2.2km from Sir Basil Arthur Park.
Size of Area	60ha
Consolidation	Adjoining industrial boundary to the south.
Adjacent Land Uses	Rural zone to the north. Phar-lap Raceway to the west across SH1. Industrial land to the south and east (across Seadown Road). Adjoining a number of lifestyle blocks.
Land Ownership	Eight landowners



Washdyke Flat Road (South)



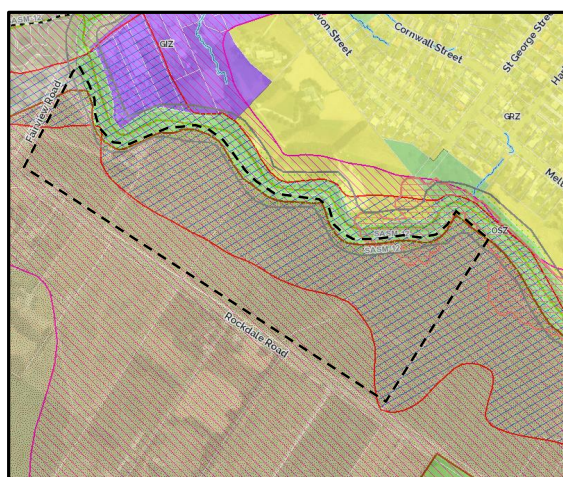
Roading	Adjoins Washdyke Flat Road
Accessibility	Future cycle network planned for Washdyke Flat Road.
Sewer	Reticulated sewer network is located within close proximity of the site.
Water	Reticulated water supply network is located within close proximity of the site.
Stormwater	Reticulated stormwater network is located within close proximity of the site.
Topographical Limitations	Predominantly flat topography with a change topography where the stop-banks are located along the edge of Papaka Stream.
Biodiversity Values	None Registered
Landscape Values	None Registered
Productive Soils	The whole site is identified as having productive soils.
Coastal Erosion	None Registered



Coastal Inundation	The coastal inundation zone abuts the southern portion of the site to the south (south of the stop bank).
Flooding	Flood Assessment Area, Flood Depression Area and Overland Flow Path
Liquefaction	None Registered
Contaminated Land	Investigation required due to change in land use.
Cultural Sites	The small part of the southern portion of the site is recognised as being an area Significant to Maori Wahi Taoka
Heritage	None Registered
Community Facilities/Services	600m by foot or road to conveniences
Recreation/Open Space	In close proximity to Sir Basil Arthur Park
Size of Area	4.5ha developable
Consolidation	Adjoining existing industrial zone along the north and east boundaries.
Adjacent Land Uses	Rural zone to the west and industrial zone to the north and east.
Land Ownership	Two landowners (one a very small area on the north-west of the site)



Saltwater Creek



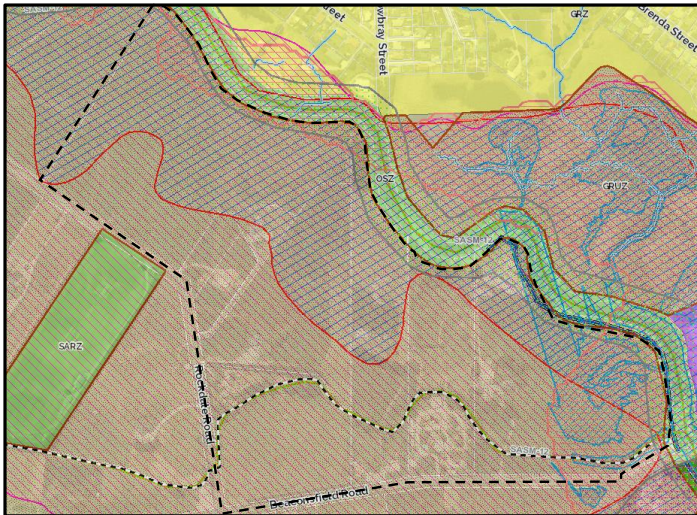
Roading	Adjoins Fairview Road and Rockdale Road
Accessibility	Cycle network located in close proximity along Fairview Road
Sewer	No reticulated sewer network is located within close proximity of the site.
Water	Reticulated water supply network is located within close proximity of the site.
Stormwater	No reticulated stormwater network is located within close proximity of the site.
Topographical Limitations	Predominantly flat topography with drainage depressions in the eastern portion.
Biodiversity Values	None Registered
Landscape Values	None Registered
Productive Soils	The whole site is registered as having productive soils.
Coastal Erosion	None Registered
Coastal Inundation	A small portion of the site abutting the creek is located within the Coastal High Hazard (Inundation Area)
Flooding	Flood Assessment Area
Liquefaction	Liquefaction area



Contaminated Land	Investigation required due to change in land use.
Cultural Sites	Sites and Areas Significant to Māori and Wai Taoka Line
Heritage	None Registered
Community Facilities/Services	1.8km by road to conveniences
Recreation/Open Space	Adjoining the Saltwater Creek Walkway and close to Celtic Sports ground.
Size of Area	17.3ha
Consolidation	Fragmentation of urban boundary
Adjacent Land Uses	Rural zones to the south, west and east. Saltwater Creek adjoins the northern boundary along with a mixture of industrial and residential zoning.
Land Ownership	One landowner



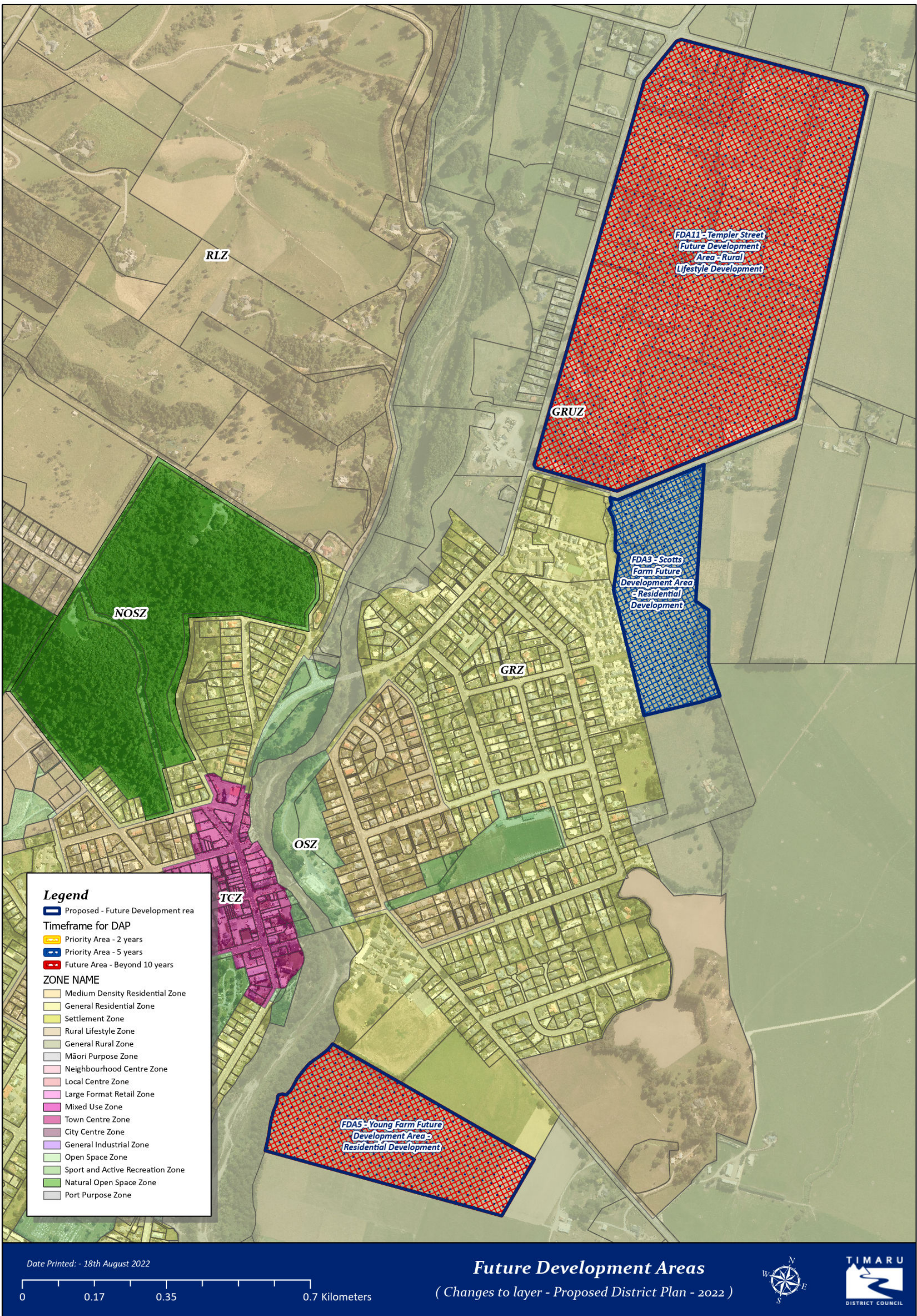
Rockdale Road

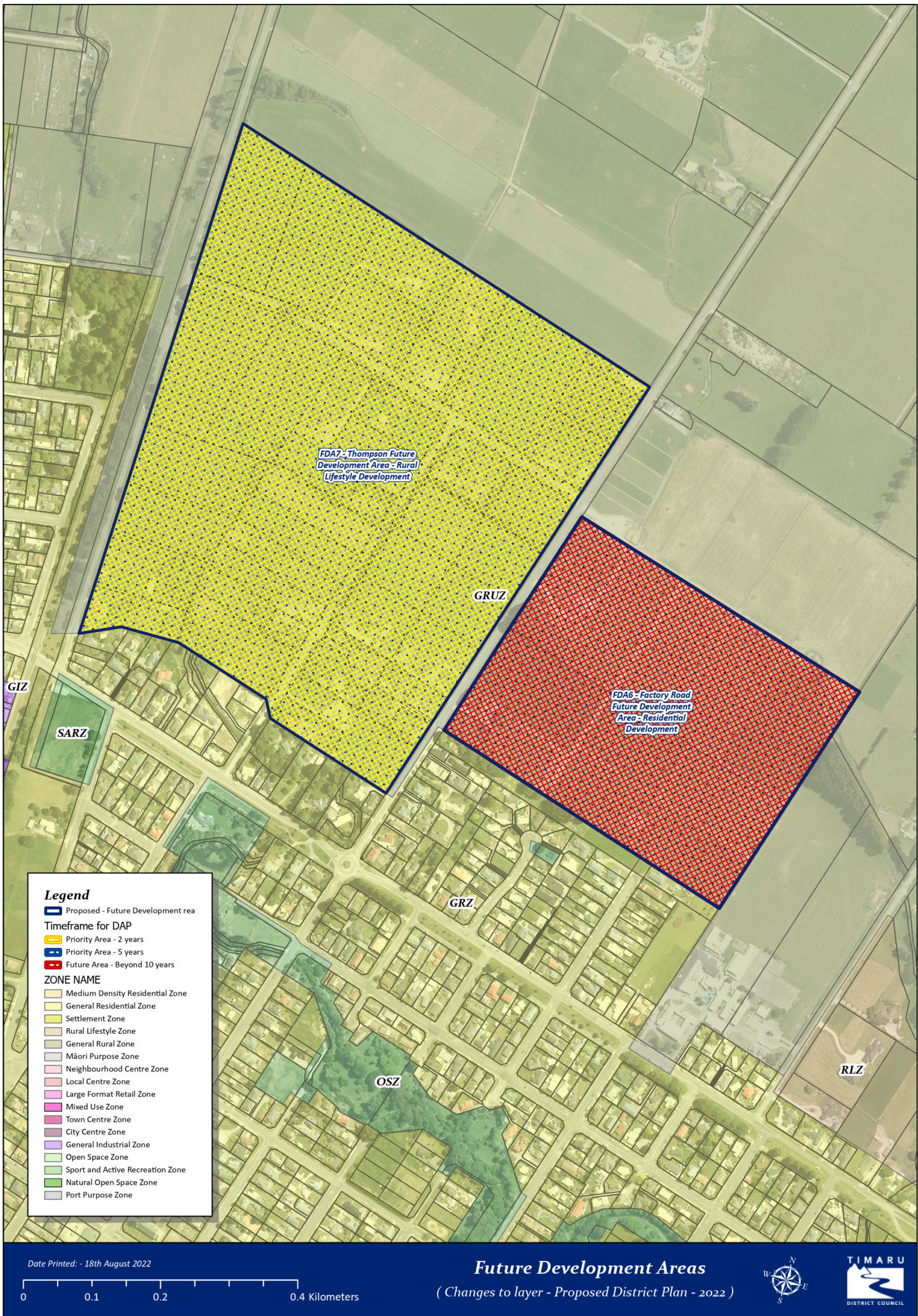


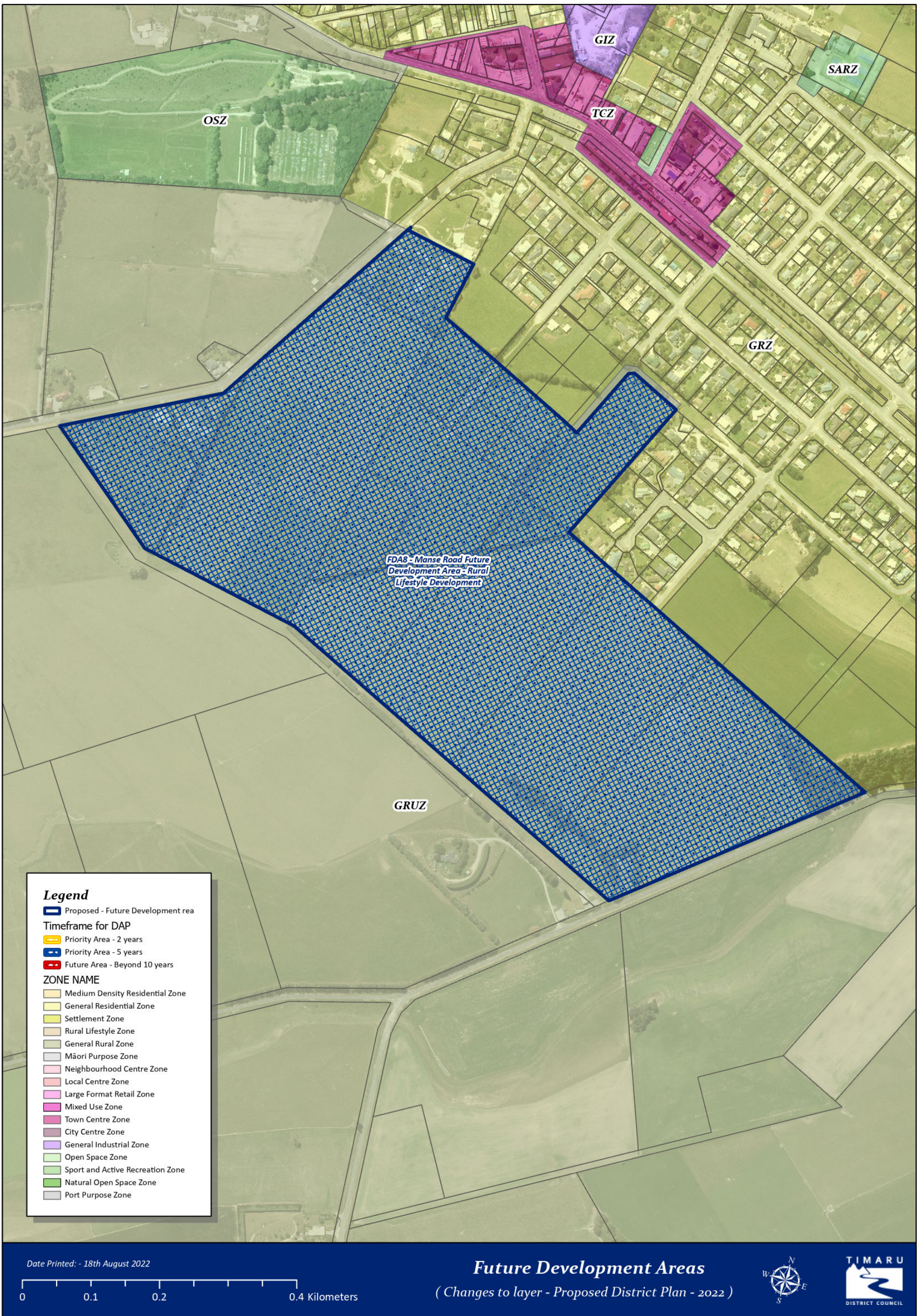
Roading	Adjoins Beaconsfield Road and Rockdale Road.
Accessibility	Cycle network located in Saltwater Creek and via State Highway One.
Sewer	No reticulated sewer network is located within close proximity of the site.
Water	No reticulated water supply network is located within close proximity of the site.
Stormwater	No reticulated stormwater network is located within close proximity of the site.
Topographical Limitations	Predominantly flat topography with low lying areas that form natural drainage depressions.
Biodiversity Values	A creek is located within the site.
Landscape Values	None Registered
Productive Soils	The whole site is productive soils.
Coastal Erosion	None Registered
Coastal Inundation	The eastern portion of the site is recognised as being Coastal High Hazard Inundation Area.
Flooding	Flood Assessment Area and Flood Depression Area
Liquefaction	Liquefaction area

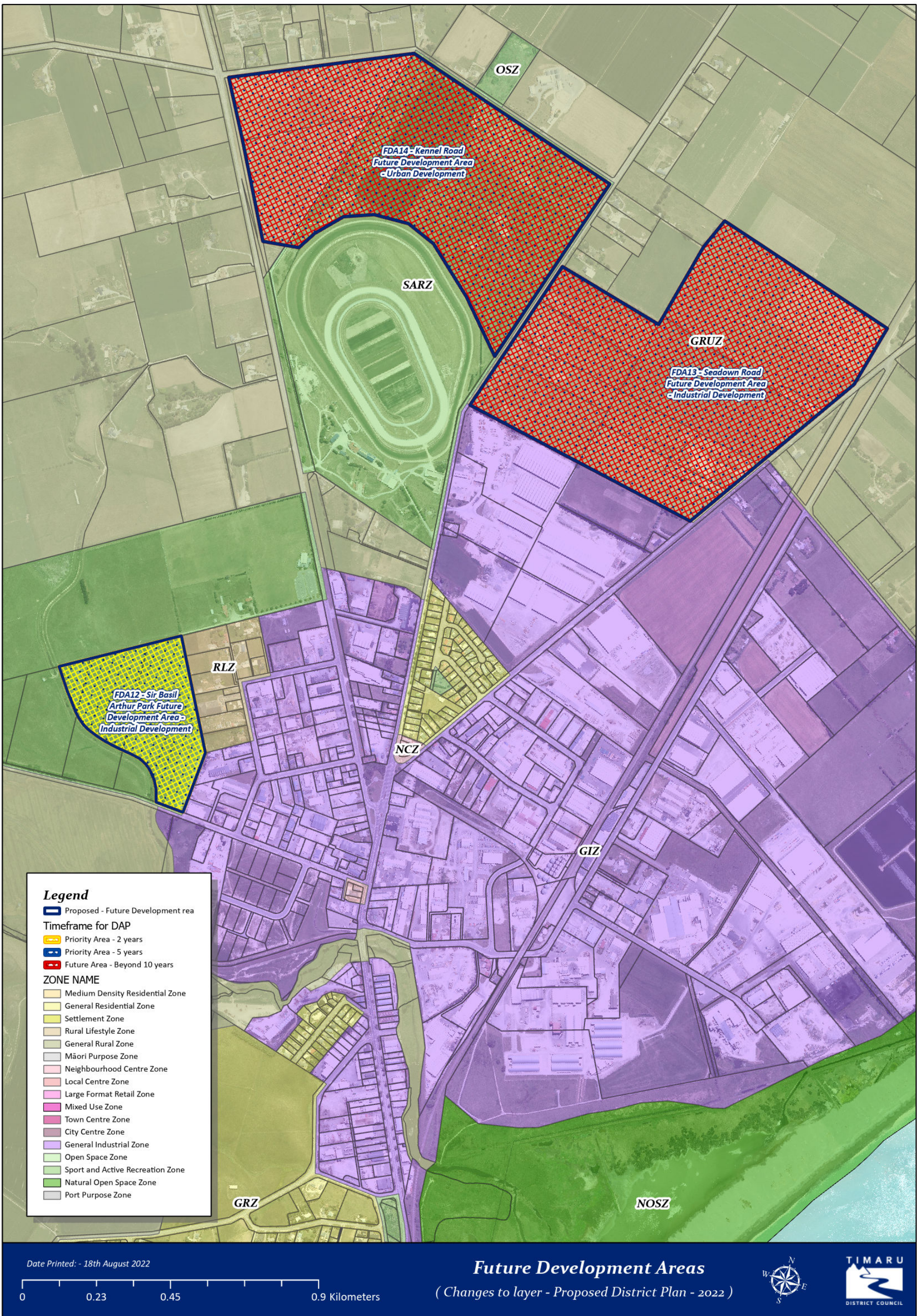


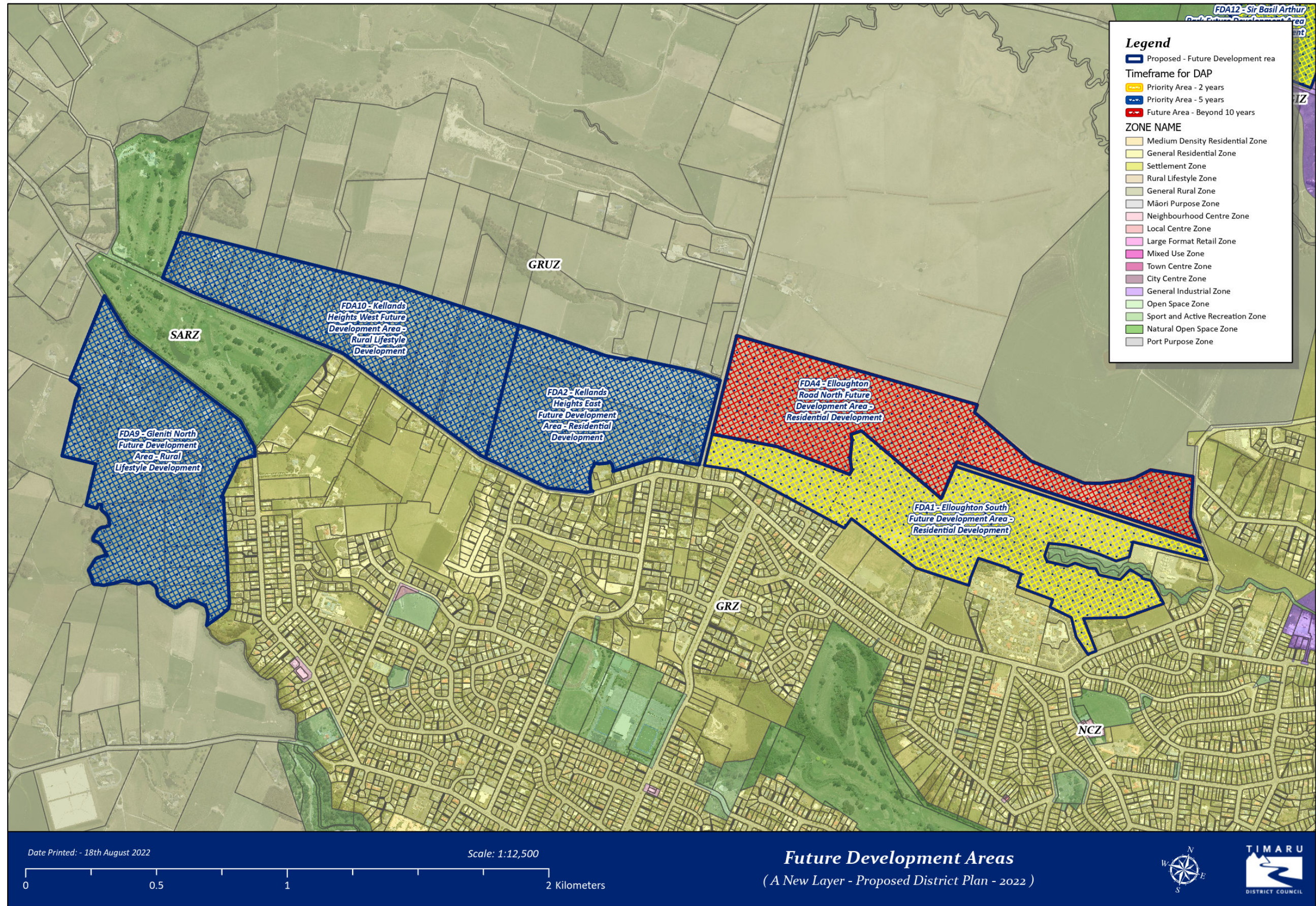
Contaminated Land	Investigation required due to change in land use.
Cultural Sites	Tributary of Saltwater Creek is identified as Site and Areas Significant to Māori and a Wai Taoka Line
Heritage	None Registered
Community Facilities/Services	650m by foot or road to conveniences
Recreation/Open Space	Adjoining Saltwater Creek Walkway and close to Celtic Sports ground.
Size of Area	36.7ha
Consolidation	Fragmentation of urban boundary
Adjacent Land Uses	Rural zones to the south and west. Saltwater Creek adjoins the northern boundary along with a mixture of rural and industrial zone is located in the area.
Land Ownership	Seven landowners

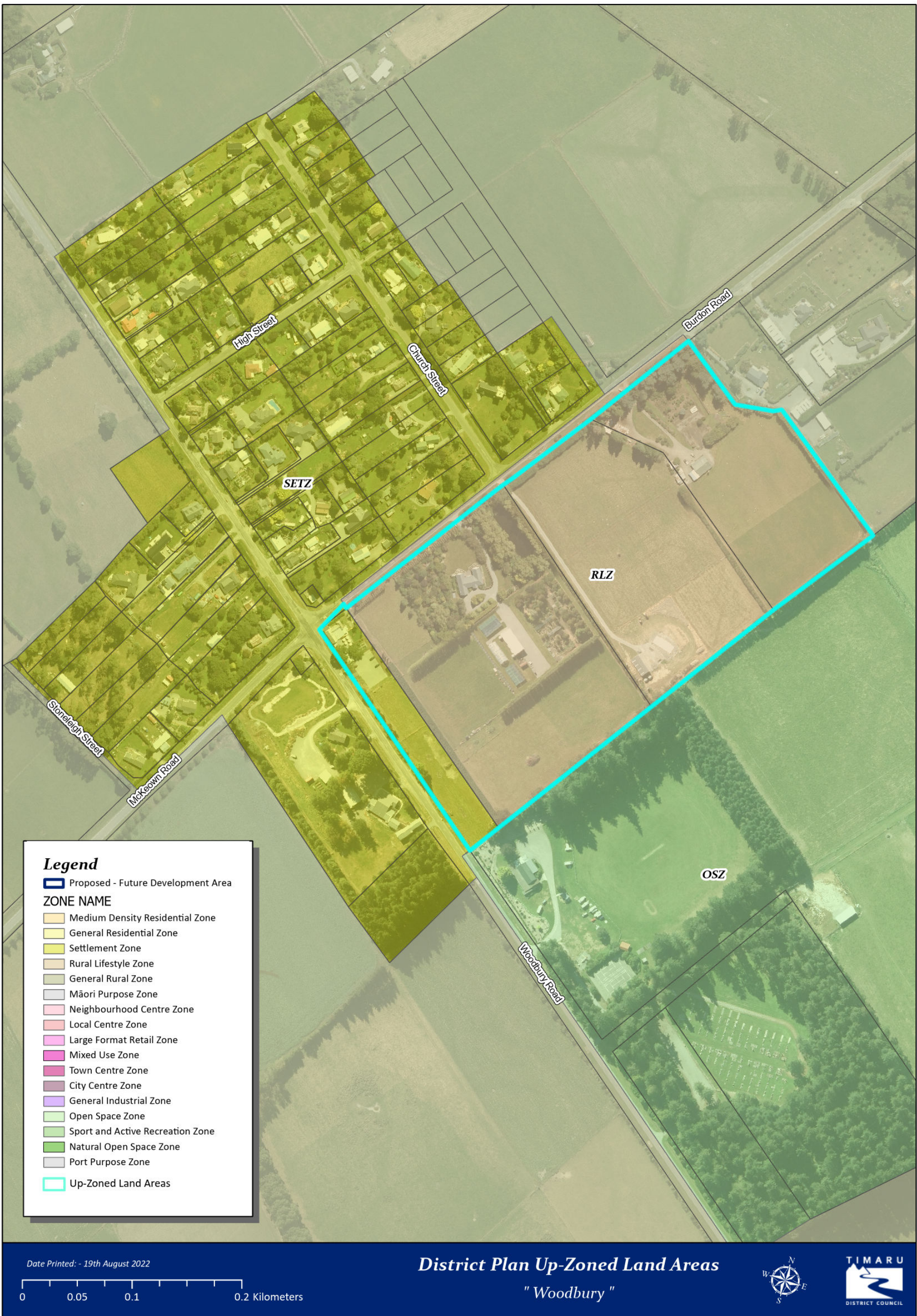


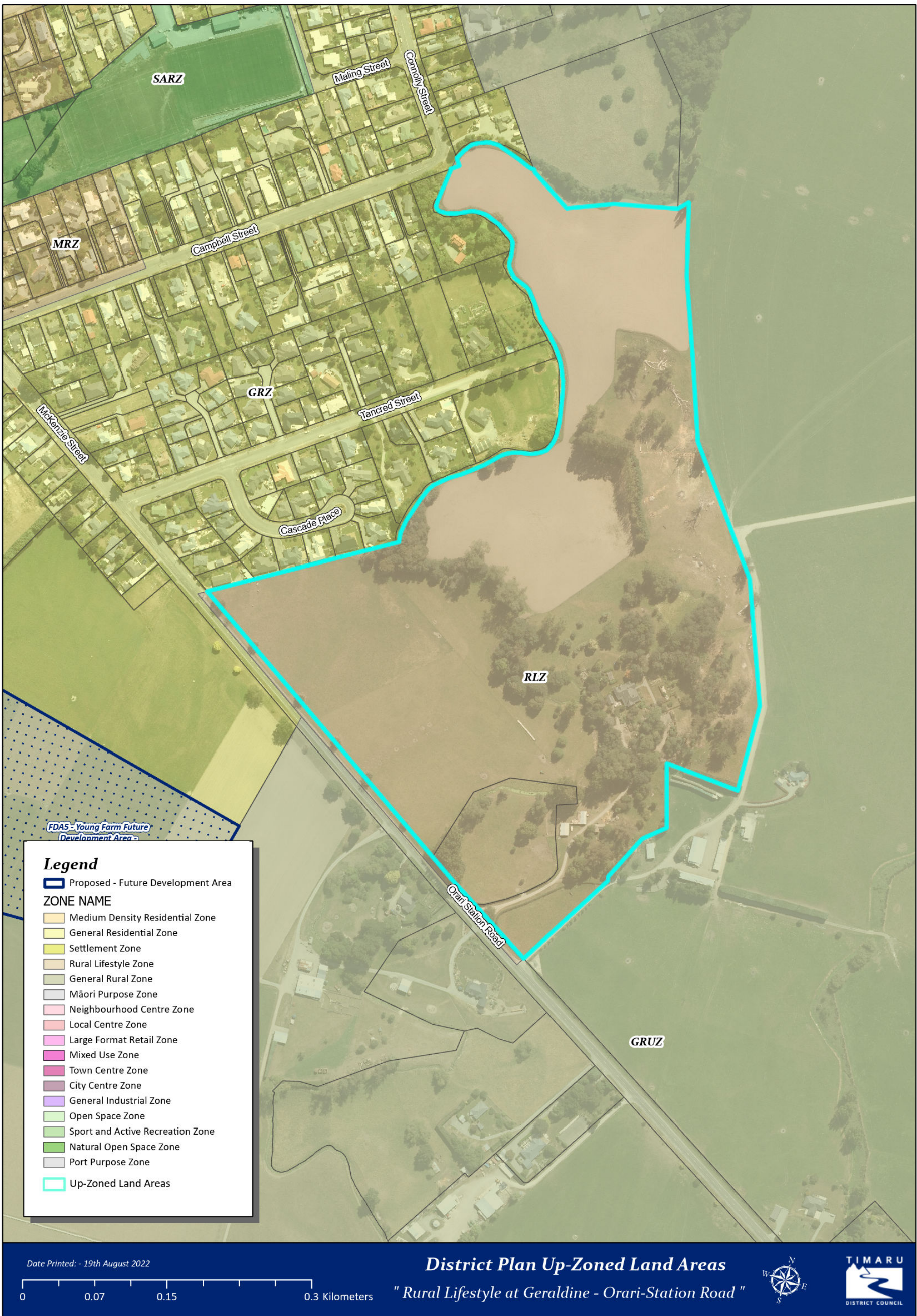


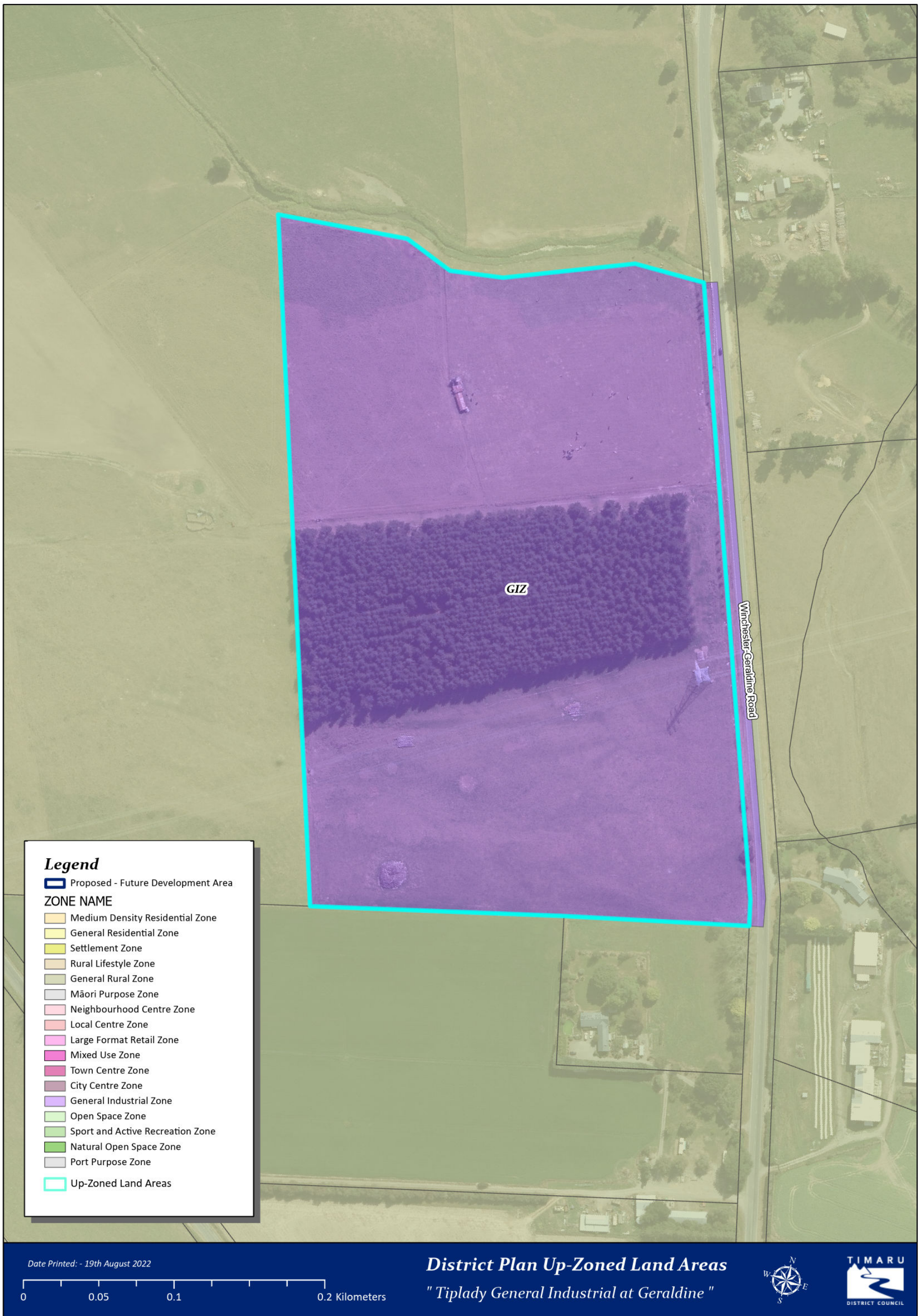


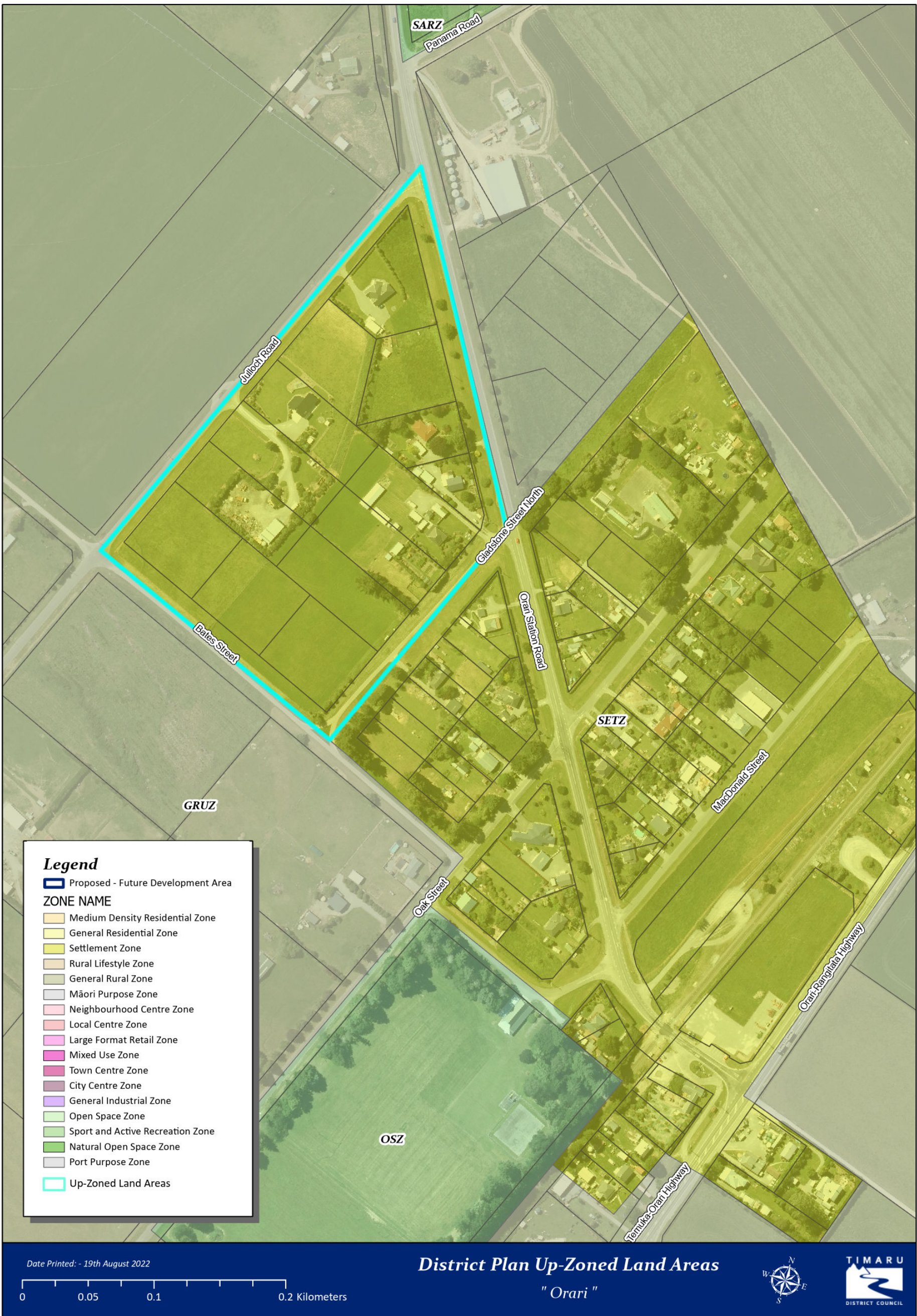


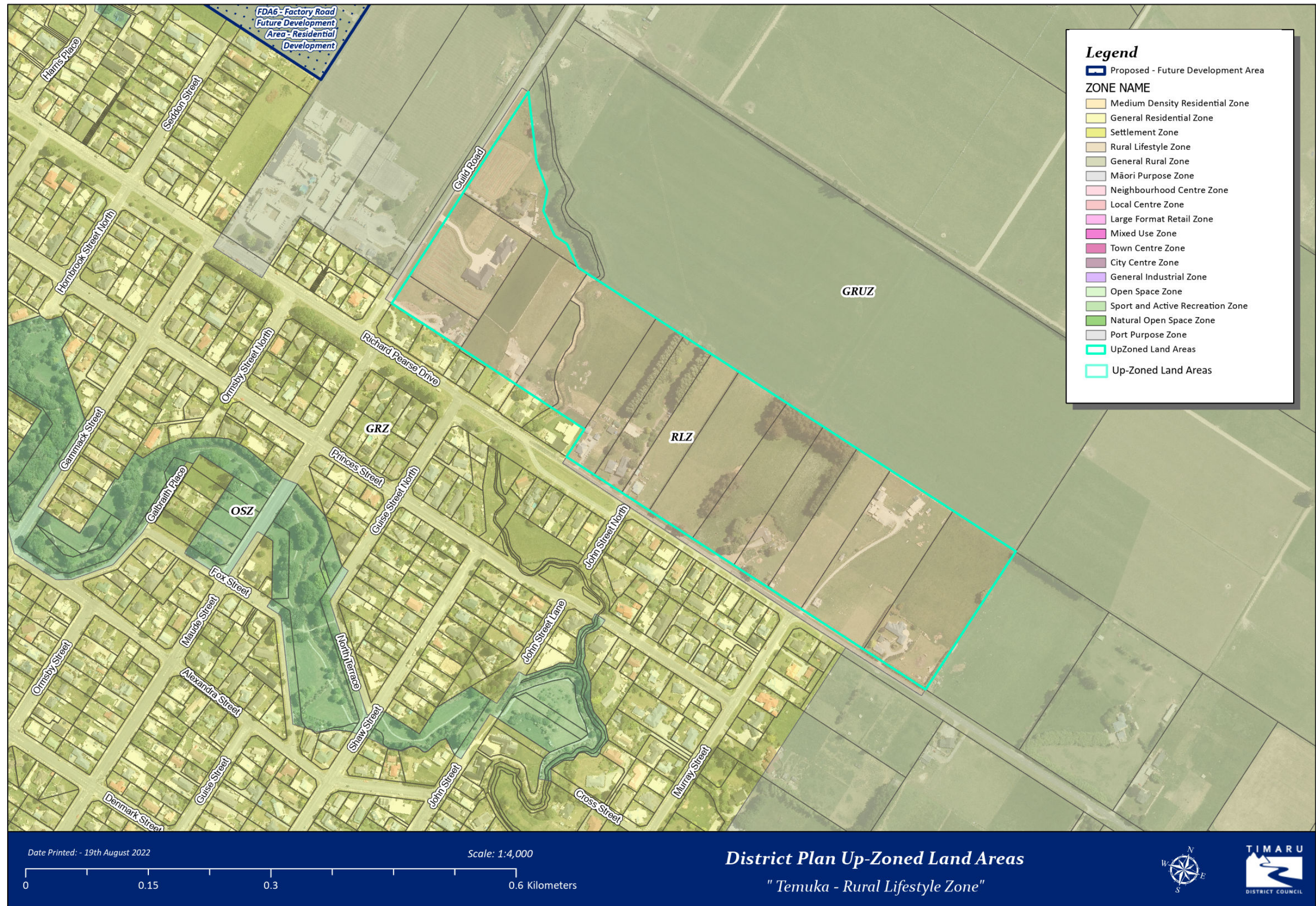


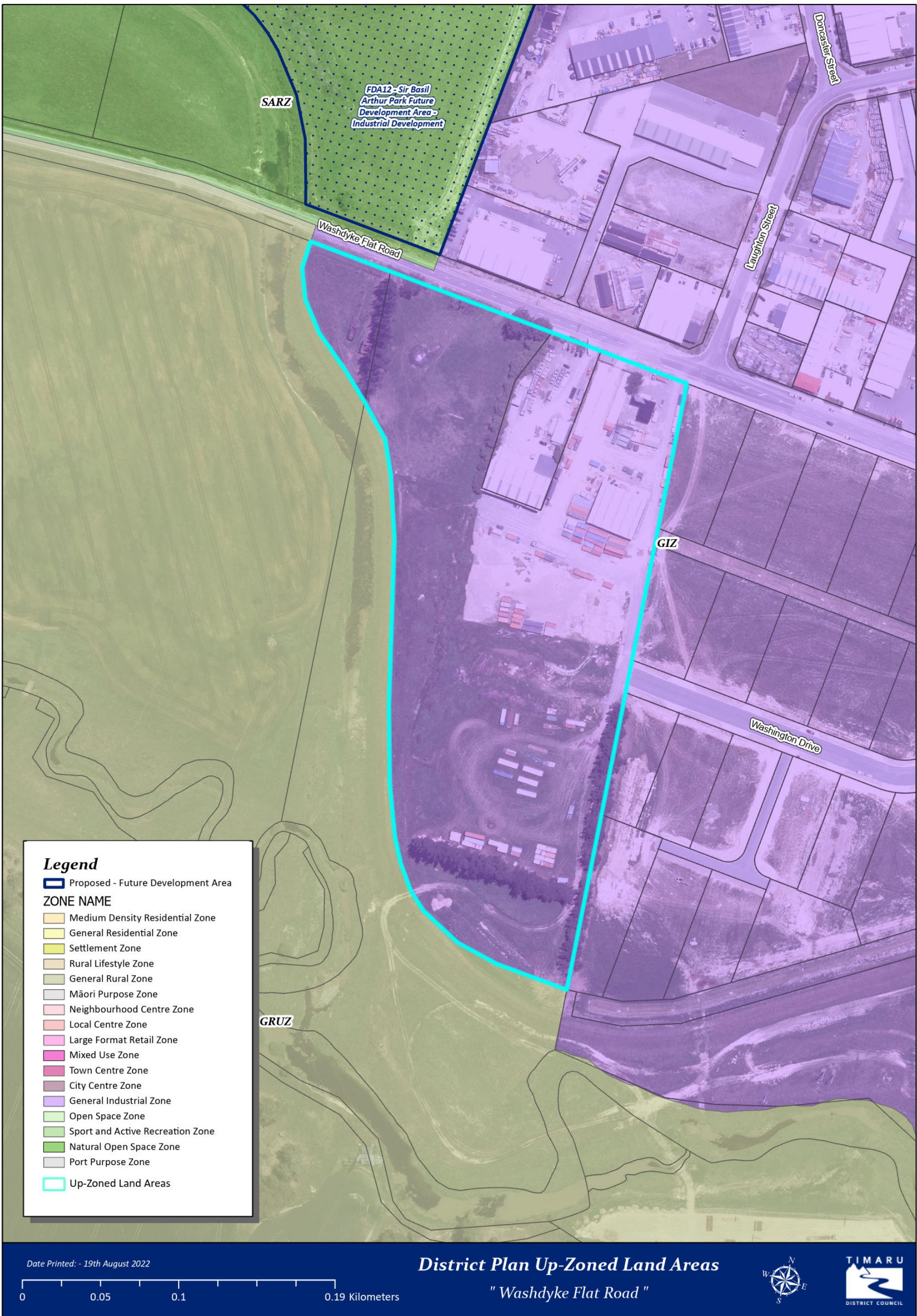


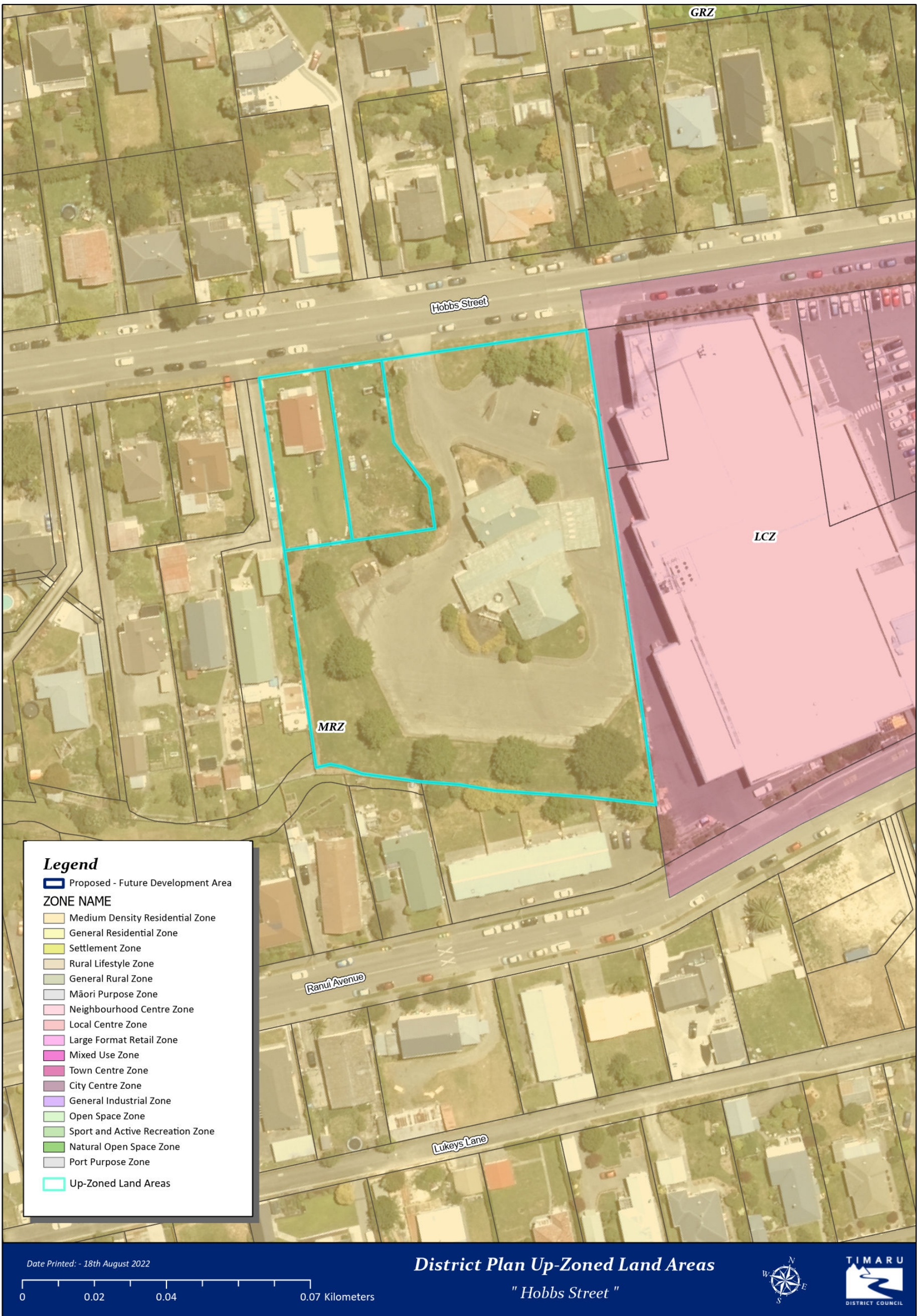


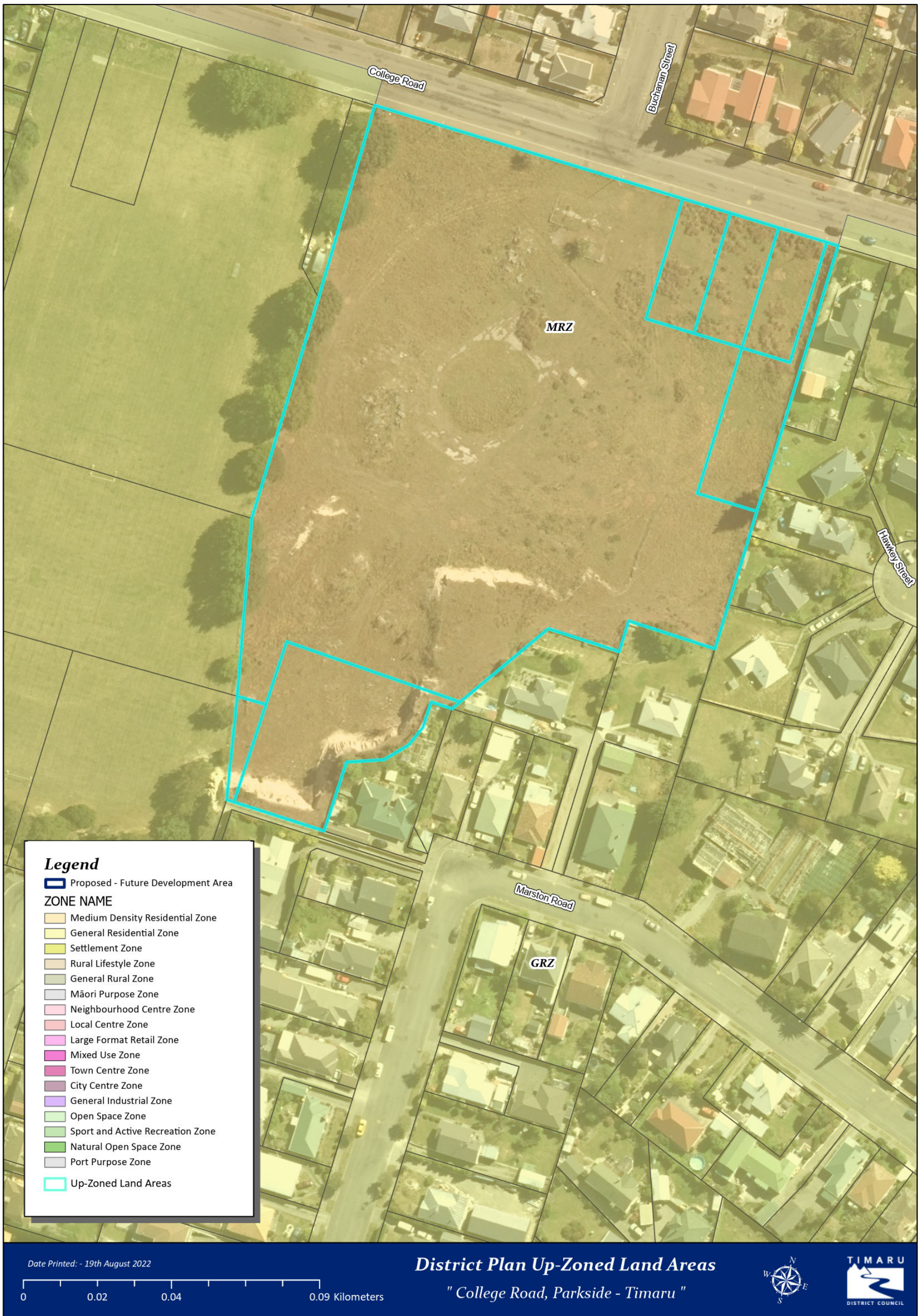


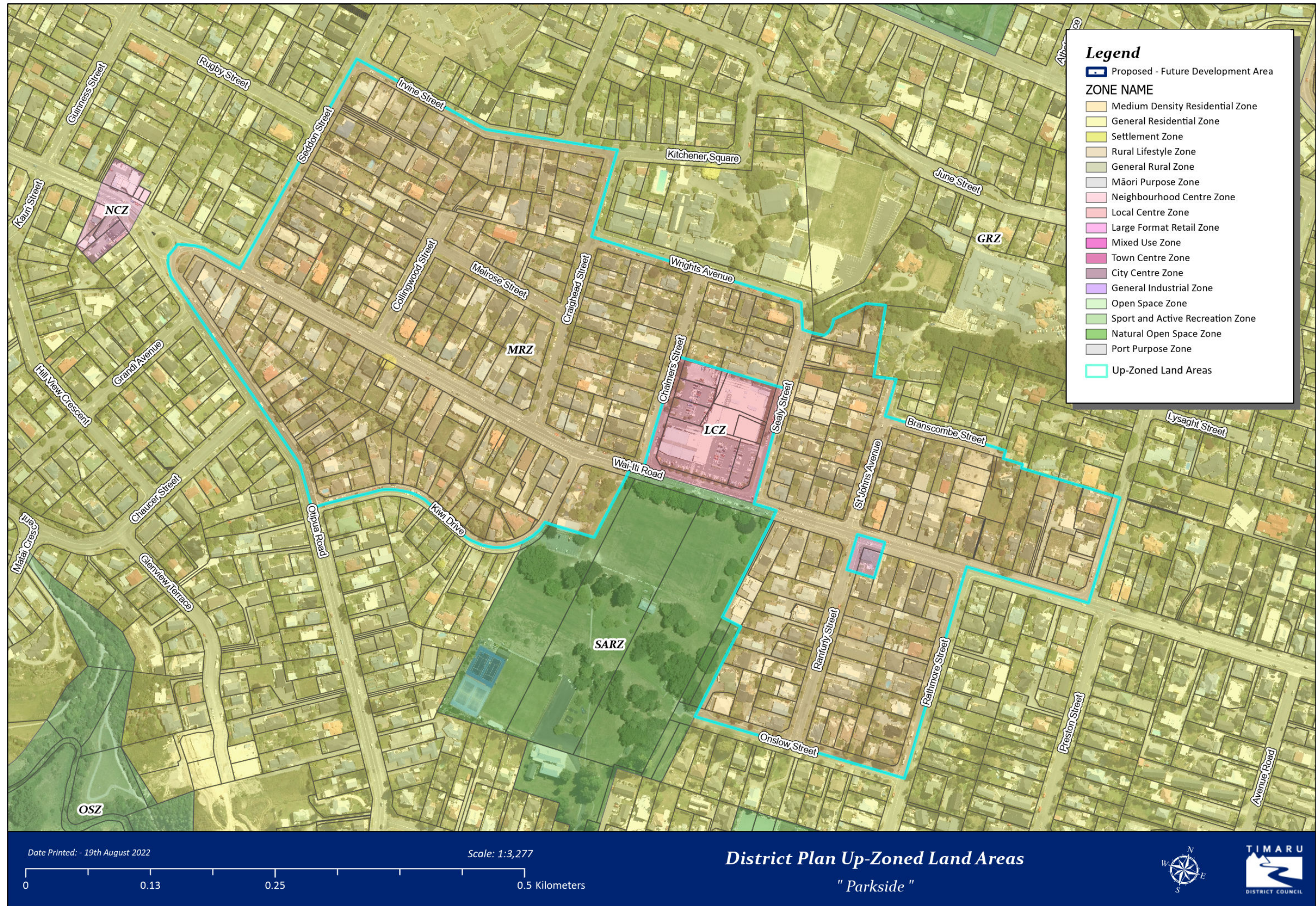












8 Consideration of Urgent Business Items

9 Consideration of Minor Nature Matters