

Submission on Timaru District Plan

Port Bryson Property Ltd

22nd July 2024

Submitter

Port Bryson Property Ltd

My name is Bruce Pipe and I am here representing the company as a shareholder and director.

I have a Masters Degree in Resource Economics. I am familiar with the Timaru District Plan as it applies to this property.

Part A

Proposed GIZ and MUZ

This submission seeks to have the company's properties at 16 and 18 Hilton Highway correctly zoned to reflect their current consented activities.

The company initially submitted on the basis that GIZ was likely to be the most appropriate zoning. However in discussing this with Alanna Hollier author of the Section 42A report and in reading the report I believe the subject property should be zoned MUZ. This being the zone that most closely reflects the current activities consented for the site. Further more it will allow our aim of developing a business park for based around office, service and showroom facilities supported by self storage to be achieved.

Property owned by Port Bryson Property Ltd

The company owns the property at 16 Hilton Highway. The property comprises :

Lot 1 1,079 sq m

NZ Safety Backwoods

Showroom, retail and warehouse

Lot 2 4,757 sq m

Irricon Consulting

Offices and meeting room.

Bicycle Concepts

Showroom, service centre & warehouse

Balance of this lot is undeveloped pending the District Plan review

Lot 3 4,301 sq m

Timaru Storage Co.

Self storage for both commercial and domestic clients.

The company has now acquire the adjoining Lot 9 (3,155 sq m)of the consented subdivision at 18 Hilton Highway owned by Hilton Development Trust. This is a related entity of which I am a trustee.

For the subdivision plan showing Lot 9 refer to the Section 42A report reference 7.2 9. For the total combined area of Lot 9 plus 16A , D & E refer to the Section 42A report 7.2.24.

It is intended to amalgamate Lot 9 with 16D by way of a boundary adjustment. The resulting area will total 13,329 sq m (1.33ha)

Background

As noted in the Section 42A report 16 Hilton Highway has a long history of industrial activity. 18 Hilton Highway also has had prior industrial activity with the previous owner operating his trucking business from this property with truck parking and storage shed plus a home office on site.

At the time of purchasing 16 Hilton Highway it was intended to develop a business park style of development centred around the self storage facilities. For reason unknown to ourselves and TDC the site has always been zoned residential despite the industrial use dating back to the 1950's.

The residential zoning therefore has required resource consents for each and every step of the development. Initially for self storage in 2007 and then for each subsequent building including signage.

In our experience the consenting process has not only involved planning consultants and resource consent lawyers but also the uncertainty. The process is expensive in dollar terms and has in some occasions involved significant time delays. The uncertainty and time delays has made it difficult to plan each stage.

To address these issues we believe it is important that the opportunity is now taken as part of the District Plan review to identify the most appropriate zoning for the property.

The Property

The key features include:

- The property is the only site fronting SH1 in Timaru with a slip lane for north bound traffic. While for south bound traffic it has a wide centre medium strip for traffic use when turning into the site.
- The vehicle entrance is 11m wide and sealed .
- Site layout provides good parking and vehicle manoeuvring areas for delivery trucks.
- All infrastructure is in place to support the activities on the site.
- The buildings are clad in long run colour steel or painted grey where they face adjoining residential properties.
- The buildings meet all set back requirements
- The buildings are of varying height and style to reflect the residential character of the surrounding area.
- Good walking and cycling connections along SH1 from Washdyke to Timaru's CBD pass the property.
- The landscaping reflects the open green business park style which contrast to the typical industrial zone.
- The surround properties are residential which have either previously consented to the current activities or to the north have been built since the buildings / activities have been in place.
- The property is within 500m north of the Showground retail site which has consent for 25 retail and hospitality business.
- The location and topography of the area clearly separates the property from the Washdyke industrial area.

In summary the property with it's well designed and modern buildings, passive business activities, good open site layout plus green areas blends readily into the surrounding residential area.

Mixed use zone

The Section 42A report agrees that the current zoning is inappropriate and should be replaced by GIZ. This being industrial zone proposed for the Washdyke industrial area. The two key issues that are of concern with this recommendation are:

1. The GIZ will make it difficult to achieve a business park style of development as the GIZ prevents office accommodation and small non trade retail businesses to be established.
2. To continue to develop the site as a business park will therefore necessitate a continuing process of resource consents applications.

In summary the mix use zone will provide a centre for small office and business activities to be accommodated in a well layout green space the blends into the surrounding residential area. We suggest that this is exactly what is intended for MUZ areas.

The businesses that will be attracted to this style of development are not likely to consider the CBD as an option. Hence we believe the fear that has been expressed in the Section42A report that there is potential for conflict with the CBD is unfounded.

Part B

Background

While researching the impact of the proposed district plan on both 16 & 18 Hilton Highway it was noted that both properties have been identified as being at risk from both flooding and coastal hazards.

It is unclear what the baseline is to determine at risk properties. However I wish to stress that there is absolutely no evidence to support either property being at risk from flood or coastal hazards. The following is offered for consideration.

Flooding Risk

The topography of both properties is such that flood waters would need to be metres deep in Washdyke before either site would be affected.

In an event of this magnitude the flood waters would overflow the Washdyke shingle beach before reaching a level that would threaten either site.

The only significant flood recorded in the Washdyke area was in the mid 1980's and for the reasons noted did not pose a danger to either property.

Coastal Hazards

I note the chapter on coastal hazards states *"for the management of risks arising from coastal hazards as prescribed by the National Planning Standards."*

Using google to search for the National Planning Standards was unsuccessful. I therefore offer the following general comments made without the benefit of knowing what may comprise the planning standards.

The properties are 1km or more west from the Washdyke beach. Between the beach and the properties are SH1, the mainline railway and the sewer main between Timaru and the council's Washdyke treatment.

If there is considered to be a significant coastal hazard in this immediate area why have NZTA, Kiwirail and the Council not made moves to protect their assets or relocate to mitigate the perceived risk. The sewer main was constructed within the last 10 years so presumably the council carried out a risk assessment before undertaking such an investment.

The only other option to consider would be the risk from a rise in sea levels. However the actual increase in NZ sea levels averages in the order of 1.6mm per year. This suggests a combined 100 year increase of only 16cm. An increase unlikely to threaten either property nor the assets of NZTA, Kiwirail or the Council.

On this basis we submit that there is no evidence to support either property being at risk from flooding or coastal hazards.