



Timaru District Council  
2 King George Place  
Timaru 7910  
Phone: 03 687 7200

## Further Submission in Support of, or in Opposition to the Proposed Timaru District Plan

Clause 8 of Schedule 1, Resource Management Act 1991

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**Further submissions close on Friday 4 August 2023 at 5pm**

**To: Timaru District Council**

This is a further submission in support of, or in opposition to, a submission on the **Proposed Timaru District Plan**.

**Full name of person making further submission:**

Nigel Davenport

**Organisation name and contact** (if representing a group or organisation):

Venture Timaru

**Only certain persons can make a further submission. Please select the option that applies.**

**I am:**

- a person representing a relevant aspect of the public interest;
- a person who has an interest in the proposal that is greater than the interest the general public has;
- the local authority for the relevant area.

Please explain why you come within the category selected above:

Venture Timaru is the Economic Development and Tourism Agency for the District

### Hearing options

I wish to be heard in support of my further submission?  Yes  No

If others make a similar further submission, I will consider presenting a joint case with them at a hearing.

Yes  No

Signature: Nigel Davenport

Date: 10/8/23

*(of person making submission or person authorised to make decision on behalf)*

**PLEASE NOTE** - A signature is not required if you submit this form electronically. By entering your name in the box above you are giving your authority for this application to proceed.

**Electronic address for service of person making further submission:** nigel@venturetimaru.nz

Telephone: 021 792770

Postal address (or alternative method of service under section 352 of the Act): P O Box 560 Timaru 7940

Contact person: *[name and designation, if applicable]*: [Click to enter text.](#)

**You have served a copy of the further submission on the original submitter (this is required under the Resource Management Act 1991 Schedule 1, s8A(2) to be completed within 5 working days after it is served on the Timaru District Council)**

Yes  No

**Further submissions close on Friday 4 August 2023 at 5pm.**

10<sup>th</sup> August 2023

Timaru District Council

**Further submission to Proposed District Plan Review**

We further submit in **SUPPORT** of the following two separate submissions being

**- ALPINE ENERGY - FUTURE DEVELOPMENT AREAS and FEDERATED FARMERS – SUBDIVISIONS**

SUBMITTER	Sub No.	Section	Sub-section	Provision	Submission Point Summary
Alpine Energy Ltd	55.11	FDA–Future Development Area	Objectives	FDA-O1 Availability of land for future development	<b>Supports</b> the District Plan providing clear direction for future urban and rural lifestyle development across the Timaru District.
Alpine Energy Ltd	55.12	FDA–Future Development Area	Objectives	FDA-O2 Development within the Future Development Area	<b>Supports</b> the District Plan providing clear direction for future urban and rural lifestyle development across the Timaru District.
Alpine Energy Ltd	55.13	FDA–Future Development Area	Objectives	FDA-O3 Unanticipated and out of sequence development	<b>Supports</b> the District Plan providing clear direction for future urban and rural lifestyle development across the Timaru District.

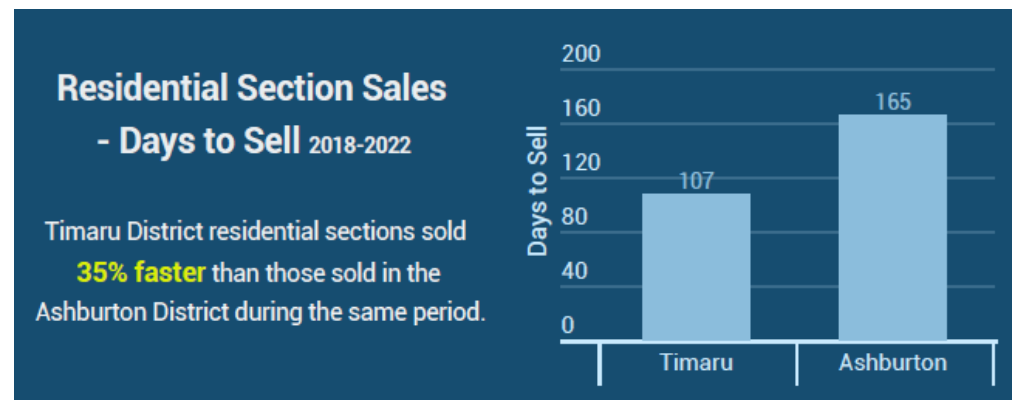
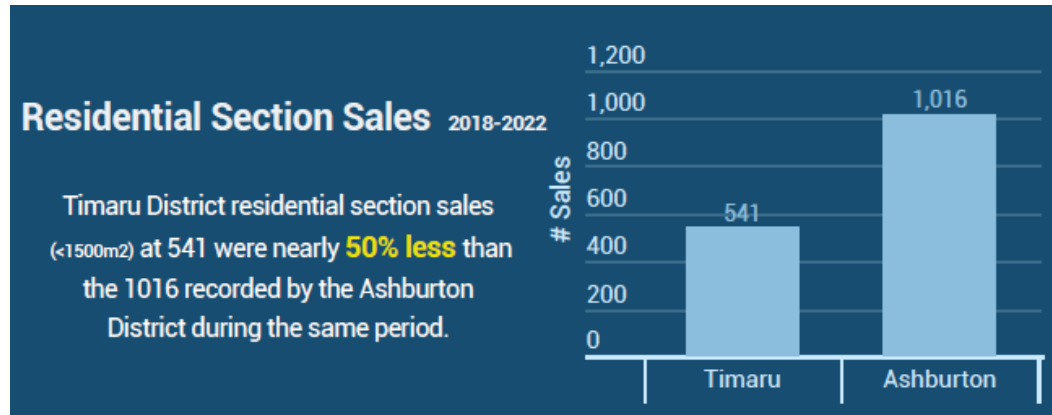
In further submitting **IN SUPPORT** of the Alpine Energy’s submissions on FDA’s, we wish to provide specific comment on the FDA’s within Schedule 15 (see below table) being those identified as **“anticipated” General Residential and Urban Development Zones**. We urge the council to proactively accelerate enablement of the development of these identified FDA’s as promptly as possible alongside land owners, investors, and developers.

Unique identifier	Name	Anticipated Zone	Timeframe for <a href="#">DAP</a>	Additional Requirement
FDA 1	FDA1 - Elloughton South Future Development Area - Residential Development		General Residential Zone	Priority area - 2 years
FDA 2	FDA2 - Kellands Heights East Future Development Area - Residential Development		General Residential Zone	Priority area - 5 years
FDA 3	FDA3 -Scotts Farm Future Development Area - Residential		General Residential Zone	Priority area - 5 years
FDA 4	FDA4 - Elloughton North Future Development Area - Residential Development		General Residential Zone	Future area - > 10 years
FDA 5	FDA5 - Young Farm Future Development Area - Residential		General Residential Zone	Future area - > 10 years
FDA 14	FDA14 - Kennels Road Future Development Area - Urban Development		Urban Development	Future area - > 10 years

The statistics sourced from REINZ detailed on following pages, clearly evidence the real need for new residential and urban living developments which, along with inner/near city and town living and infill, includes development of medium to large scale residential subdivisions in the FDA's identified.

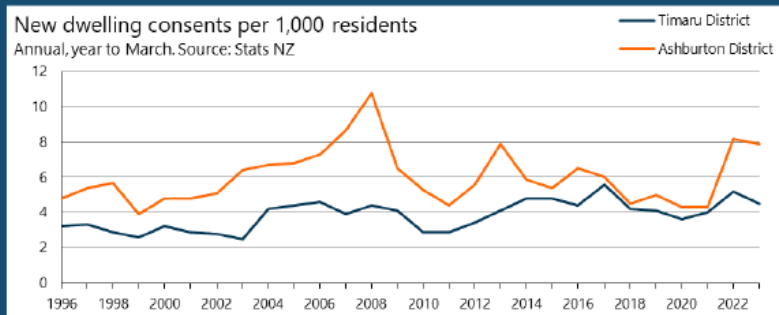
The statistics show we have fallen, and continue to fall, well behind our near neighbour Ashburton District when it comes to **# of residential sections sold**, **population growth** and **# of new dwelling consents per 1,000 residents**. Our population growth (or lack thereof) at 11.2% is a particularly telling statistic when compared to Ashburton District's 41.2% over the past 26 yrs. We have to, and must, do better in providing a variety of housing options for existing and new residents.

Notably the residential sections sold in recent times in the Timaru District have sold **35% faster** than those in the Ashburton District which whilst pleasing to see is most importantly a clear indication of demand for residential sections.





## New Residential Dwelling Consents per 1,000 residents



	Timaru District	Ashburton District
2022	5.20	8.20
6 year average 2018-2023 ytd	4.27	5.70
27 year average 1996 -2023 ytd	3.98	6.26

In 2022, Timaru District recorded 5.20 - **36% less** than 8.20 in Ashburton District

In the past 6 years Timaru District averaged 4.27 - **25% less** than the 5.70 recorded in the Ashburton District.

In the past 27 years Timaru District averaged 3.98 - **36% less** than the 6.26 recorded in the Ashburton District.

## Population Growth 1996-2022

Timaru District



5,000  
11.2% growth

43,500 to 48,500

Ashburton District



10,600  
41.2% growth

25,700 to 36,300

## Housing Affordability

multiplier of median household incomes needed to purchase the median house - as at Mar 2023

	Timaru District	Ashburton District	NZ
	<b>4.8x</b>	<b>5.7x</b>	<b>7.4x</b>
Median HH Income	\$107,549	\$93,464	\$125,494
Median House Price	\$516,235	\$532,747	\$928,656

We are in an enviable position of being a district with one of the best Housing Affordability metrics - a result of our higher than average median household income via the inherent strength of our substantially diverse industry sector base. Now more than ever is the time to maximise the potential of this foundation by accelerating the availability of a variety of housing options.

SUBMITTER	Sub No.	Section	Sub-section	Provision	Submission Point Summary
Federated Farmers	182.161	SUB- Subdivision	Standards	SUB-S1 Allotment sizes and dimensions	<p><b>Considers the 40ha requirement is overtly limiting</b> and would require farmers to sacrifice more productive land for subdivision. This will leave less productive farmland on the working farm and more productive land on a smaller lifestyle property.</p> <p><b>Relief/Decision Sought Summary:</b>  <i>Amend SUB-S1 Allotment sizes and dimensions from a minimum allotment size for rural production land from 40ha to 20ha.</i></p>

**Venture Timaru fully supports the Federated Farmer submission seeking the SUB-S1 allotment size and dimensions for rural production land (or more correctly General Rural Zone GRZ) land) be amended from 40ha to 20ha.**

Expanding on, and in support of, Federated farmers “overtly limiting” comment, we would say the current 40ha allotment size for GRZ is also hindering genuine interest from the horticulture sector in our District, as many horticulture developments have phased growth over a development and investment period - point in case apple orchards. We understand the adherence to the current 40ha is primarily based on Council being concerned of the loss of productive land to lifestyle development.

We submit as a possible solution and path forward that that Council consider more flexibility in their approach to genuine and identified horticultural developments/opportunities by allowing GRZ to be subdivided into blocks 20ha (and potentially smaller) BUT ONLY where there is a genuine phased horticultural development opportunity. Such allotments could be identified as Rural Production Lots (RPL) similar to those permitted by Western Bay of Plenty District Council (WBOP) e.g.

*“In the Rural Zone, where the minimum lot size is 40ha, you are able to subdivide to create Rural Production Lots with a minimum of 8ha of versatile soils. These are for horticultural use and must meet a set of criteria listed in the District Plan to prove the land is versatile’. This will need to be carried out by a suitably qualified professional in the area of soil science or agricultural economics.*

We would refer Council to WBOP District Plan 16.4.2.c. for guidance on appropriate subdivision activity performance standards for RPL’s where the definition of versatile land is also contained. Latter may need to be suitably amended for local conditions.

We would anticipate that such RPL’s would be in approved locations within the district and criteria similar to WBOP, but localised for Timaru District implementation, ensuring approved RPL subdivisions proceed as a proposed horticultural development within agreed timeframes and NOT as an avenue to lifestyle property development.

As the Economic Development Agency for the district, we consider Timaru District strong primary sector backbone is ideally placed to progress a variety of additional and new horticulture sector opportunities with our topography, favourable climatic conditions, water quality & supply, central location, processing capability and market connectivity all being key attractors to the sector. A previously commissioned Plant & Food broad scale horticultural assessment supports this.

The suggested more flexible approach to GRZ subdivision requests through the establishment of RPL's would, in our view, be a much needed catalyst to convert known interest into valuable new business and employment opportunities. It would also enable us to actively target horticulture sector expansion by positioning our district at the forefront of the horticulture sectors current resiliency and risk mitigation considerations post the recent climate events in the North Island.

We thank you for your consideration of our further submissions in support of those submitted by Alpine Energy and Federated Farmers.



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