

SPATIAL PLANNING WORKSHOP

# Discussing a Direction for Growth

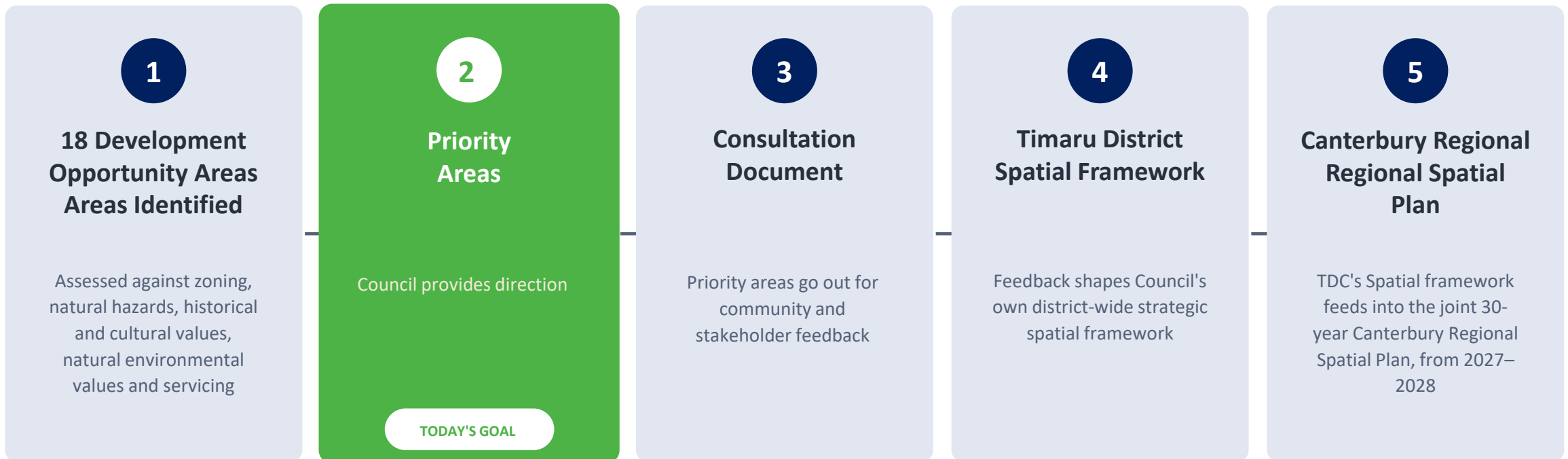
Timaru · Temuka · Geraldine · Pleasant Point

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Timaru District Council – Workshop

# Purpose of Today's Workshop

**Today's Task:** To prioritise Development Opportunity Areas (DOAs) across the Timaru District for community and stakeholder feedback — the evidence that feeds Council's Spatial framework, and through it the Canterbury Regional Spatial Plan required under the Bills. This is a starting point and does not represent any decisions or a preferred approach from Council.



- This is site-specific evidence that will feed into the Timaru District spatial framework.
- Growth projections and Asset Management Plans are being revised in parallel — today's figures are a snapshot.
- Natural hazard overlays, historical and cultural values, environmental values and servicing gaps are things to design around and stage — not automatic reasons to rule a site out.

*The goal: stay evidence-based, keep options open, and be ready to plug straight into the Regional Spatial Plan process as it develops.*

# What Is Spatial Planning?

## A WORKING DEFINITION

*a strategic and long-term approach to making choices about growth and change, considering infrastructure, environmental opportunities and constraints, responding to climate change and natural hazards and directing investment. It is both aspirational and direction-setting. It provides strategic direction for how a region can respond to change over time while providing enough clarity to guide future decisions on planning, investment and implementation*

- **Strategic, not site-specific** — focuses on places and long-term change rather than individual sites.
- **Future-focused, not regulatory** — sets strategic direction rather than detailed planning rules.
- **Spatial and visual** — shows *where* growth, infrastructure, protection and investment should occur.
- **Evidence-led** — brings together infrastructure, environmental, economic, hazard and community information.
- **About choices and trade-offs** — makes priorities explicit and provides a basis for subsequent planning and investment decisions.

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*In the Bills, the purpose of a regional spatial plan is to set the strategic direction for growth and change in a region for a time frame of 30 years or longer.*

# What Spatial Planning Is / Is Not

## SPATIAL PLANNING IS...

Long-term, strategic direction for growth and change

Regional and whole-of-system

Choices shown on maps, at a high level

Direction-setting, guiding later plans and tools

A way to make trade-offs and priorities explicit

## SPATIAL PLANNING IS NOT...

Detailed zoning, consenting, or a project wish list

A local, area or property-level exercise

Property-by-property regulation

The implementation tool itself

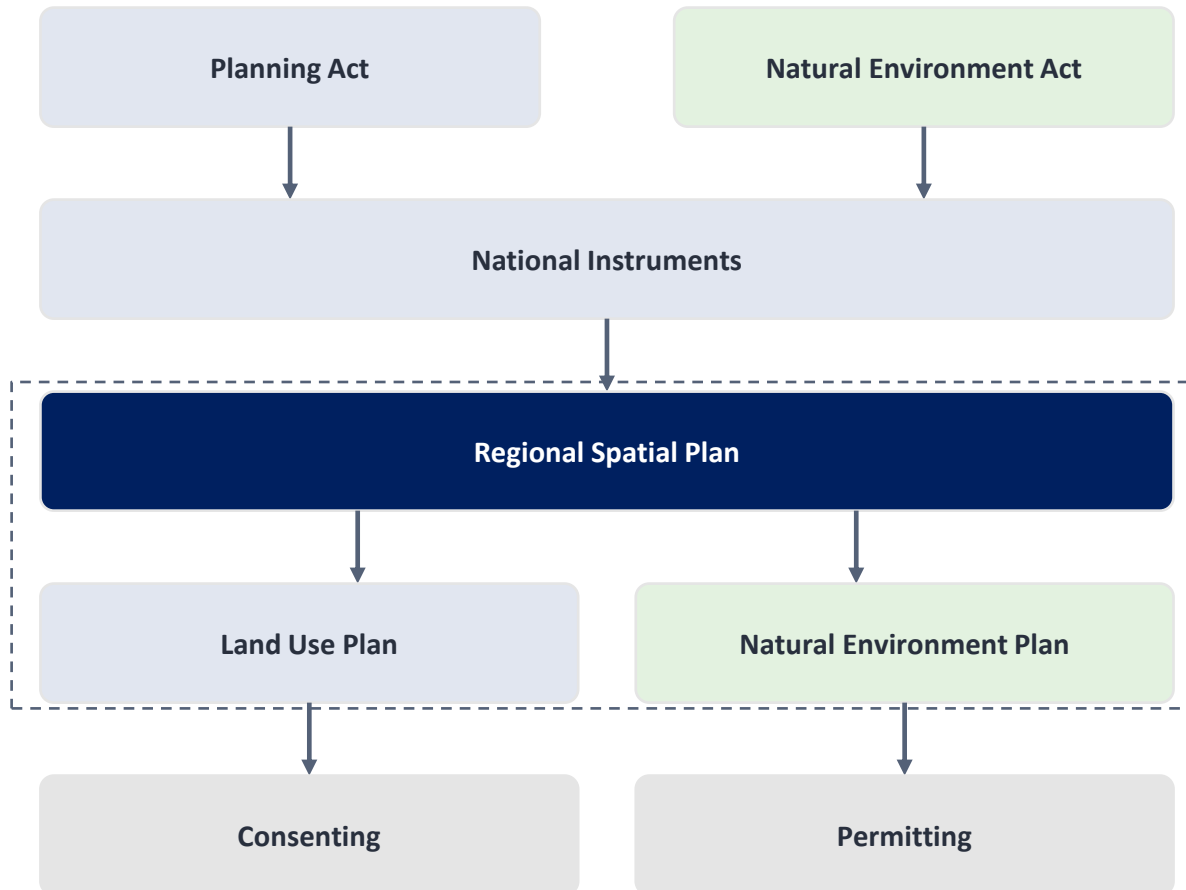
A way to avoid hard choices altogether

# Spatial Planning vs. Regulatory Planning

Two different tiers of the same planning system — spatial planning sets direction; regulatory planning (like today's District Plan) implements it

|           | SPATIAL PLANNING (RSP)                                                           | REGULATORY PLANNING (District Plans, Land Use Plans and Natural Environment Plans) |
|-----------|----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| Purpose   | Sets long-term strategic direction and makes region-wide choices                 | Turns that direction into enforceable rules, provisions and controls               |
| Scale     | Regional — places, corridors, broad patterns                                     | Area-based or site-by-site scale — zones, overlays, individual sites               |
| Evidence  | Strategic: trends, capacity assessments, region-wide opportunities & constraints | Detailed: site-specific effects, hazards, servicing assessments                    |
| Timeframe | 30 years or more                                                                 | Shorter term – 10 years                                                            |

# Reform Context



COMBINED PLAN

## THE BILLS PROPOSE

- Regional combined plans with spatial, land-use and natural environment components
- 30-year regional spatial plans covering growth and change, infrastructure corridors, and areas needing specific consideration

*Final legal process and national instruments are still being developed.*

# Timeline: Transition to the New System

## Timeline – Transition to the new RM System



# Is the Sector Ready?

*Themes from spatial planning workshops held across Aotearoa New Zealand (Boffa Miskell Article, 1 Sept 2026)*

**01**

## **Clarity first**

Regions want early, clear national guidance on RSP content, process, templates and data standards — the earlier it lands, the more confidently regions can move.

**02**

## **Capacity is a system investment**

Developing an RSP takes sustained capability across councils, iwi and Māori partners, infrastructure providers and government — not an add-on to business as usual.

**03**

## **Governance may be the harder challenge**

Cross-boundary collaboration, capable elected members and genuine leadership may matter as much as the technical quality of the plan itself.

**04**

## **A plan is only as good as what it delivers**

Implementation — funding, infrastructure delivery, Long Term Plans — has to be designed in from the start, or the RSP risks becoming a shelf document.

**05**

## **Staying strategic is harder than it sounds**

There's a real pull to resolve local, site-level detail at the regional table — an RSP has to resist becoming a collection of local plans.

**06**

## **Deciding under uncertainty**

A shared, transparent evidence base is essential — practitioners are clear that uncertainty should be explained well, not hidden.

*Practitioners describe the 21-month window from Royal Assent to notify RSPs (9 months from national direction) as tight — a genuine constraint to plan for.*

# What Timaru District Council Has Done to Date

*Timaru District is not starting from a blank page — a 30-year growth strategy and a full District Plan review has been completed.*

**2018**

## Timaru District 2045 Growth Management Strategy

A 30-year strategy for land use growth across the district — residential, rural residential, industrial, commercial and recreational — setting the spatial framework that informs the District Plan Review and the Long Term Plan.

**2022 ONWARDS**

## District Plan Review and Future Development Areas

The Partially Operative Timaru District Plan 2026 now has legal effect and includes Future Development Areas (FDAs) signalling where and how urban areas should grow.

**OCTOBER 2024**

## Residential Capacity Evidence

Property Economics tested zoned capacity against High Growth demand for Timaru, Temuka, Geraldine and Pleasant Point — the shortfalls and the headroom the FDAs provide are quantified.

**2026**

## Development Opportunity Areas

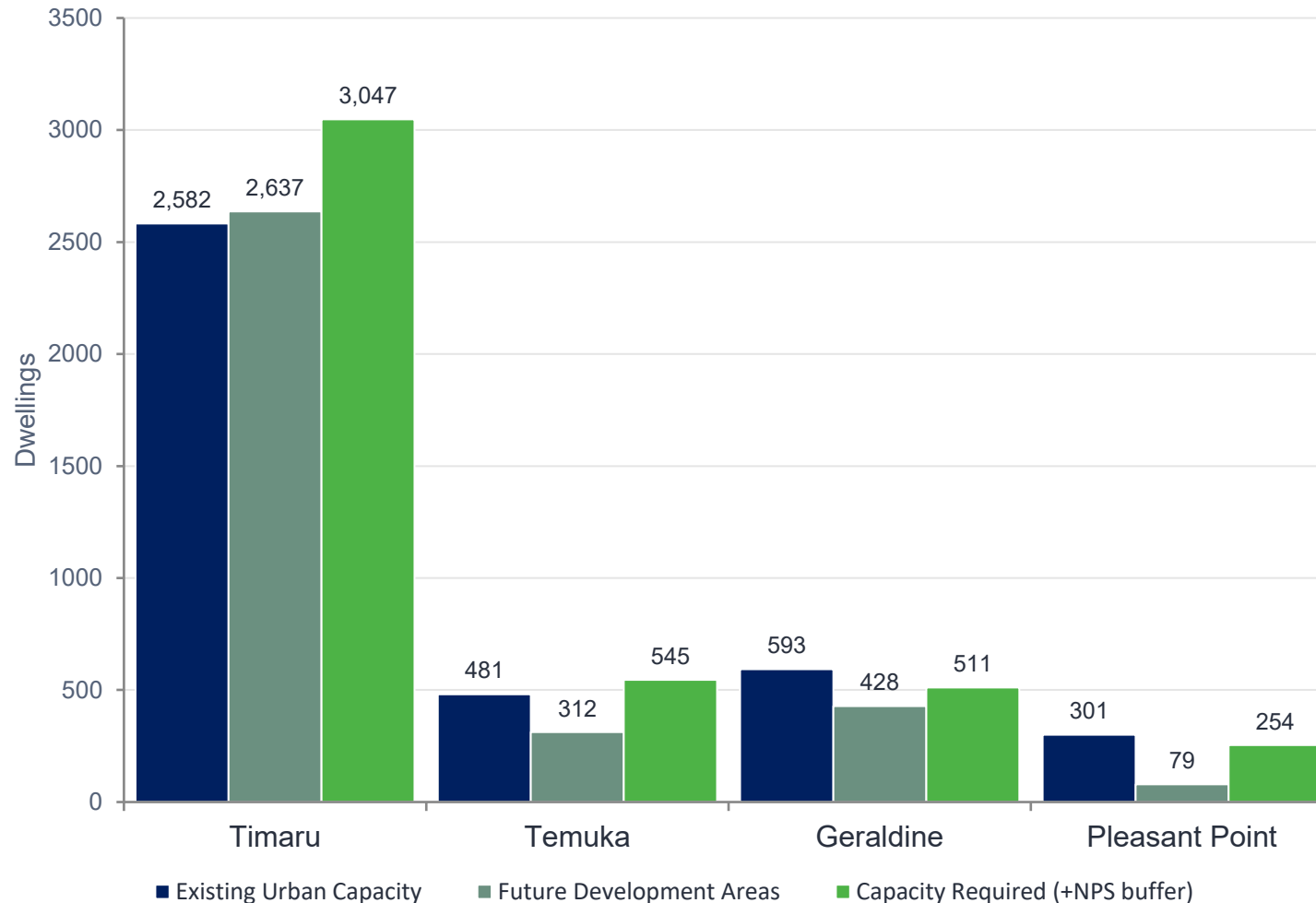
18 Development Opportunity Areas identified and assessed against zoning, natural hazards, historical and cultural values, natural environmental values and servicing.

## WHERE THAT LEAVES US

- The direction already exists — the GMS sets the Timaru District 30-year spatial direction the Timaru Spatial framework can build on, not start from.
- The locations are already tested — FDAs sit in the Partially Operative Timaru District Plan 2004 with capacity evidence behind them.
- What is left is the strategic call: which Development Opportunity Areas to prioritise.

# Residential Capacity

Property Economics Residential Capacity Economic Assessment, Oct 2024 — High growth scenario



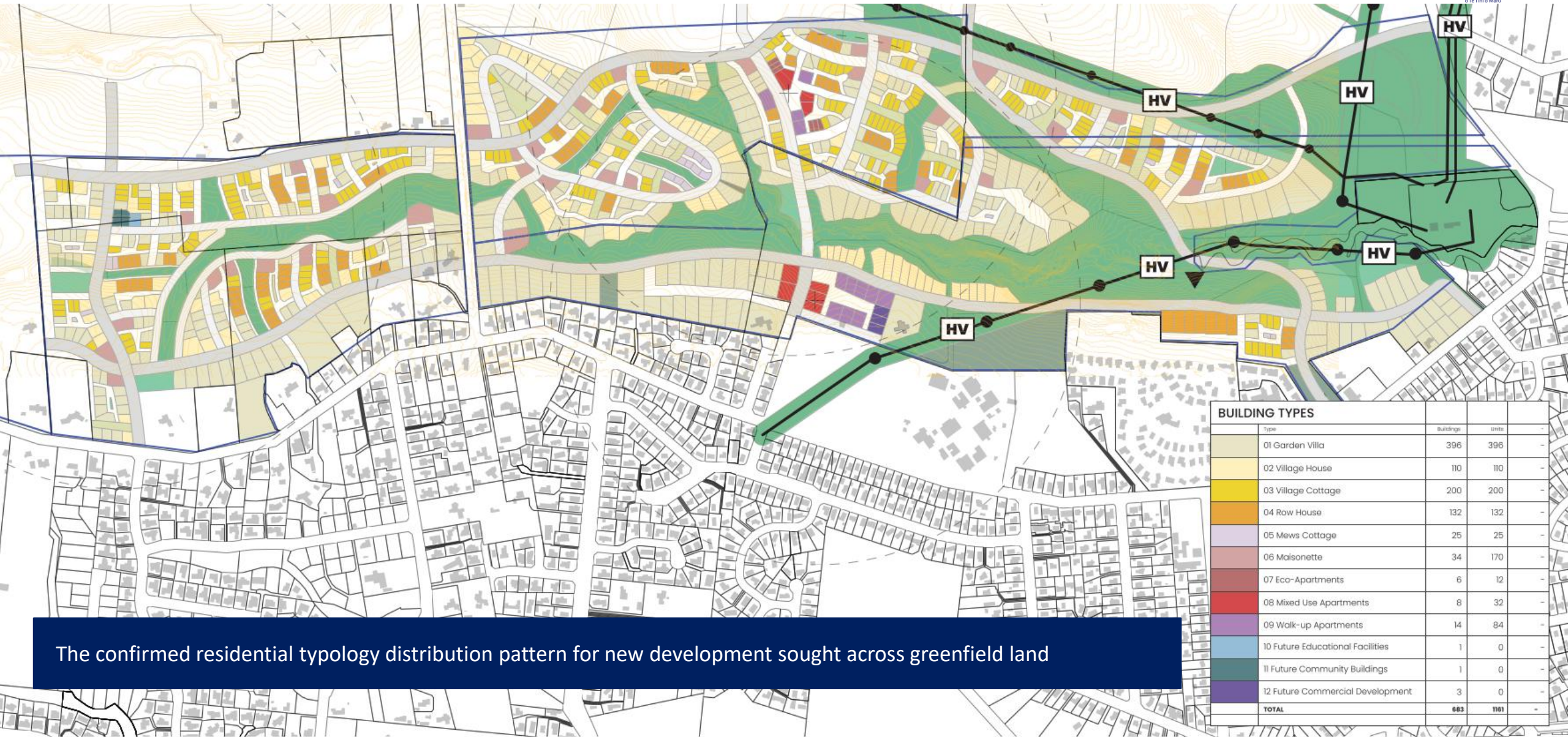
**Timaru & Temuka need their FDAs:** Existing zoned capacity alone falls short of High-Growth requirement (Timaru –465, Temuka –64 dwellings) — the FDAs close both gaps with headroom.

**Geraldine & Pleasant Point are already covered:** Existing urban capacity alone exceeds High-Growth requirement in both (+82 and +47 respectively), even before counting any FDA.

**Timaru District is a Tier 3 authority under the NPS-UD:** Buffer isn't mandatory here — Council applies one anyway (20% short/medium term, 15% long term) for a competitive land market.

*Under the more modest Medium Growth scenario, all four centres already have more capacity than required without any new FDA at all.*

# FDA 1, 2 and 4



The confirmed residential typology distribution pattern for new development sought across greenfield land

# FDA1, FDA2 and FDA4: Typology and Servicing

All three FDAs are residential greenfield, modelled at 450m<sup>2</sup> sites with 40% land area set aside for roads and reserves.

## FDA1 · ELLOUGHTON SOUTH

50 ha · 664 dwellings · priority area release in two years.

## FDA2 · KELLANDS HEIGHTS EAST

37 ha · 490 dwellings · priority area release in five years.

## FDA4 · ELLOUGHTON ROAD NORTH

45 ha · 603 dwellings · future area beyond 10 years.

## SERVICING SETS THE STAGING

- FDA1 and FDA4 face water pressure shortfalls; upgrading the Morgans Road main resolves them.
- FDA2 cannot proceed until the Gleniti zone is assessed in detail and the Gleniti pump station is upgraded.
- 200 lots across FDA1 and FDA4 can proceed before any water upgrades, but only on the low ground near Old North Road and Jellicoe Street.
- In relation to wastewater, FDA4 can take growth before upgrades while FDA1 and FDA2 cannot — the reverse of the District Plan order.

*The two year, five year and ten year timeframes were set on planning grounds; the servicing evidence points to a different release order.*

# Choosing Residential Typologies for the FDAs

The draft Design & Development Manual draws twelve typologies for Timaru's growth areas, from 160m<sup>2</sup> studios to 1,332m<sup>2</sup> mixed-use blocks.

## FREESTANDING HOUSES

Villa 476 m<sup>2</sup>, Townhouse 358 m<sup>2</sup>, Cottage 262 m<sup>2</sup>, Studio 160 m<sup>2</sup>. One to two levels, three bedrooms down to two.

## ATTACHED UNITS

Duplex and Row Terrace. Terraces on 288 m<sup>2</sup> sites at 41.5% coverage, two levels, three bedrooms.

## APARTMENTS

Walk-up, Mixed Use, Eco-Apartment, Maisonette. Three to four levels, stair access, parking to the rear.

## ANCILLARY

Garage and Loft. A loft above the garage adds a rental or extended-family unit on the same lot.

## WHAT DECIDES WHICH TYPOLOGY GOES WHERE

- Proximity to public amenity drives the choice: Villas sit furthest from it, Cottages and Townhouses closest, where frontage matters most.
- Building the roof pitch in at construction lets rooms be added later for very little cost — the manual's main affordability move.
- Garaging moves to rear ways and courts so streets are not dominated by garage doors; front yards get porches and bay windows instead.
- A limited palette of materials keeps variety from turning into visual noise across a whole development.

*Site sizes run from 160 m<sup>2</sup> to 476 m<sup>2</sup>, while the capacity modelling assumed a flat 450 m<sup>2</sup> — so the typology mix moves the dwelling count.*

# What the Typologies Look Like

Massing steps down from the Villa to the Studio, then across to attached and apartment forms on progressively smaller sites.

## **FREESTANDING HOUSES** Villa, Townhouse, Cottage, Studio



VILLA



TOWNHOUSE

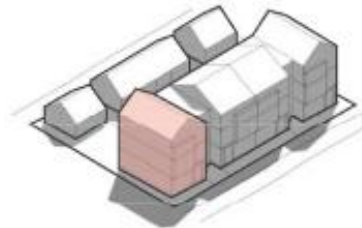


COTTAGE



STUDIO

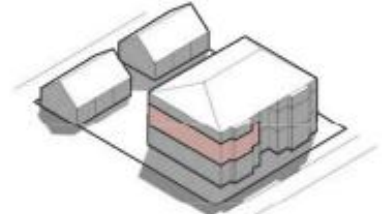
## **APARTMENTS** Walk-up + Mixed Use, Eco-Apartment, Maisonette



WALK UP + MIXED USE

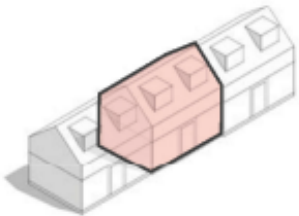


ECO-APARTMENT

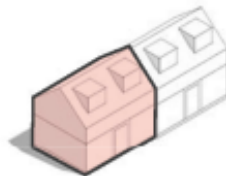


MAISONETTE

## **ATTACHED UNITS** Row Terrace, Duplex



ROW TERRACE

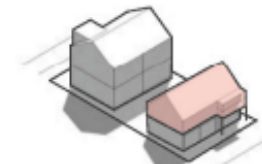


DUPLEX

## **ANCILLARY** Garage, Loft



GARAGE



LOFT

# Subdivision Potential: Timaru

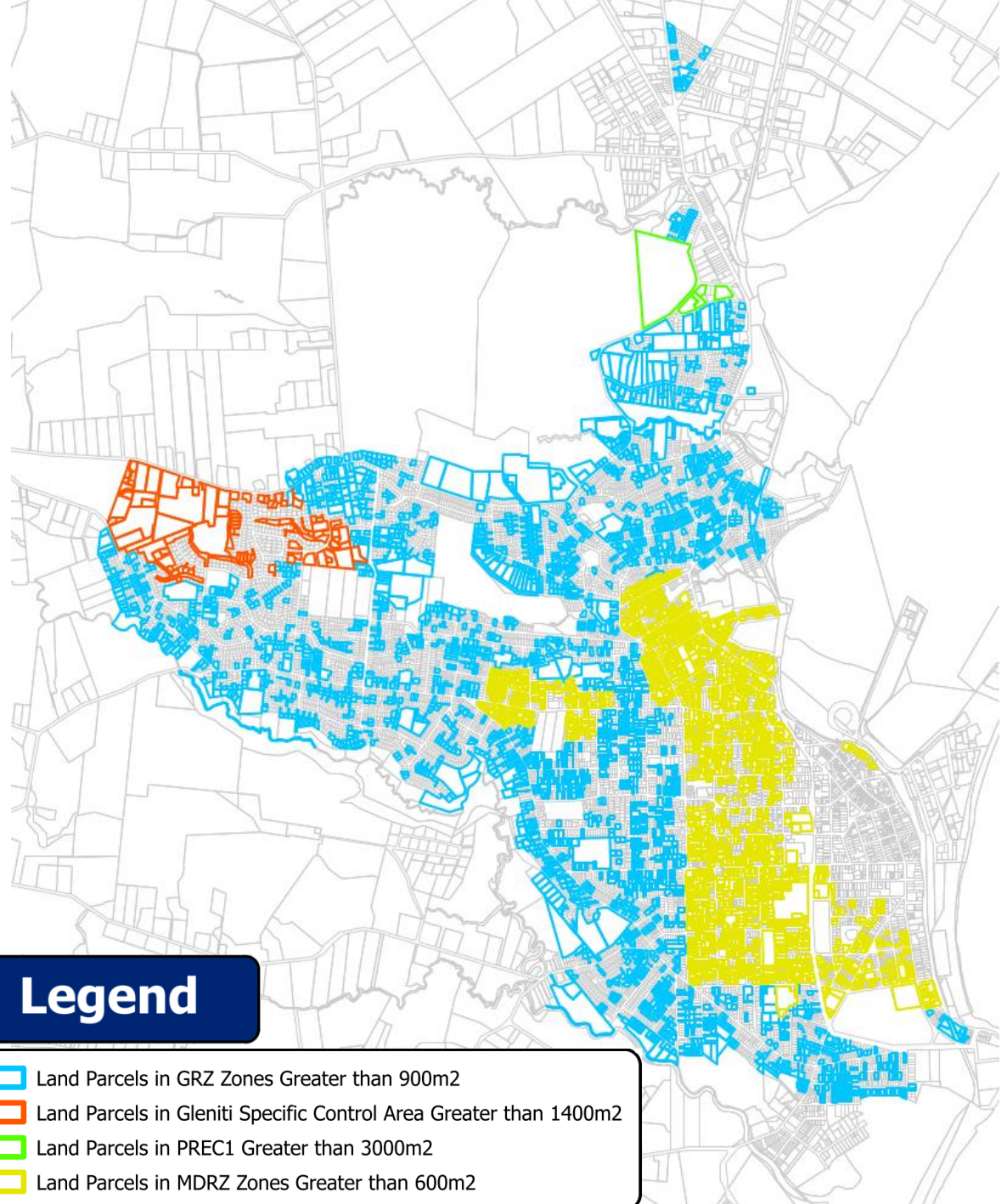
## Potential infill subdivision across Timaru

### CAVEATS INCLUDE

- Land parcels that are already subject to subdivision (i.e., development potential exhausted).
- No consideration to onsite constraints (e.g. topography, access, natural hazards).
- Likely previous growth assessments assumed land available to accommodate future growth where not the case.

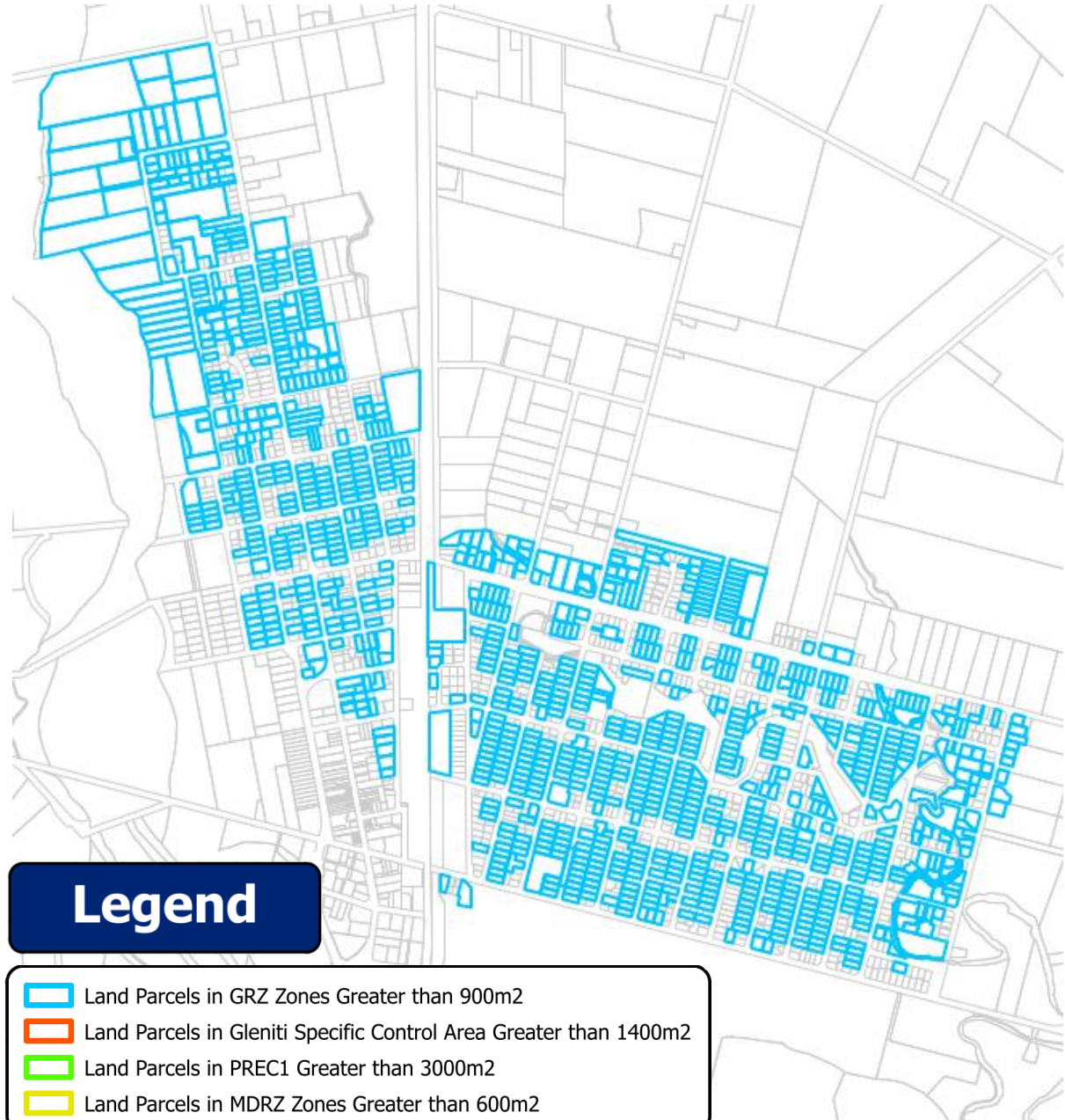
### Legend

-  Land Parcels in GRZ Zones Greater than 900m<sup>2</sup>
-  Land Parcels in Gleniti Specific Control Area Greater than 1400m<sup>2</sup>
-  Land Parcels in PREC1 Greater than 3000m<sup>2</sup>
-  Land Parcels in MDRZ Zones Greater than 600m<sup>2</sup>



# Subdivision Potential: TEMUKA

Potential infill subdivision across Temuka



# Subdivision Potential: GERALDINE

Potential infill subdivision across Geraldine

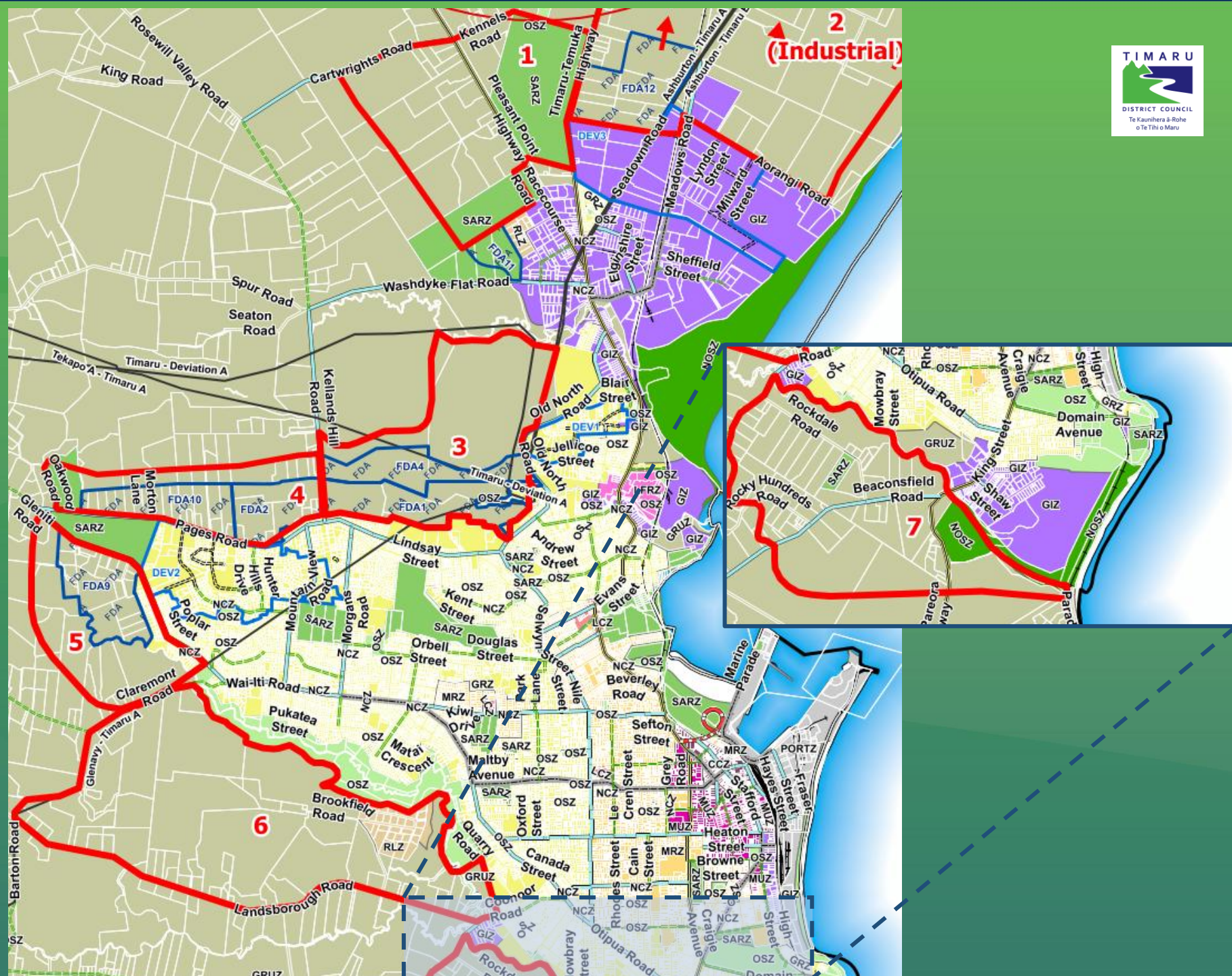
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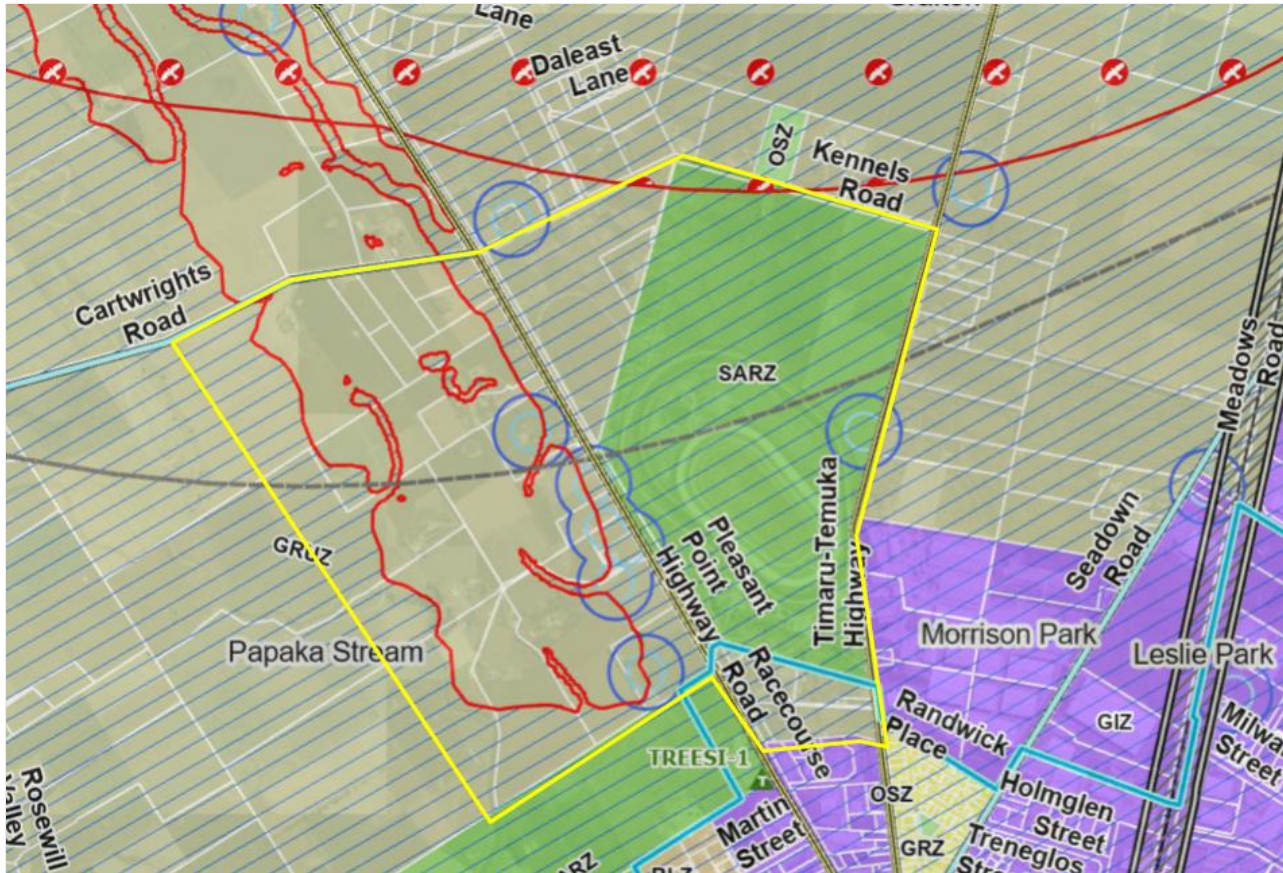
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- Land Parcels in MDRZ Zones Greater than 600m<sup>2</sup>



# TIMARU

7 Development Opportunity Areas





## WASTEWATER

Yes

## WATER SUPPLY

Yes

## EXISTING ZONING

General Rural and Sport &amp; Active Recreation

## SITE CONTEXT

- Flood Assessment Area
- Partial Overland Flow Assessment Area (Racecourse Road only)
- Aerodrome Flight Path Protection Area
- Bound by State Highway 8 and State Highway 1
- Birdstrike Management Overlay (small area only)
- Drinking Water Protection Area – Private Supplies
- LUC 2 & 3 Land

2a

# FDA12 Sir Basil Arthur Park

TIMARU

INDUSTRIAL



## WASTEWATER (FDA12)

Yes

## WATER SUPPLY (FDA12)

Yes

## Infrastructure capacity (wider area)

**Water** – Additional modelling required.**Sewer** – Capacity generally available subject to upgrades.

## EXISTING ZONING

General Rural

## SITE CONTEXT

- Flood Assessment Area
- Aerodrome Flight Path Protection Area
- State Highway 1
- Rail Vibration Alert Area
- National Grid lines
- Birdstrike Management Overlay (small area only)
- Drinking Water Protection Area – private supplies
- LUC 3 Land



### Infrastructure Capacity

Area not included in the 2023/24 Growth Capacity Assessment. Servicing of this area could be added to the updated assessment.

### EXISTING ZONING

General Rural

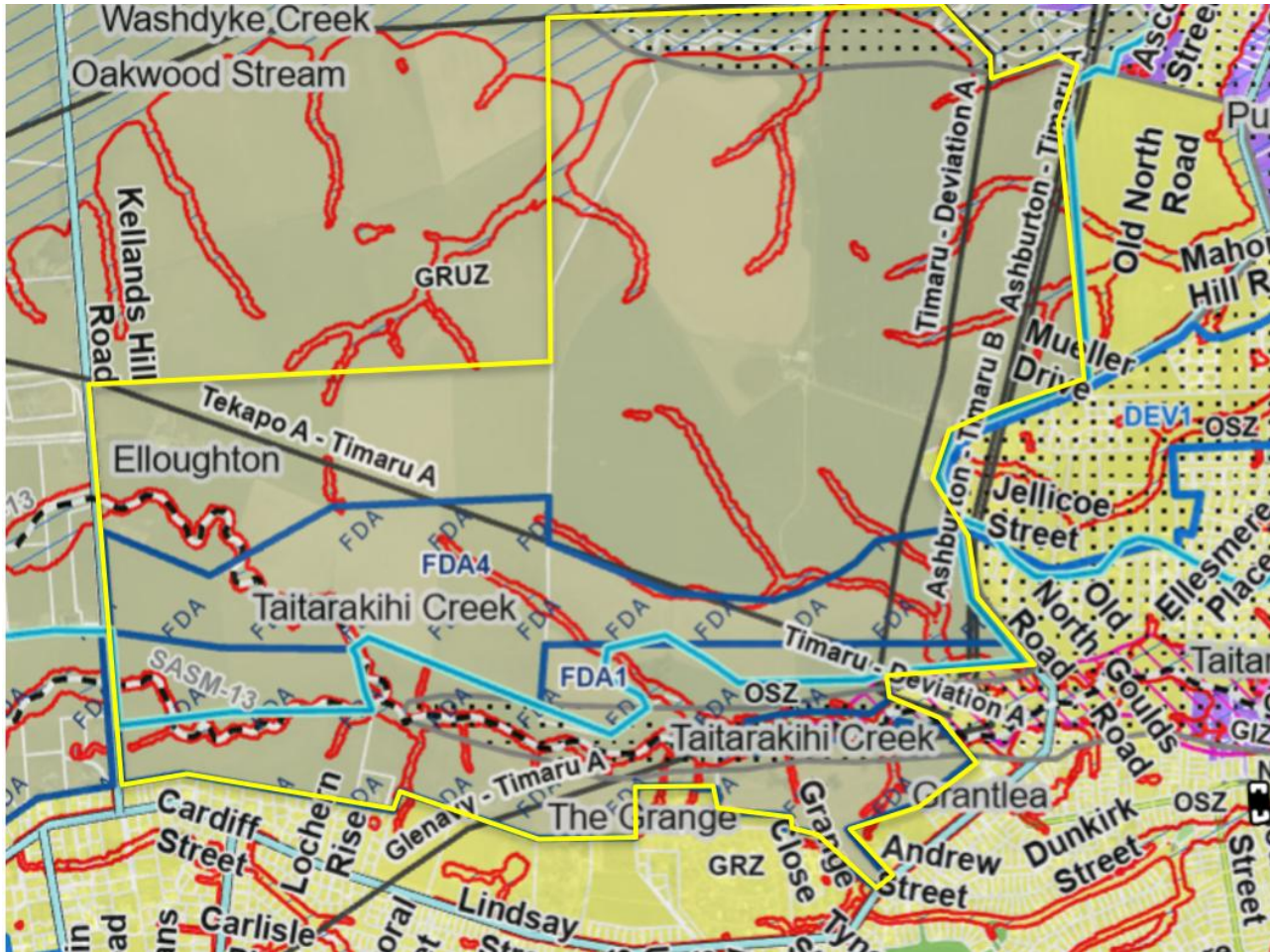
### SITE CONTEXT

- Flood Assessment Area
- Coastal Erosion Overlay
- Seawater Inundation Overlay
- Liquefaction Assessment Area
- Regional Council stopbank
- SASM-3 – Wāhi Tupuna Overlay
- SASM-3b – Wai Tāoka Overlay
- Coastal High Natural Character Area
- Aerodrome Flight Path Protection Area
- Drinking Water Protection Area – Private Supplies
- LUC 2 and LUC 3 Land

# FDA1 Elloughton Rd South, FDA4 Elloughton Rd North & West & West of Old North Rd

TIMARU

RESIDENTIAL



## WASTEWATER

FDA1: No · FDA4: Yes

Wider area requires additional modelling.

## WATER SUPPLY

**Yes – 200 lots shared between FDA1 & FDA4**

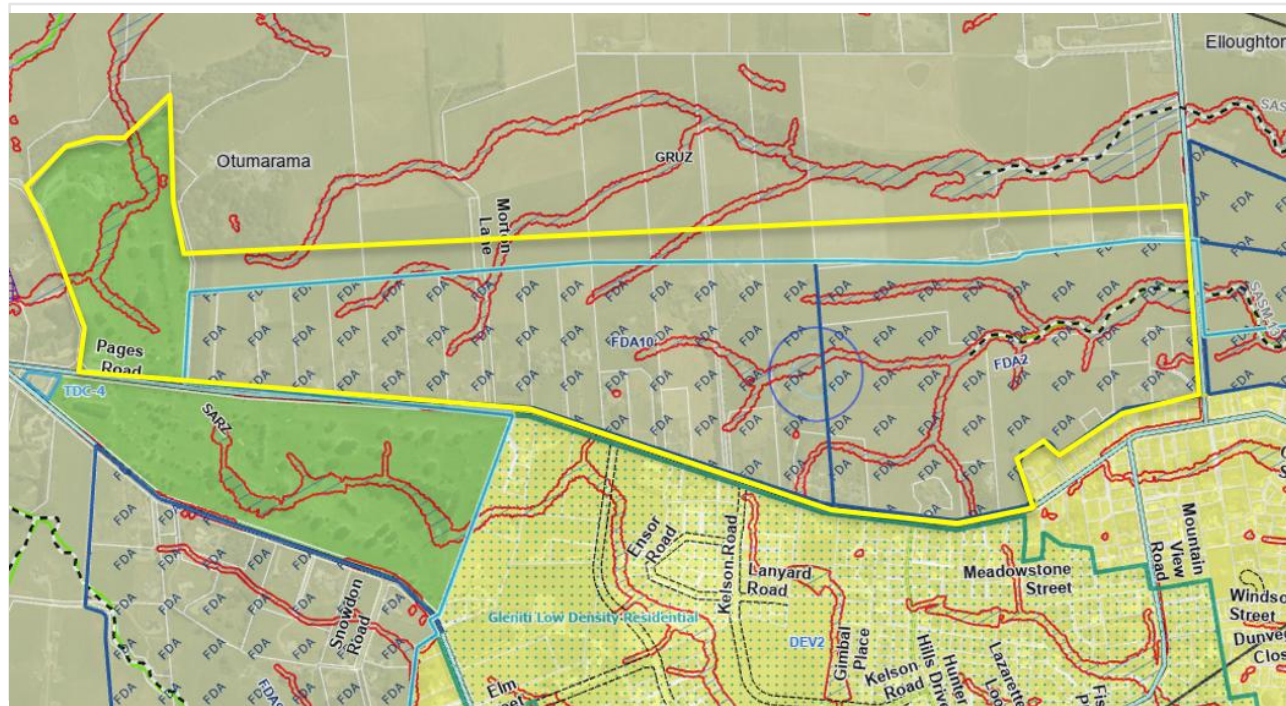
Wider area requires additional modelling.

## EXISTING ZONING

General Rural

## SITE CONTEXT

- Flood Assessment Area
- Partial Overland Flow Path Assessment Area
- Partial Liquefaction Awareness Area
- SASM-3 Wāhi Tupuna Overlay
- SASM-13 Wai Tāoka Overlay
- National Grid lines
- LUC 3 Land



### WASTEWATER

No

### WATER SUPPLY

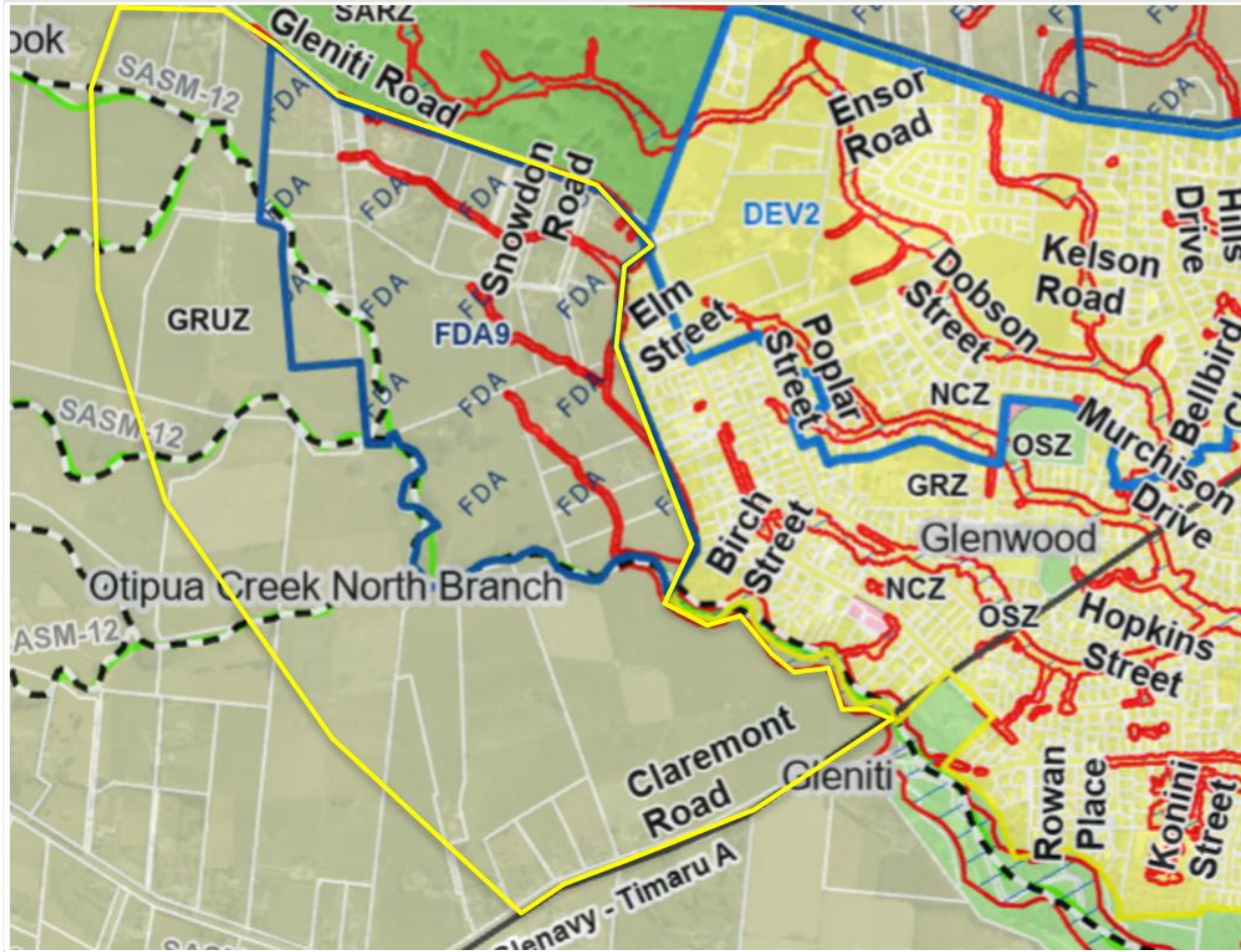
No – detailed assessment of Gleniti Zone & Gleniti PS upgrade required

### EXISTING ZONING

General Rural

### SITE CONTEXT

- Flood Assessment Area
- Partial Overland Flow Path Assessment Area
- SASM-13 Wai Tāoka Overlay
- Drinking Water Protection Area – Private Supply
- LUC 3 Land
- Future Rural Residential Development Area



## WASTEWATER (FDA9)

No

## WATER SUPPLY (FDA9)

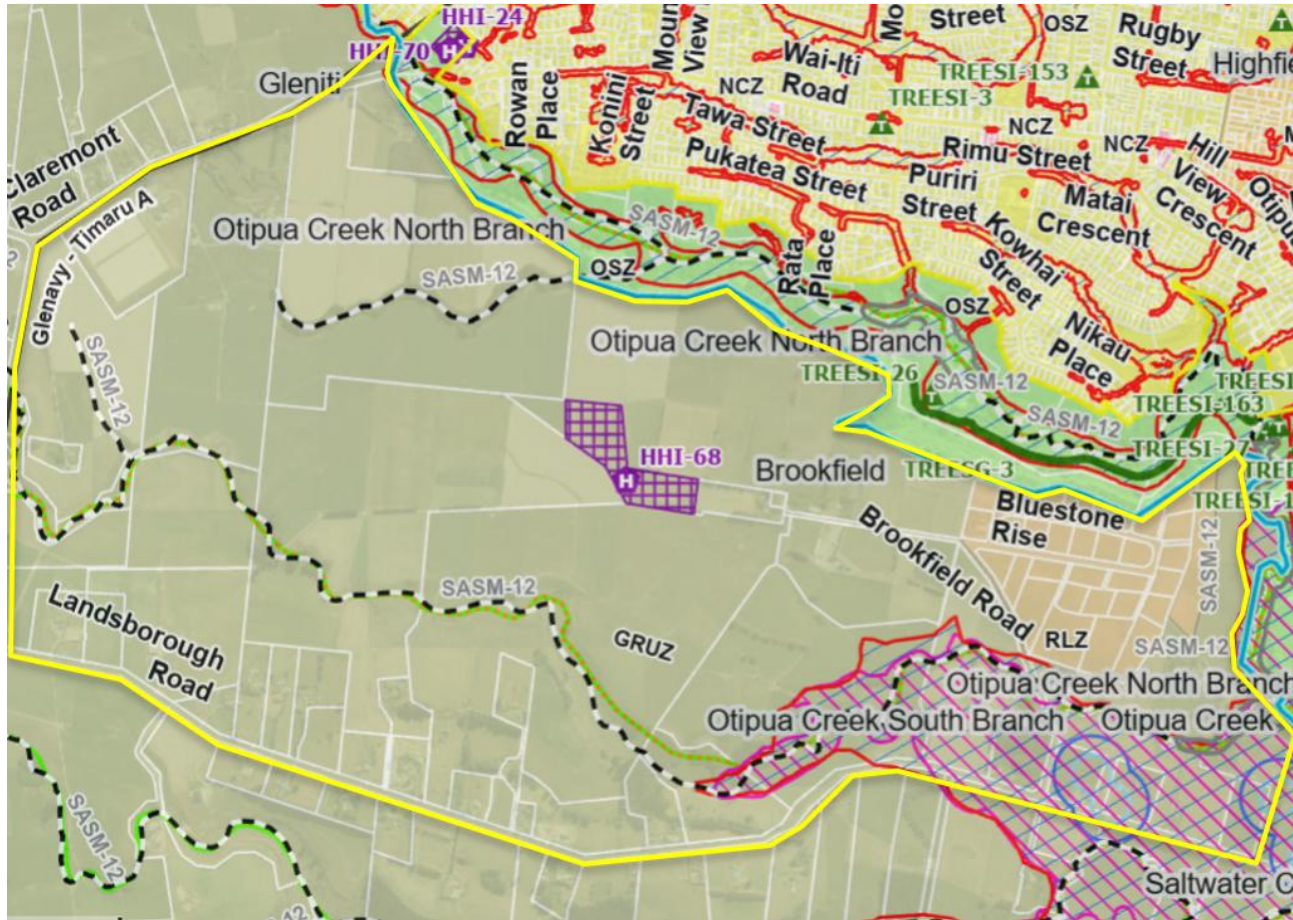
No – detailed assessment of Gleniti Zone &amp; Gleniti PS upgrade required

## EXISTING ZONING

General Rural

## SITE CONTEXT

- Flood Assessment Area
- SASM-12 Wai Tāoka Overlay
- LUC 3 Land
- Esplanade Provision
- National Grid Lines
- Future Rural Residential Development Area



### Infrastructure Capacity

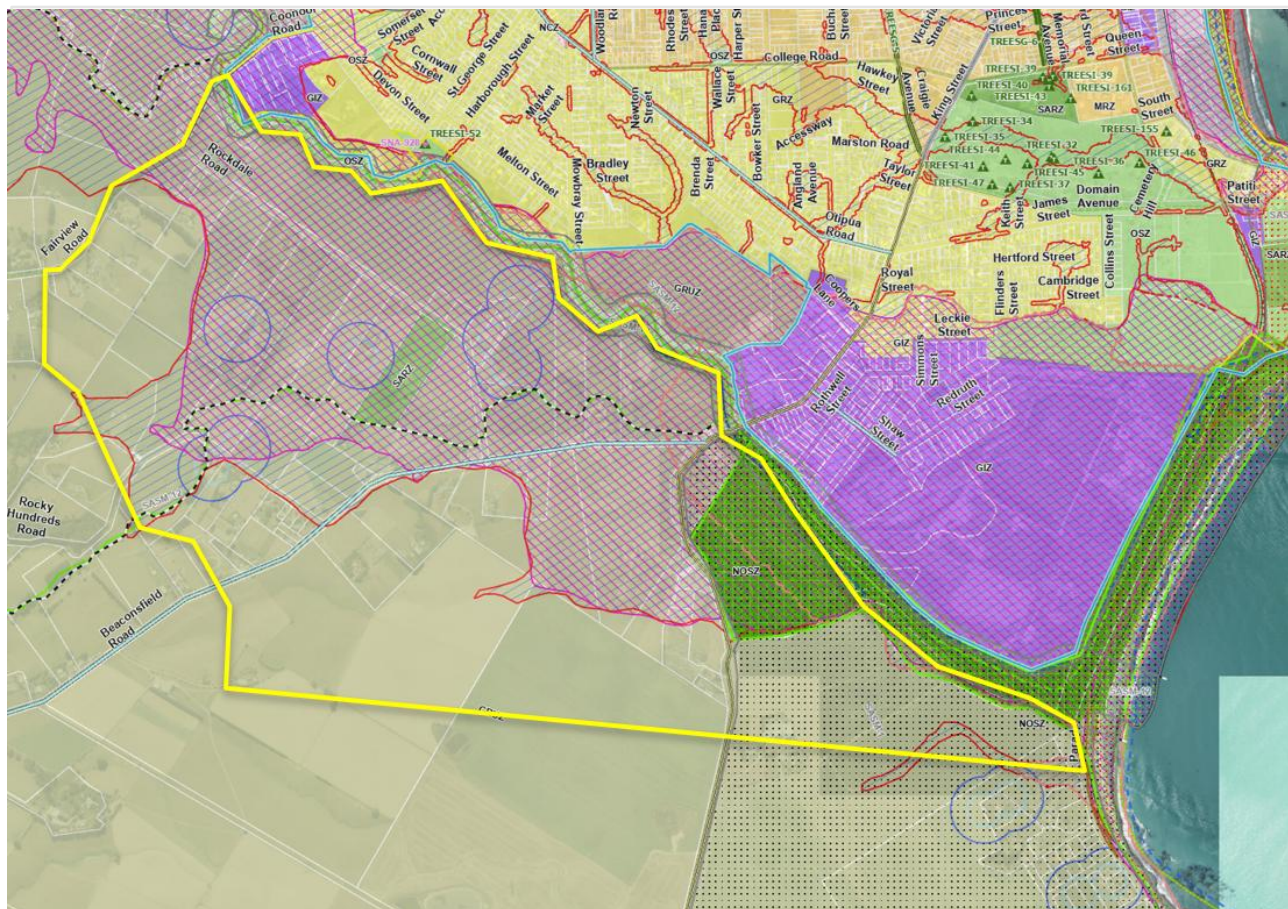
Area not included in the 2023/24 Growth Capacity Assessment. Servicing of this area could be added to the updated assessment.

### EXISTING ZONING

General Rural · Bluestone Rise – Rural Lifestyle

### SITE CONTEXT

- Partial Flood Assessment Area
- Partial Liquefaction Awareness Area
- HHI-68 Timaru Water Supply Reservoirs
- SASM-12 Wai Tāoka Overlay
- Drinking Water Protection Area – Private supplies
- LUC 3 Land
- Esplanade Provision



### Infrastructure Capacity

With flood and possible liquefaction risk, the Water and Drainage unit recommends not including this area. Servicing of this area could be added to the updated assessment.

### EXISTING ZONING

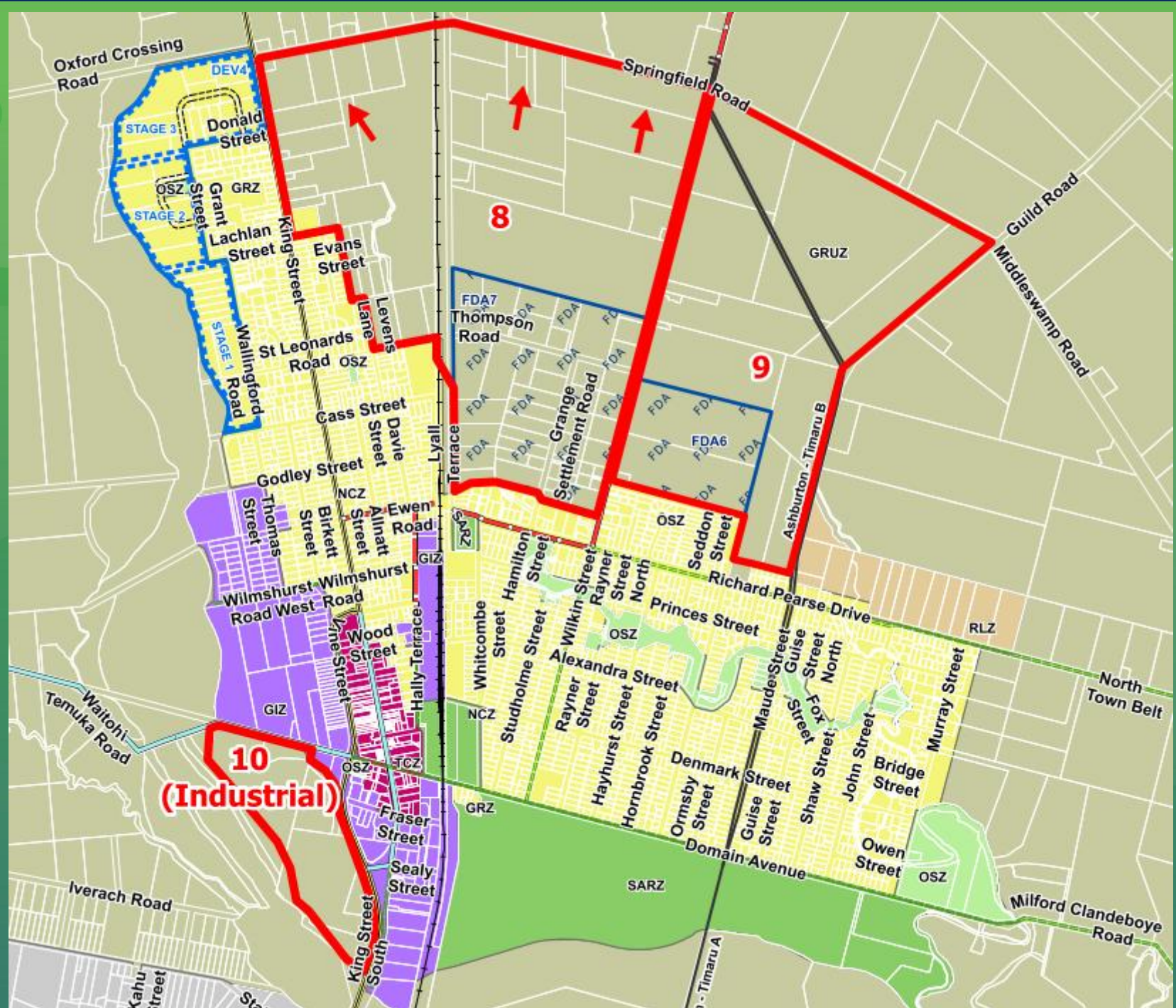
General Rural · Natural Open Space · Sport & Active Recreation

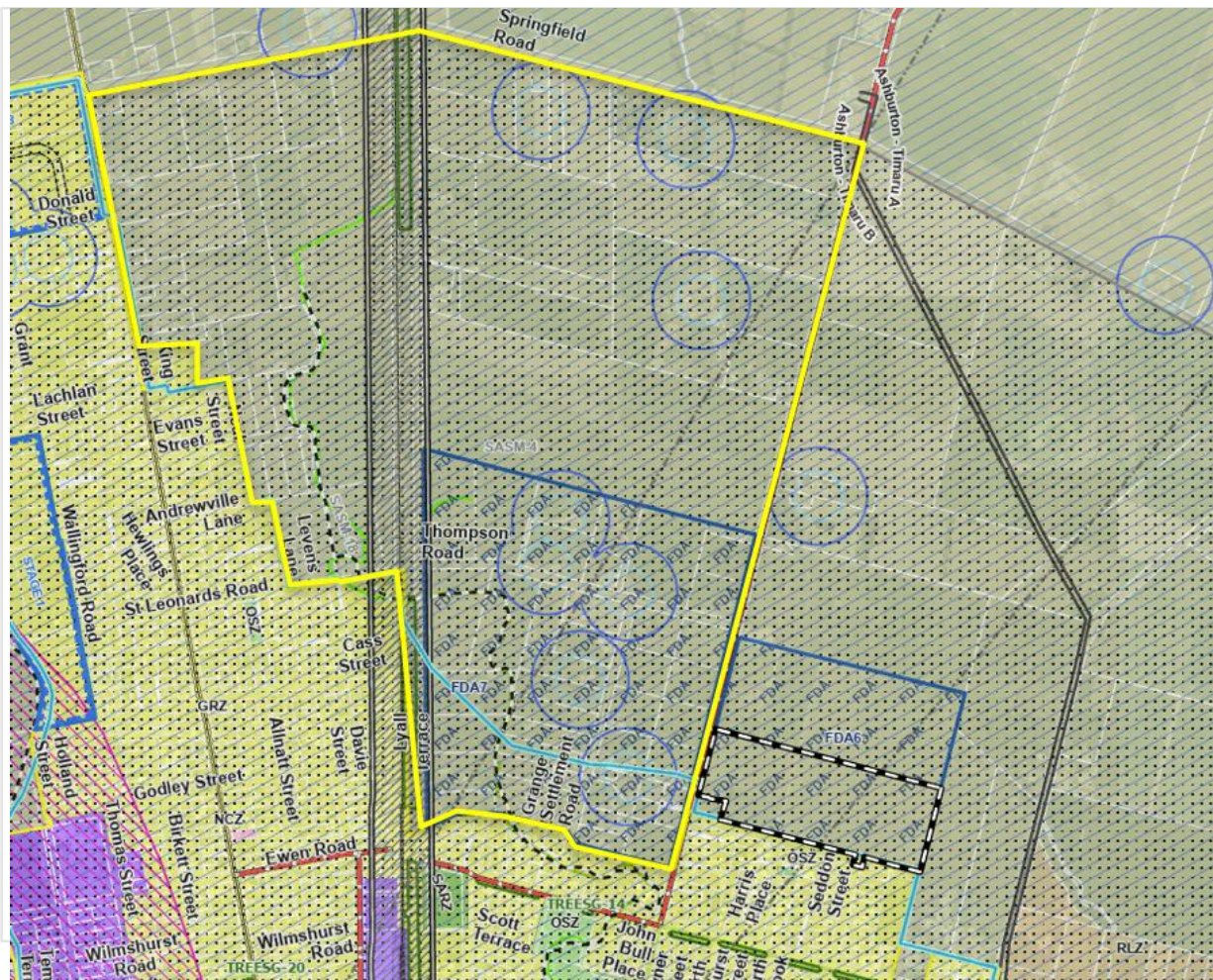
### SITE CONTEXT

- Flood Assessment Area
- Liquefaction Awareness Area
- SASM-1 Wāhi Tupuna Overlay
- SASM-12 Wai Tāoka Overlay
- Drinking Water Protection Area – Private supplies
- LUC 3 Land
- State Highway 1
- Esplanade Provision
- State Highway 1

# TEMUKA

3 Development Opportunity Areas





## WASTEWATER (FDA7)

No

## WATER SUPPLY (FDA7)

Yes

## Infrastructure Capacity (Wider area)

Significant wastewater upgrades required. Capacity of the Temuka Wastewater Treatment Pond is uncertain for an area this wide. Water service can be checked in the updated Growth Capacity Assessment.

## EXISTING ZONING

General Rural

## SITE CONTEXT

- Flood Assessment Area
- Partial Overland Flow Path Assessment Area
- SASM-4 Wāhi Tupuna Overlay
- SASM-18 Wai Tāoka Line Overlay
- TREEG-11
- Aerodrome Flight Path Protection Area
- Esplanade Provision
- Drinking Water Protection Area – Private supplies
- Rail Vibration Alert layer
- Future Rural Residential Development Area
- LUC 2 Land



## WASTEWATER (FDA6)

No

## WATER SUPPLY (FDA6)

Yes

## Infrastructure Capacity (Wider area)

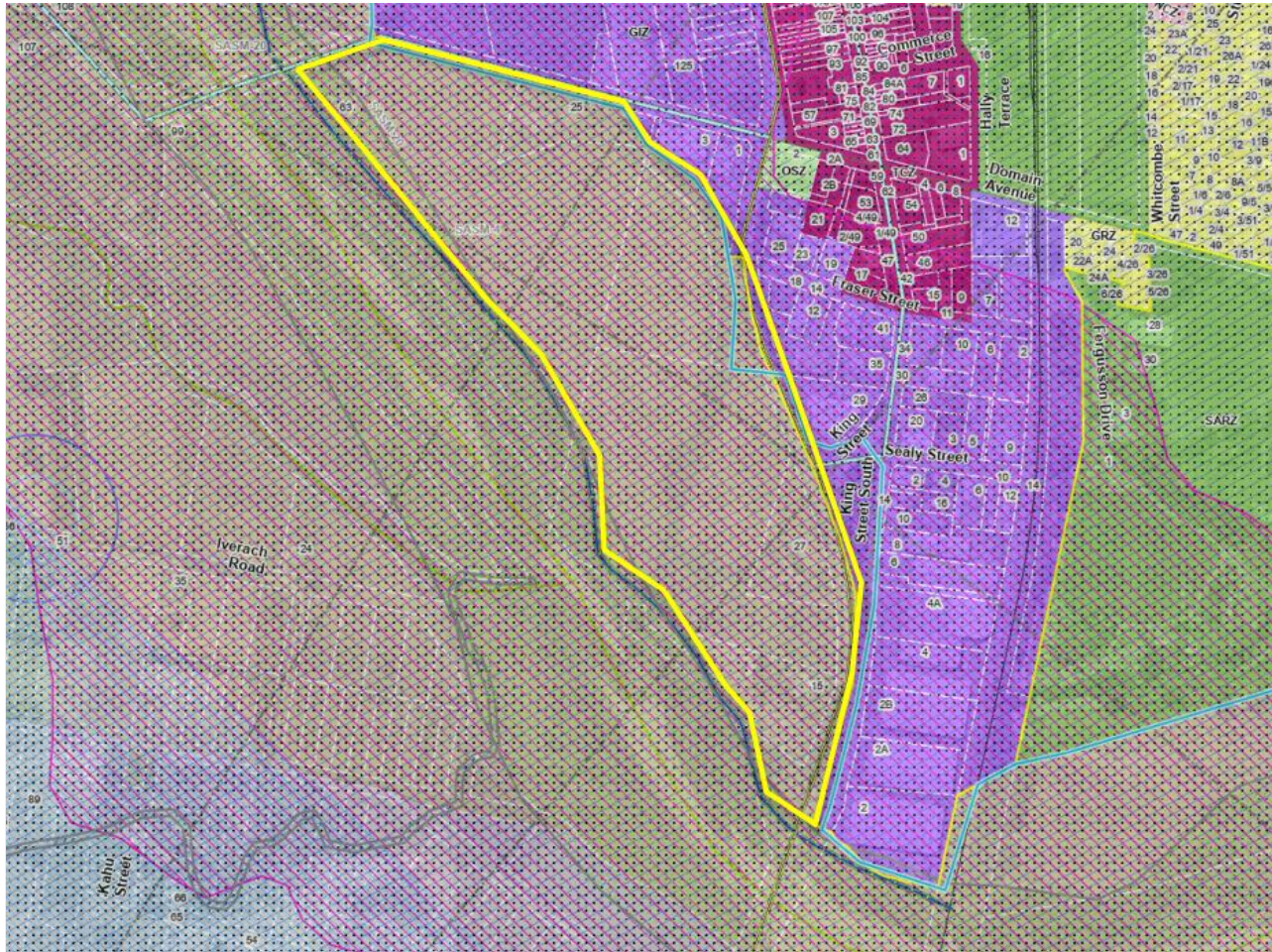
Significant wastewater upgrades required across the wider area, Temuka treatment pond capacity uncertain, and water service to be checked in the updated Growth Capacity Assessment.

## EXISTING ZONING

General Rural

## SITE CONTEXT

- Flood Assessment Area
- SASM-4 Wāhi Tupuna Overlay
- Aerodrome Flight Path Protection Area
- National Grid Lines
- Drinking Water Protection Area – Private supplies
- LUC 2 Land



### Infrastructure Capacity

The Drainage and Water unit do not recommend identifying this area as industrial, given potential river retreat work and use of the southern part of the land to manage stormwater from Temuka residential and industrial west of SH1.

### EXISTING ZONING

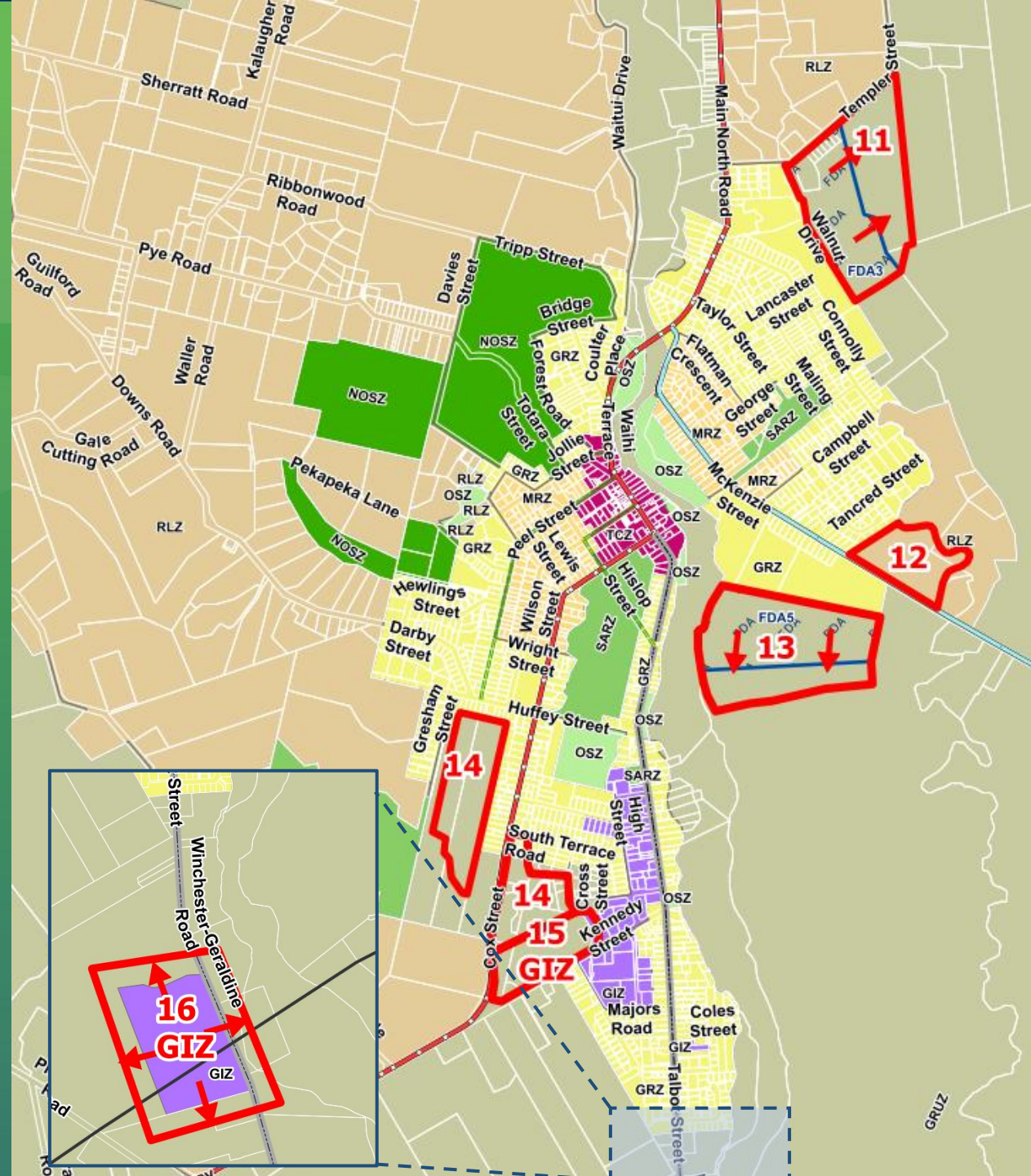
General Rural

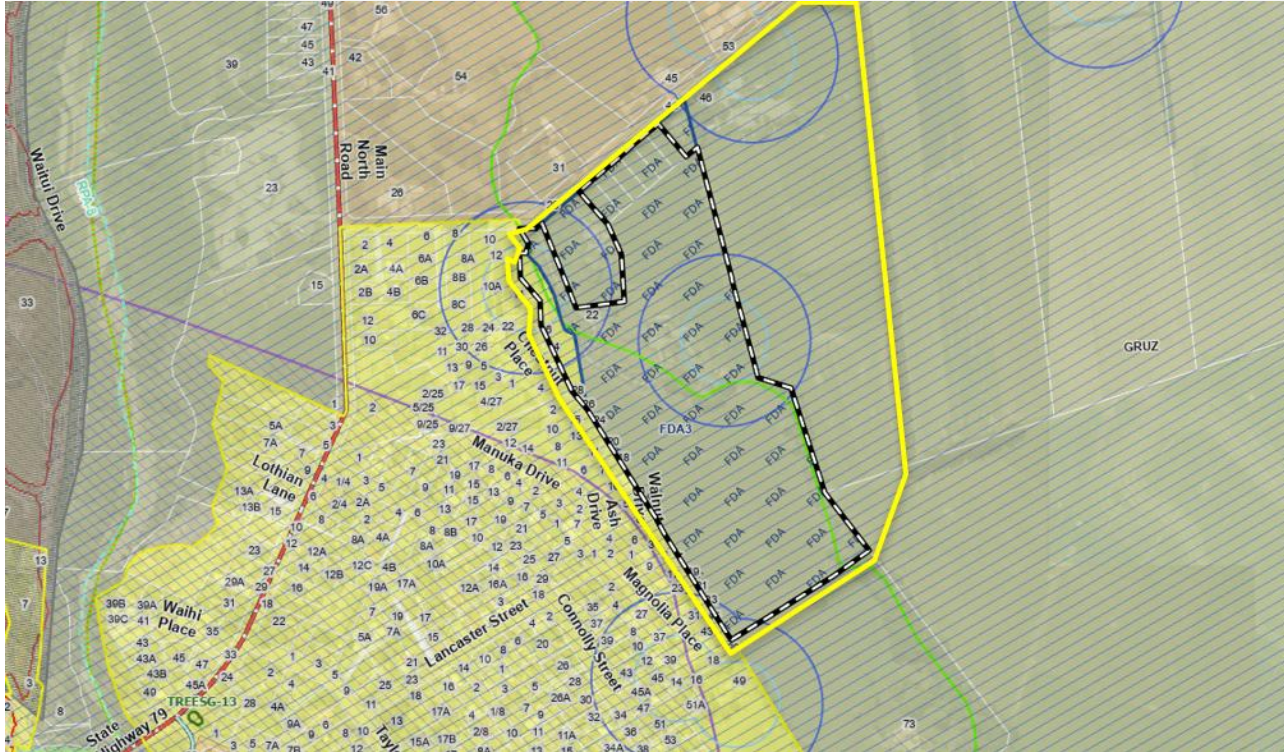
### SITE CONTEXT

- Flood Assessment Area
- Liquefaction Awareness Area
- Regional Council Stopbank
- SASM-4 Wāhi Tupuna Overlay
- SASM-20 Wai Tāoka Overlay / Line Overlay
- Aerodrome Flight Path Protection Area

# GERALDINE

## 6 Development Opportunity Areas



**Infrastructure Capacity**

**Water** – Upgrades to pipes required. Firefighting water supply is not currently available.

**Sewer** – Available subject to upgrades.

**EXISTING ZONING**

General Rural

**SITE CONTEXT**

- Flood Assessment Area
- Drinking Water Protection Area – Private supplies
- Esplanade Provision
- LUC 2 Land



### Infrastructure Capacity

**Water** – Upgrades to pipes required. Firefighting water supply is not currently available.

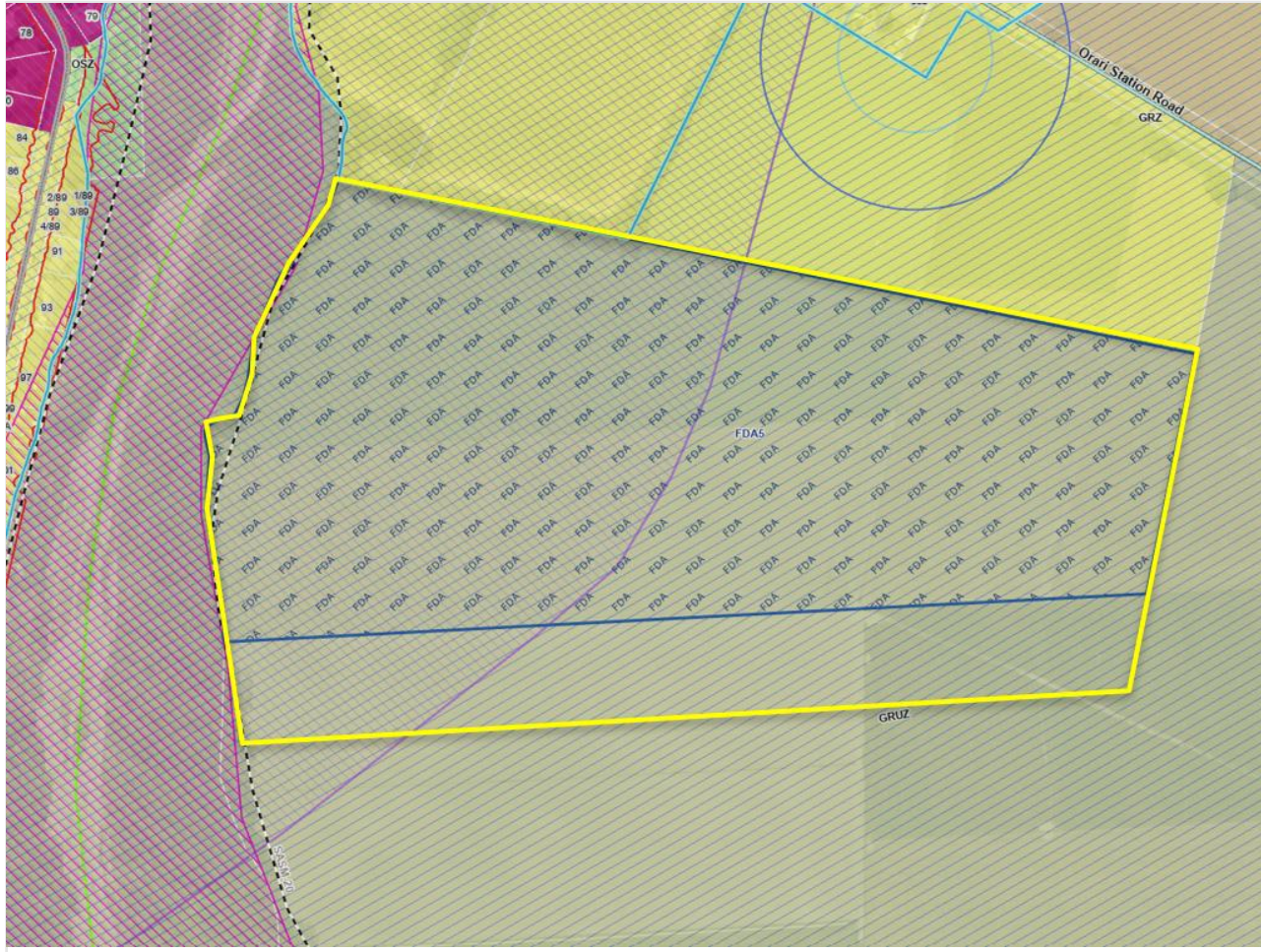
**Sewer** – Available but upgrades to pipes required.

### EXISTING ZONING

Rural Lifestyle

### SITE CONTEXT

- Flood Assessment Area
- Esplanade Provision
- Drinking Water Protection Area – Private supplies

**Infrastructure Capacity**

**Water** – Upgrades to pipes required. Firefighting water supply is not currently available.

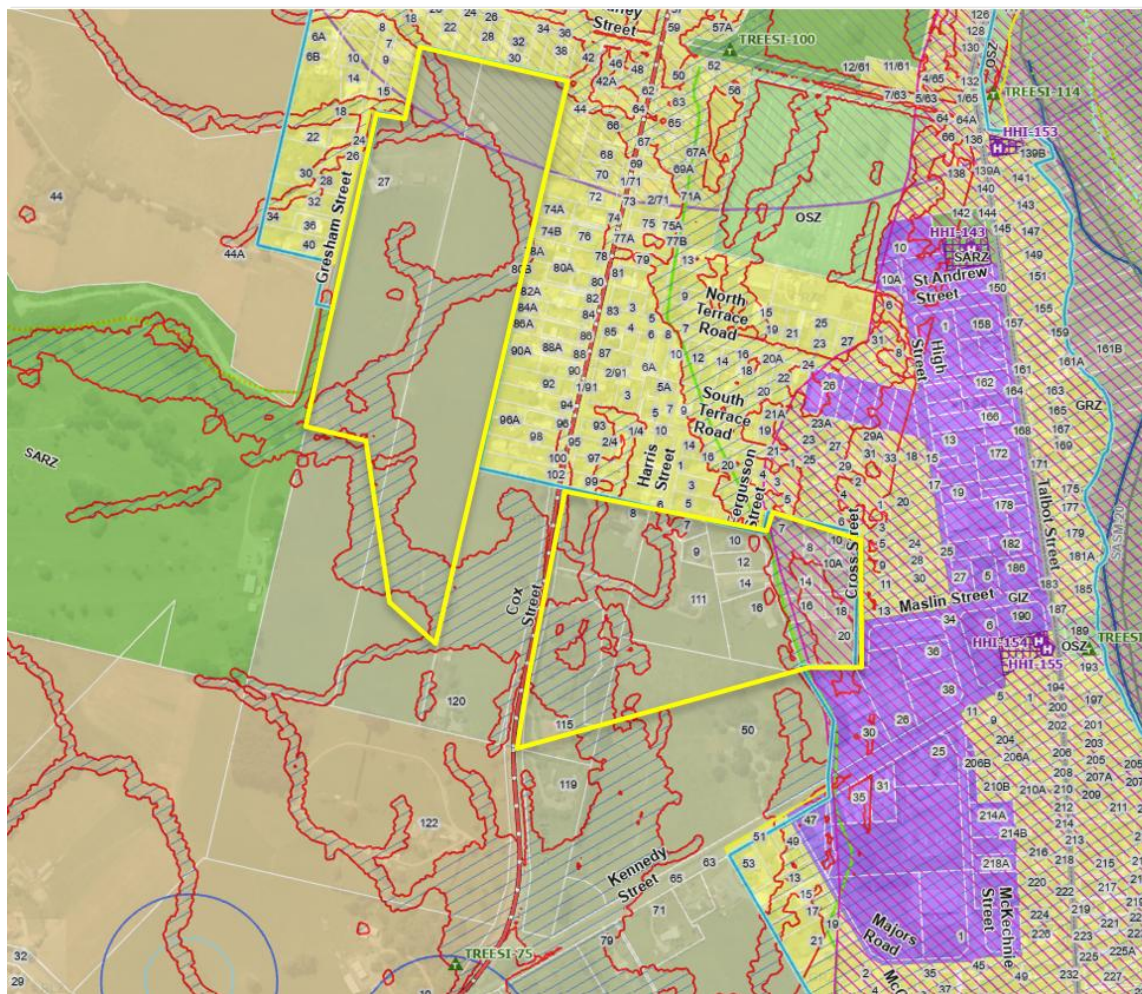
**Sewer** – Available but upgrades to pipes required.

**EXISTING ZONING**

General Rural

**SITE CONTEXT**

- Flood Assessment Area
- Long-Tailed Bat Protection Area
- LUC 2 Land



### Infrastructure Capacity

**Water** – Upgrades to pipes required. Firefighting water supply is not currently available. Water supply servicing could be checked in the updated assessment.

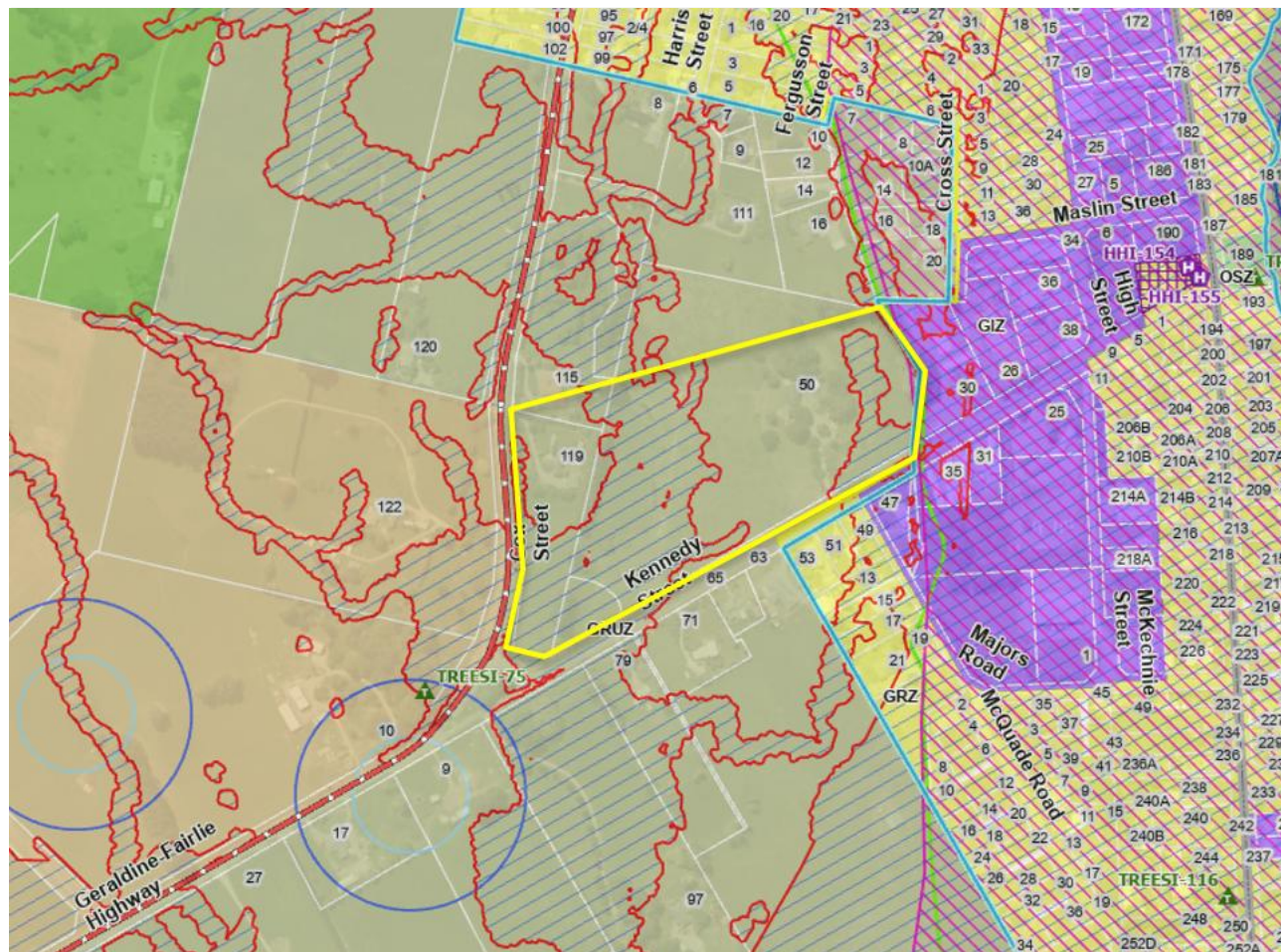
**Sewer** – Available but upgrades to pipes required. Sewer network improvements are underway in the downstream West Geraldine catchment around the siphon under the Waihi River; those upgrades would be required before any development.

### EXISTING ZONING

General Rural

### SITE CONTEXT

- Flood Assessment Area
- Liquefaction Awareness Area Overlay (14b only)
- Long-Tailed Bat Protection Area
- Esplanade Provision
- LUC 2 Land
- State Highway 79



### Infrastructure Capacity

**Water** – Upgrades to pipes required. Firefighting water supply is not currently available.

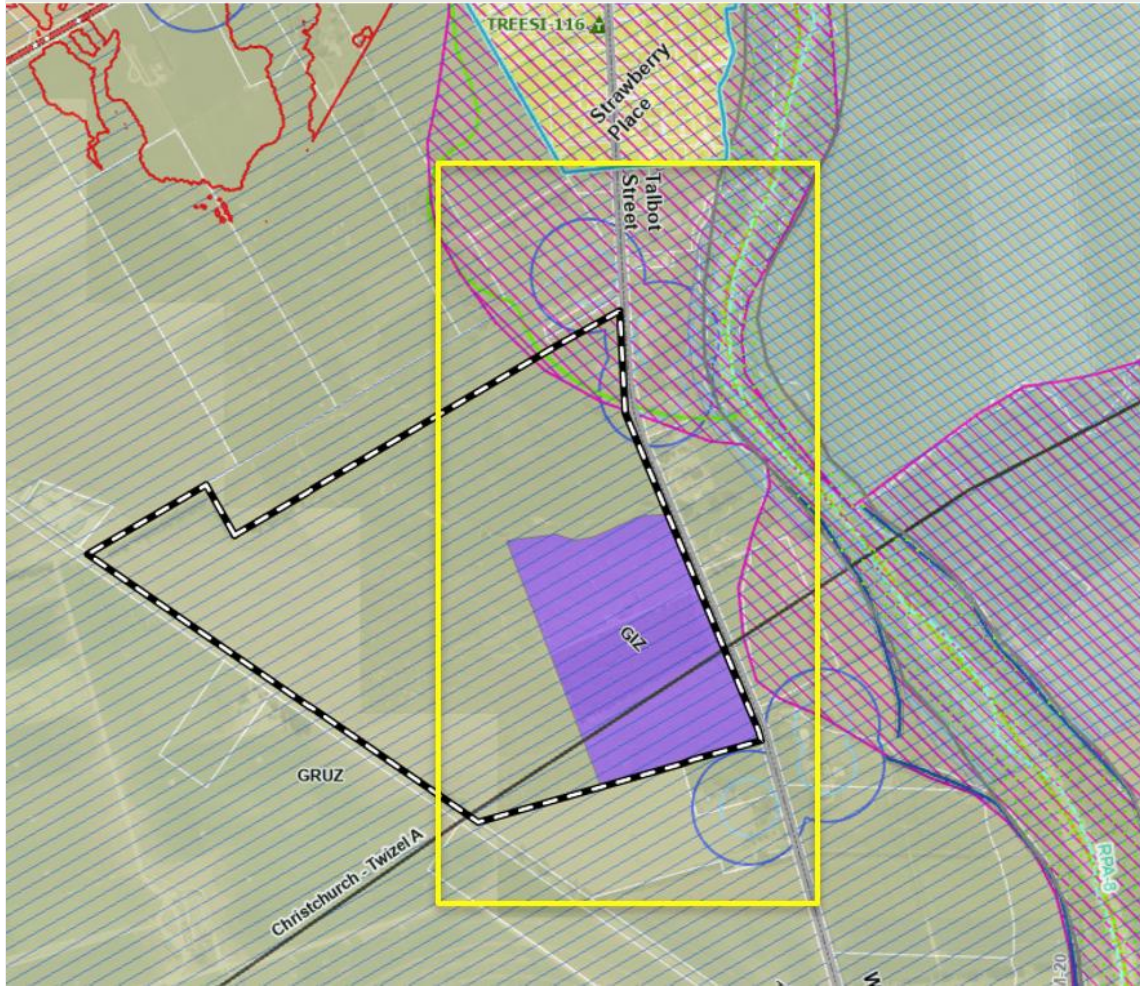
**Sewer** – Available but upgrades to pipes required. The West Geraldine sewer upgrades around the Waihi River siphon would be required before any development.

### EXISTING ZONING

General Rural

### SITE CONTEXT

- Flood Assessment Area
- LUC 2 land

**Infrastructure Capacity**

**Water** – No reticulation present.

**Sewer** – No reticulation present, but in close proximity to Council's sewage ponds.

Area could be included in updated capacity assessment.

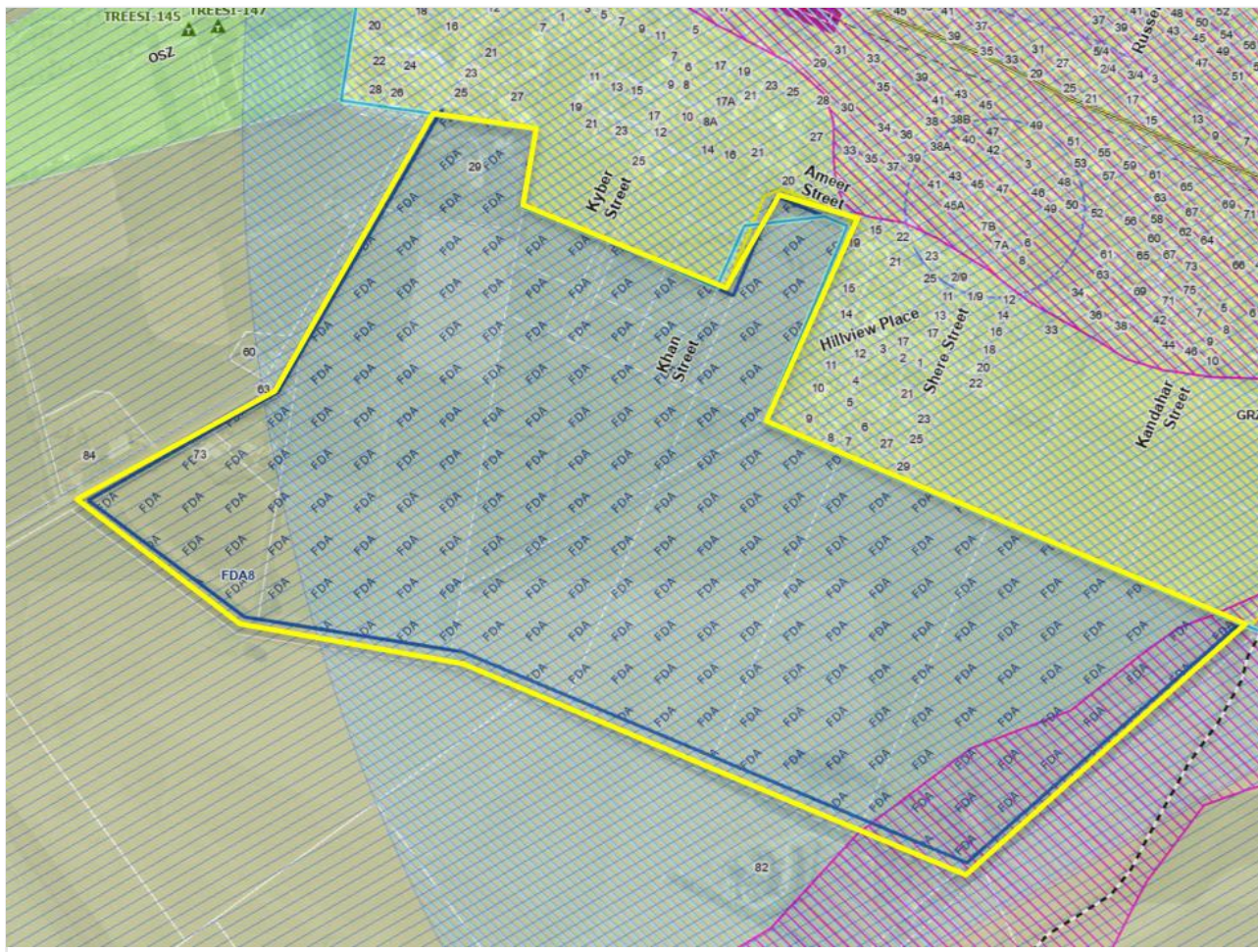
**EXISTING ZONING**

General Rural

**SITE CONTEXT**

- Flood Assessment Area
- Partial Liquefaction Awareness Area
- Drinking Water Protection Area – Private supplies
- Esplanade Provision
- National Grid Lines
- LUC 2 Land





### Infrastructure Capacity

**Water** – Modelling required.

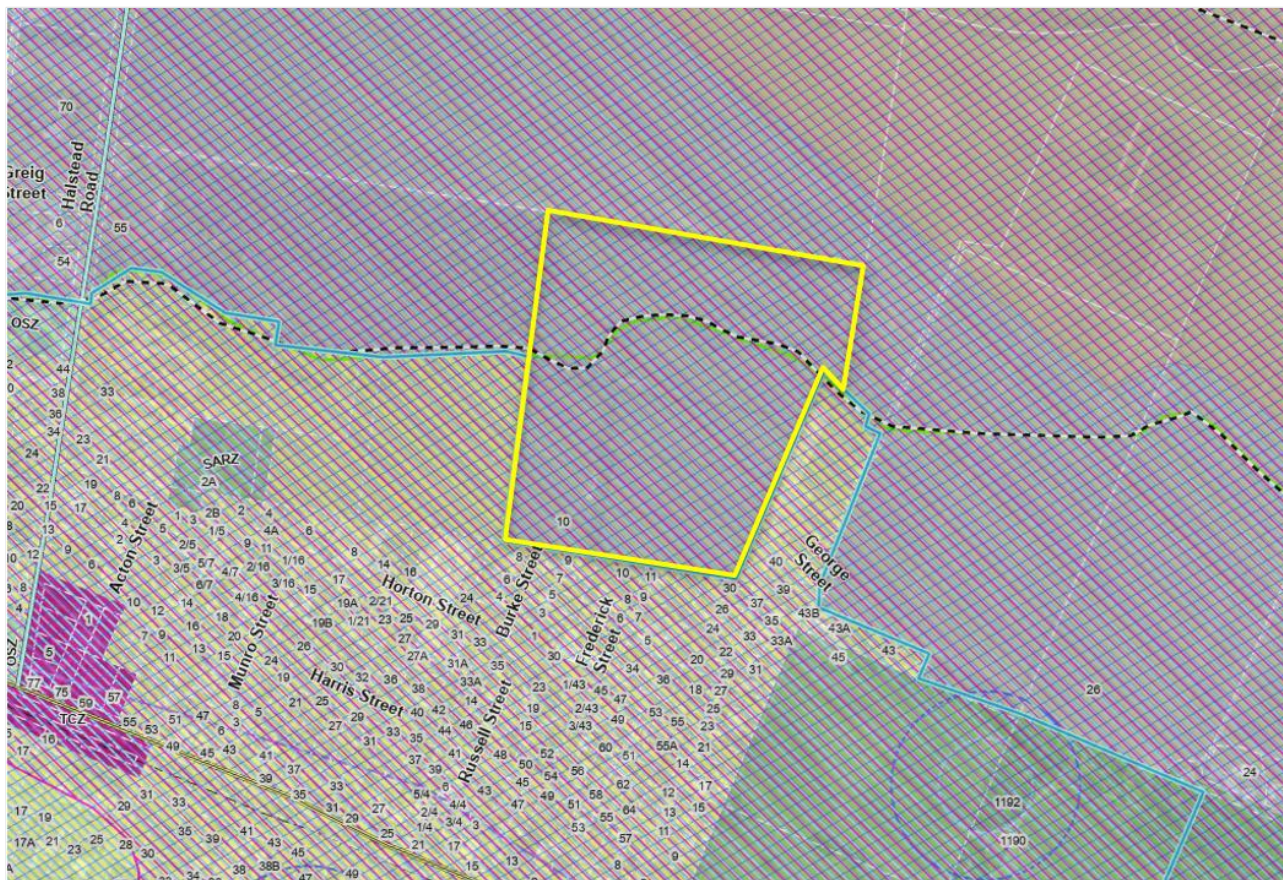
**Sewer** – Capacity generally available subject to upgrades.

### EXISTING ZONING

General Rural

### SITE CONTEXT

- Flood Assessment Area
- Partial Liquefaction Awareness Area
- Partial Overland Flow Path Assessment Area
- Drinking Water Protection Area – Community supply
- LUC 2 & 3 Land
- Future Rural Residential Development Area



### Infrastructure Capacity

**Water** – Modelling required.

**Sewer** – Capacity generally available subject to upgrades.

### EXISTING ZONING

General Rural

### SITE CONTEXT

- Flood Assessment Area
- Liquefaction Awareness Area
- SASM 16 – Wai Taoka Line Overlay
- Long-Tailed Bat Habitat Protection Area
- Drinking Water Protection Area – Community supply
- Esplanade Provision
- LUC 2 & 3 Land

# Information Gaps



## Topography

Slope/contours have not been assessed.



## Land parcels & ownership

The number of land parcels and ownership within each area not been considered.



## Funding for network extensions

Many of these areas require network extensions to service them. How those extensions are funded is still up for discussion.



## Updated growth projections

Updated growth projections are still to be completed.

# Discussion & Next Steps

- 1 Which of the 18 DOAs should Council carry forward as priority areas for the consultation document going to the community?
- 2 Are there sites Councillors believe should be removed from, or added to, the candidate list based on information not already identified?

