

# Timaru District Council

## Growth Management Strategy Review: Residential

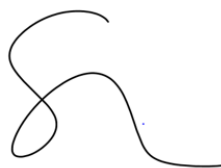


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## 1 Introduction

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 1<sup>1</sup> and 2<sup>2</sup> Councils, but Tier 3<sup>3</sup> (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*<sup>4</sup>.

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.*

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<sup>1</sup> Auckland, Hamilton, Tauranga, Wellington and Christchurch

<sup>2</sup> Whāngarei, Rotorua, New Plymouth, Napier / Hastings, Palmerston North, Nelson / Tasman, Queenstown and Dunedin

<sup>3</sup> All other Councils, including Timaru District Council

<sup>4</sup> 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 market<sup>5</sup>.

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.

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<sup>5</sup> 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 report<sup>6</sup> 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*<sup>7</sup>.

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<sup>6</sup> Population Projections 2020-2051 Timaru District Council October 2020

<sup>7</sup> 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...<sup>8</sup>.*

### **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;*

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<sup>8</sup> 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 300m<sup>2</sup> 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.<sup>9</sup> 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:

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<sup>9</sup> 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 figures<sup>10</sup>?

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 <sup>11</sup>	Total	Average lots per annum (over 19 years)
Residential: Infill <sup>12</sup>	1080	225	1305	69
Commercial <sup>13</sup>	37	147	184	10

<sup>10</sup> All numbers have been rounded throughout this report and calculations may not correspond exactly in places.

<sup>11</sup> 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.

<sup>12</sup> In this context, infill housing is the addition of one or two houses into an existing standard sized residential property (being properties less than 1000m<sup>2</sup>).

<sup>13</sup> 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
<b>Total</b>	<b>3485</b>	<b>415</b>	<b>3900</b>	

#### 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 550m<sup>2</sup>.

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)
<b>Timaru<sup>14</sup></b>			
Gleniti Road (DEV4)	50	55	3
Pages Road <sup>15</sup> (DEV5)	40	43	2
Brookfield	30	30	1
<b>Temuka</b>			
Thompson Road (DEV8)	42	39	2
Richard Pearse Drive (DEV9)	16	14	1
<b>Pleasant Point</b>			
Smart-Munro Road and Manse Road (DEV10)	46	58	3
<b>Geraldine</b>			
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
<b>Total</b>	<b>1002</b>	<b>385</b>	<b>20</b>

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.

<sup>14</sup> Richardson Farm 1 (DEV6) is not included in the rural lifestyle numbers, as this land has been recommended for General Residential Zone.

<sup>15</sup> 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 550m<sup>2</sup> 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 <sup>16</sup>		190 <sup>17</sup>	190	10
General Rural, Rural Lifestyle, Settlement and Māori Purpose Zones	575		575	30
Residential: Greenfield	1938	57	1995	105
<b>Total</b>	<b>3500</b>	<b>400</b>	<b>3900</b>	

## 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 land<sup>18</sup>. 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

<sup>16</sup> 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.

<sup>17</sup> 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.

<sup>18</sup> 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 Infometrics<sup>19</sup> 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 <sup>20</sup>	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 938<sup>21</sup> additional HH) over and above the existing zoned land supply (which accounts for 1103 HH).

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<sup>19</sup> Population Projections 2020-2051 Timaru District Council, October 2020

<sup>20</sup> 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

<sup>21</sup> 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
<b>Total</b>	<b>1995</b>	<b>1057</b>	<b>938</b>	<b>78</b>

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 Grierson<sup>22</sup> 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 450m<sup>2</sup> in the GRZ (aside from Gleniti) and 300m<sup>2</sup> 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 300m<sup>2</sup> 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 450m<sup>2</sup> 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.

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<sup>22</sup> ‘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 Taitarakihi 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.

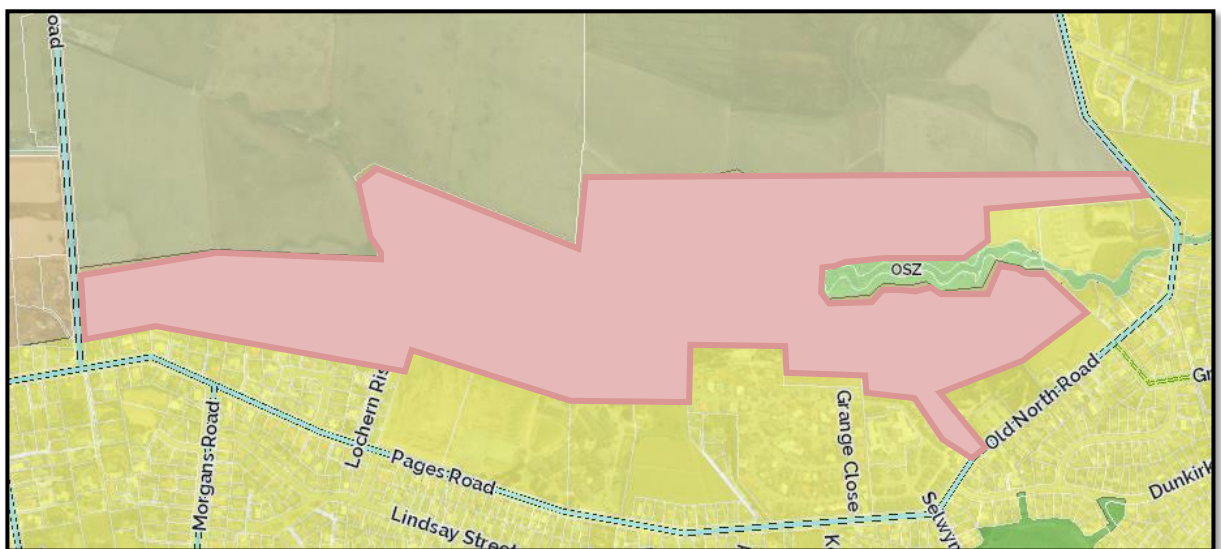


Figure 1: Amend zoning shaded area to GRZ

- 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.

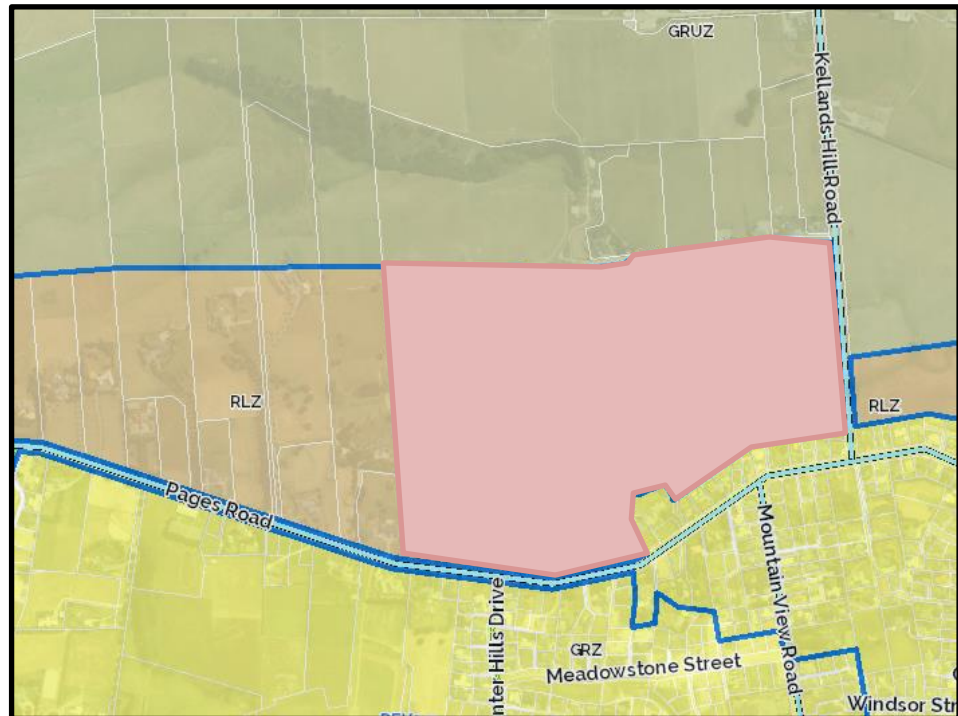


Figure 2: Amend zoning of shaded area to GRZ

- 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.

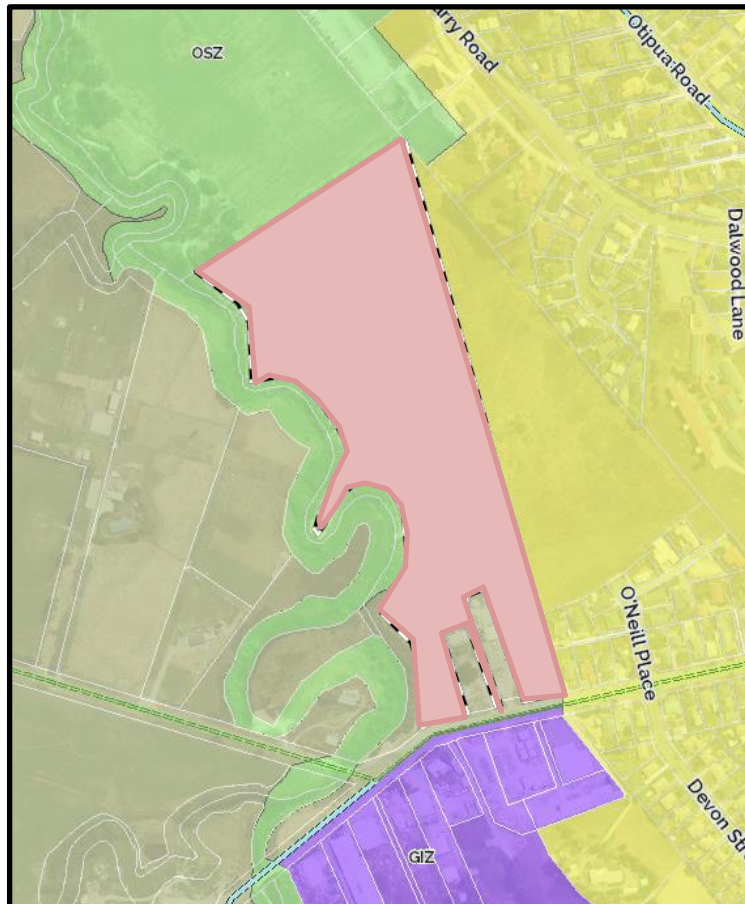


Figure 3: Amend zoning of shaded area to GRZ

- 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.

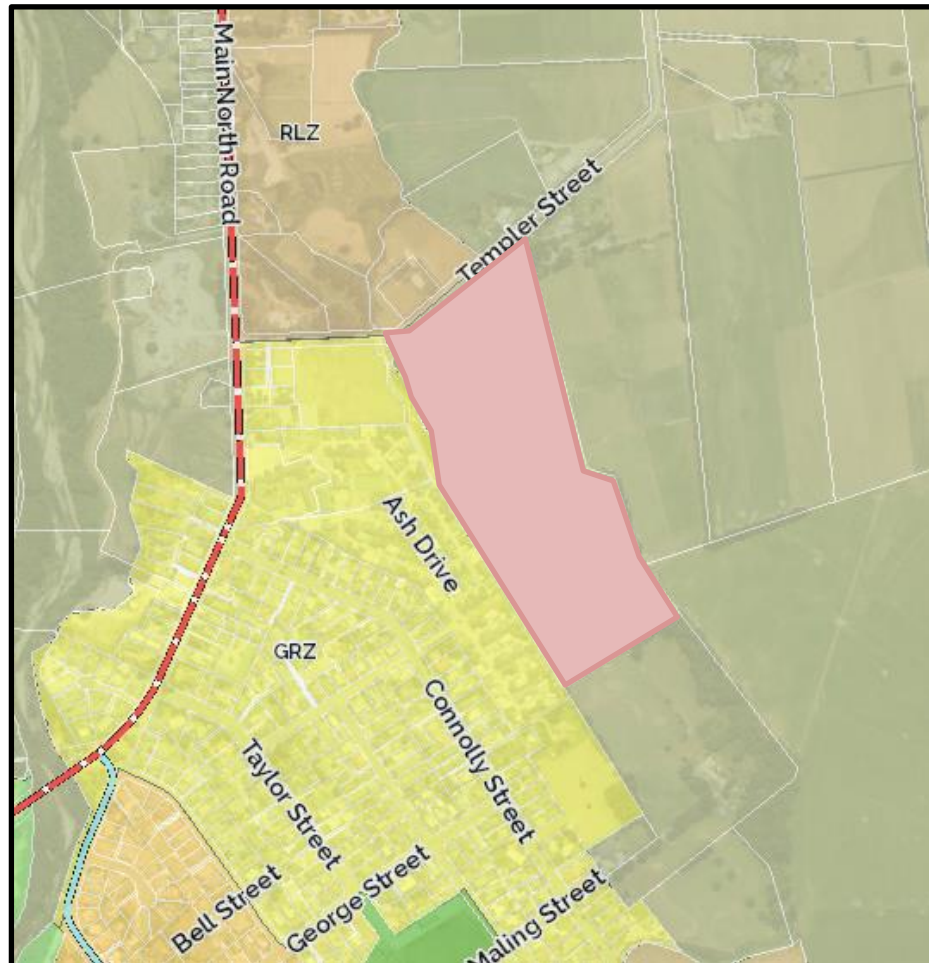


Figure 4: Amend zoning of shaded area to GRZ

## 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.

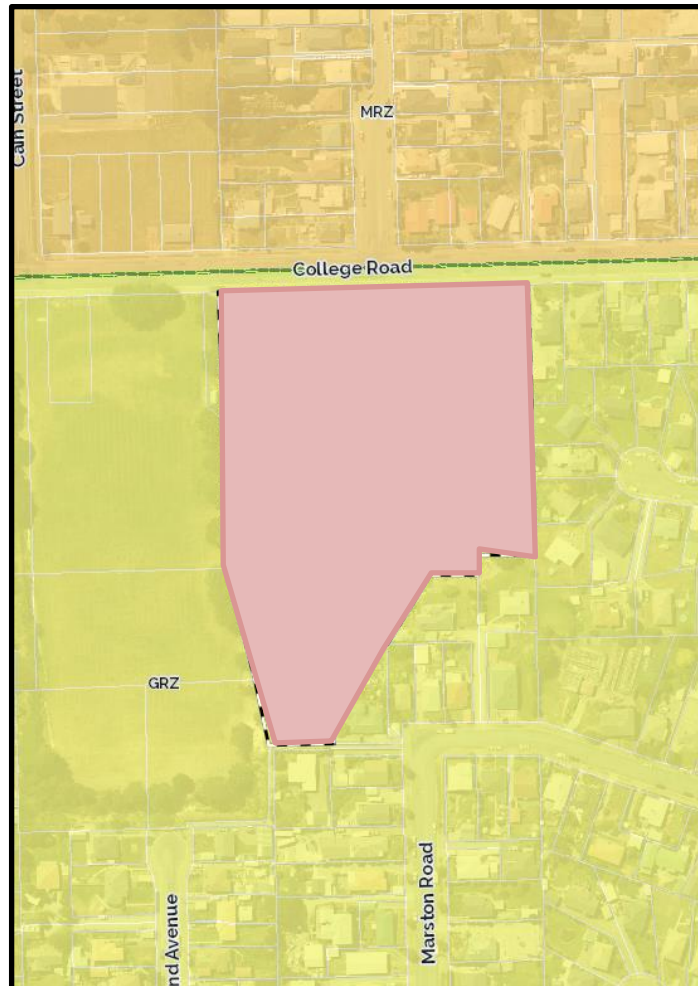


Figure 5: Amend zoning of shaded area to MDRZ

- 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.

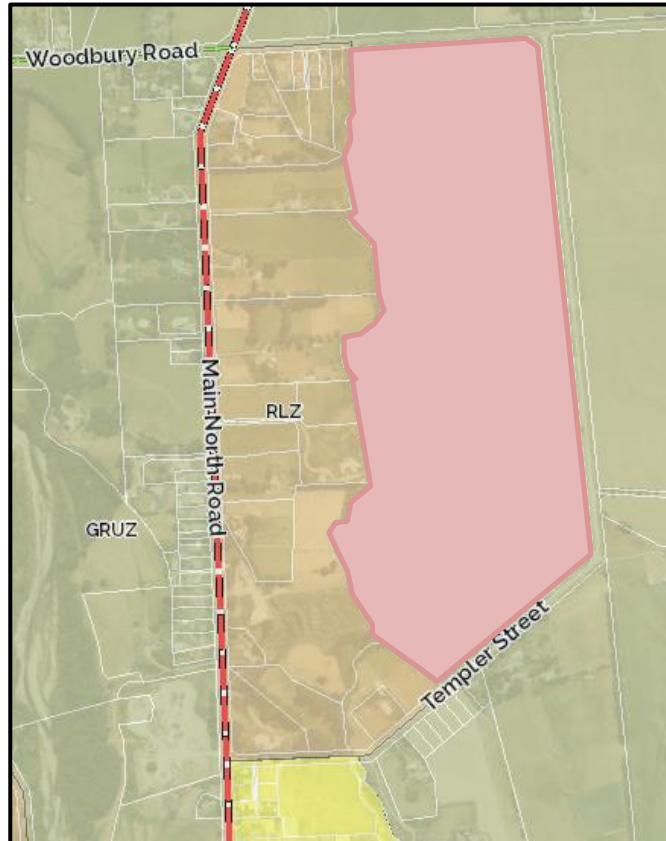
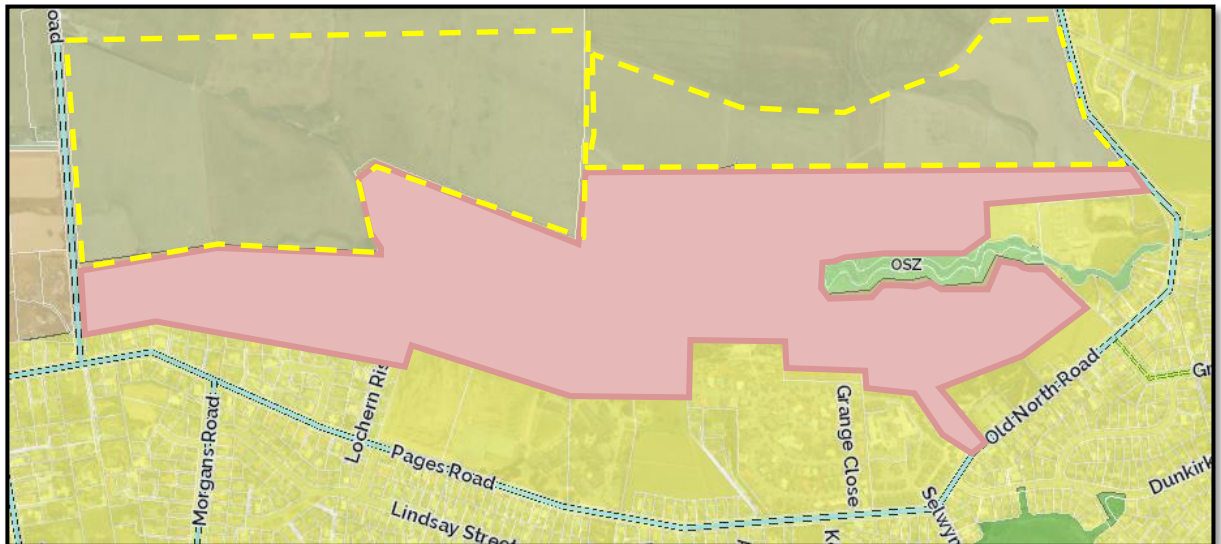


Figure 6: Amend zoning of shaded area to RLZ

**9.6 Recommended greenfield sites to identify as Future Urban Zone**

- a. Identify land north of Richardsons 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.

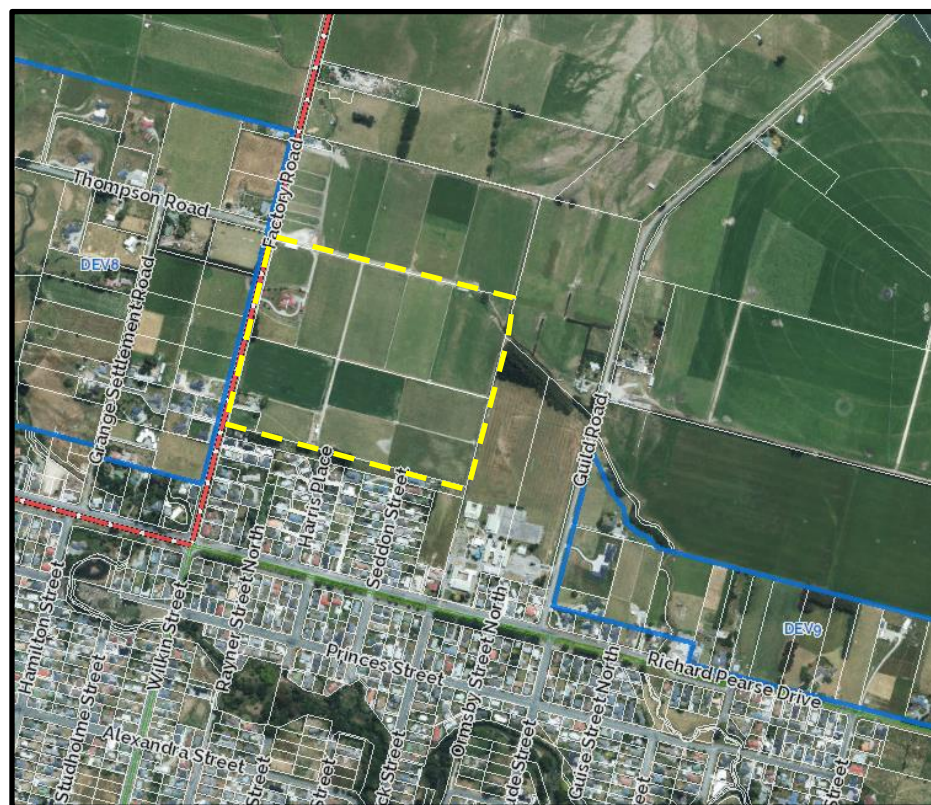


Figure 9: Show the outlined area as a growth precinct or overlay

## 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 35m<sup>2</sup> Gross Floor Area for a studio and 45m<sup>2</sup> 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 8m<sup>2</sup> 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

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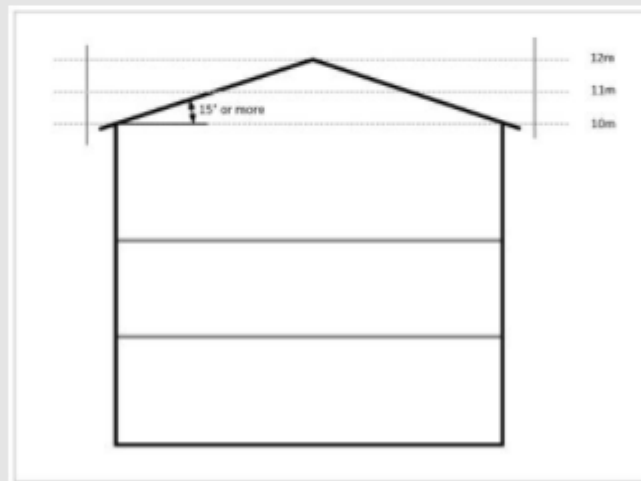
## Part 2 Density standards

### 10 Number of residential units per site

There must be no more than 3 residential units per site.

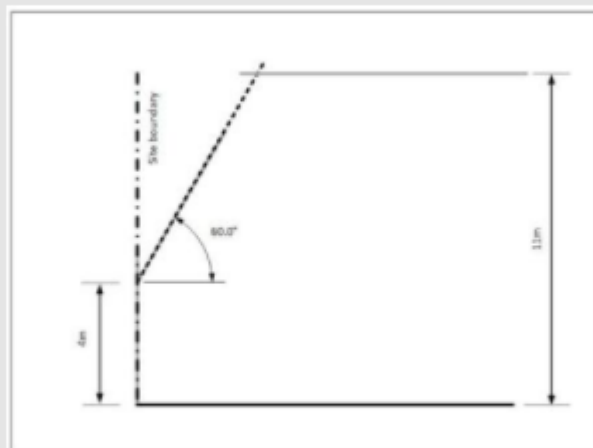
### 11 Building height

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 boundary with a road;
  - existing or proposed internal boundaries within a site;
  - 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.

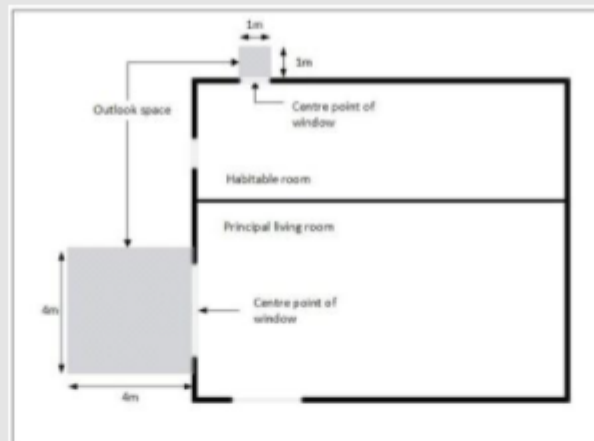


### 15 Outdoor living space (per unit)

- (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

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# Timaru District Council

Recommendation report on chapter  
options regarding growth



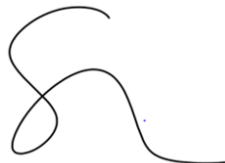
May 2021

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## 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<sup>1</sup>.*

The Standards direct *if development areas are used, the Development areas heading must be included and each development area must be a separate chapter<sup>2</sup>.*

As discussed at our meeting on the 21<sup>st</sup> 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.

---

<sup>1</sup> National Planning Standards, page 50

<sup>2</sup> 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 1<sup>st</sup> 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 21<sup>st</sup> 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 21<sup>st</sup> 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 21<sup>st</sup> 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).

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### 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)

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### ***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.

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APPENDIX E:

Assessment matrix and summary of matrix factors

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## **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.

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### **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.

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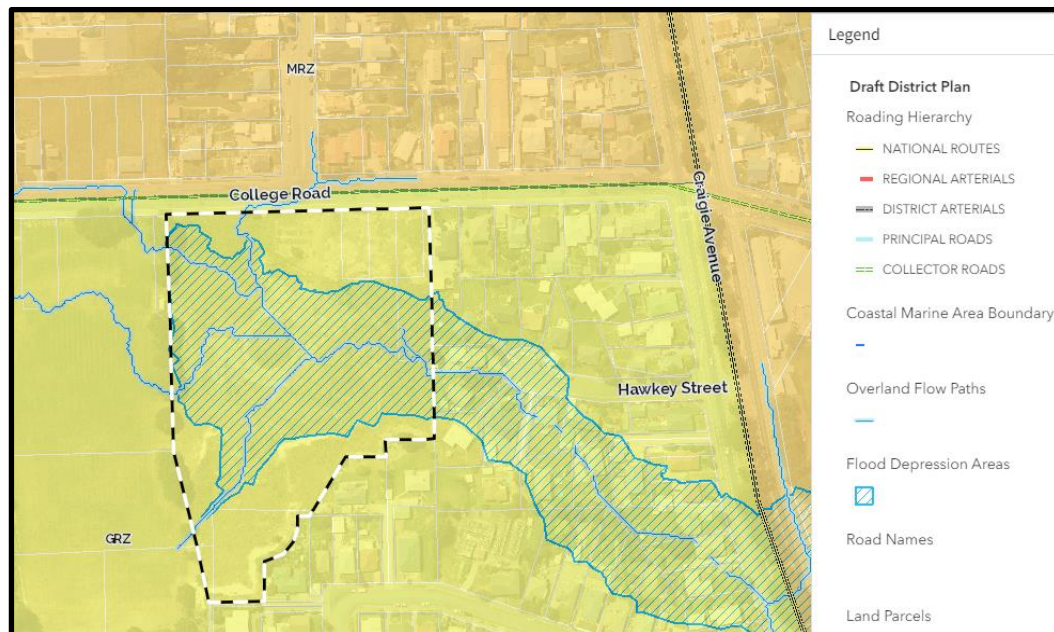
APPENDIX F:

Site details

\*writing in *italics* is information provided by Council

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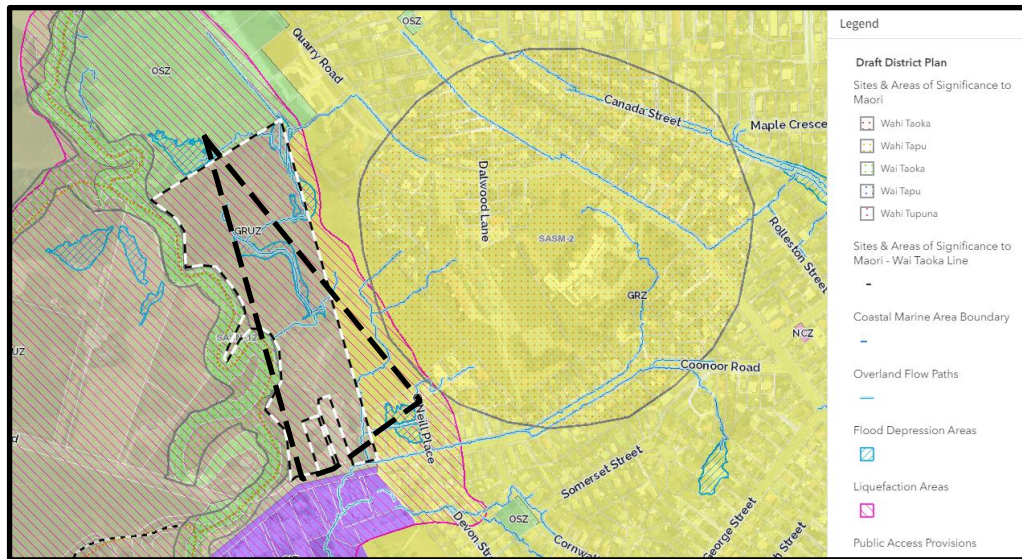
## College Road



College Road	
<b>Roading</b>	<ul style="list-style-type: none"> <li>College Road is a Collector Road</li> <li>Craigie Ave (SH1) intersection 130m to the east</li> <li>Road reserve design to be completed through engineering design process. Active transport links required to Marston Road/Angland Avenue through southern corner.</li> </ul>
<b>Accessibility</b>	<ul style="list-style-type: none"> <li>Cycleways are located along Craigie Avenue</li> </ul>
<b>Sewer</b>	<ul style="list-style-type: none"> <li>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.</li> <li>Upgrades within and downstream required including possible pump station.</li> </ul>
<b>Water</b>	<ul style="list-style-type: none"> <li>Water can be serviced to this development</li> </ul>
<b>Stormwater</b>	<ul style="list-style-type: none"> <li>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.</li> </ul>
<b>Topographical Limitations</b>	<ul style="list-style-type: none"> <li>Low lying toward to end of a catchment that is lower the existing road boundary level (that being College Road).</li> <li>Numerous light topographical depressions.</li> <li>Clay cliffs along the southern boundary may require stabilisation.</li> </ul>
<b>Biodiversity Values</b>	<ul style="list-style-type: none"> <li>None registered</li> </ul>
<b>Landscape Values</b>	<ul style="list-style-type: none"> <li>None registered</li> </ul>
<b>Productive Soils</b>	<ul style="list-style-type: none"> <li>None registered</li> </ul>
<b>Coastal Erosion</b>	<ul style="list-style-type: none"> <li>None registered</li> </ul>
<b>Coastal Inundation</b>	<ul style="list-style-type: none"> <li>None registered</li> </ul>

<b><i>Flooding</i></b>	<ul style="list-style-type: none"> <li>• Overland Flow Paths are registered throughout the site.</li> <li>• A Flood Depression Area is registered over the majority of the site.</li> </ul>
<b><i>Liquefaction</i></b>	<ul style="list-style-type: none"> <li>• None registered</li> </ul>
<b><i>Contaminated Land</i></b>	<ul style="list-style-type: none"> <li>• 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.</li> </ul>
<b><i>Cultural Sites</i></b>	<ul style="list-style-type: none"> <li>• None Registered</li> </ul>
<b><i>Heritage</i></b>	<ul style="list-style-type: none"> <li>• The Brickworks operated on the site and predated 1900.</li> </ul>
<b><i>Community Facilities/Services</i></b>	<ul style="list-style-type: none"> <li>• Timaru Girls High School abuts the site</li> <li>• Approximately 0.5-0.7km to Timaru South Primary School, Roncalli College and Sacred Heart School</li> </ul>
<b><i>Recreation/Open Space</i></b>	<ul style="list-style-type: none"> <li>• The Botanical Gardens are located 300m to the east of the site.</li> <li>• Anzac Square is located 400m to the north of the site.</li> </ul>
<b><i>Size of Area</i></b>	<ul style="list-style-type: none"> <li>• 2.45ha</li> </ul>
<b><i>Consolidation</i></b>	<ul style="list-style-type: none"> <li>• The site is located within the existing urban perimeters of Timaru.</li> </ul>
<b><i>Adjacent Land Uses</i></b>	<ul style="list-style-type: none"> <li>• Timaru Girls High School sports fields are located to the west of the site.</li> <li>• Developed residential land adjoins the south and east boundaries.</li> </ul>
<b><i>Proximity to Employment</i></b>	<ul style="list-style-type: none"> <li>• Approximately 1.5km from the Central Business District</li> <li>• Approximately 1.2km from the Port Access (southern)</li> <li>• Approximately 0.8km from the Redruth Industrial Area.</li> <li>• Approximately 1.2km from the Prime Port Timaru (southern entrance)</li> <li>• Approximately 0.5km from the Hospital</li> </ul>
<b><i>Land Ownership</i></b>	<ul style="list-style-type: none"> <li>• One landowner</li> </ul>

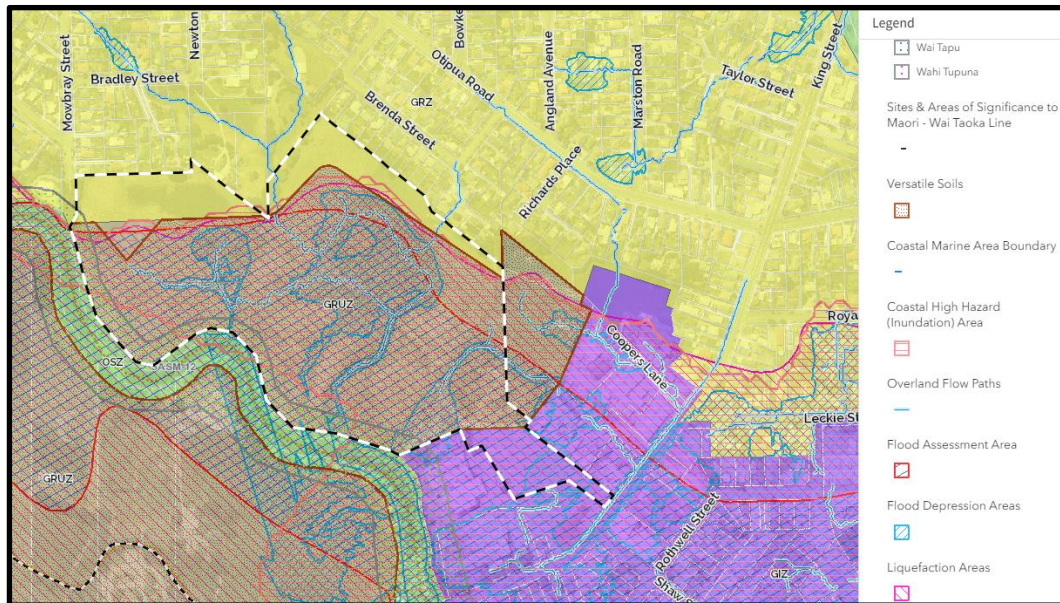
## O'Neill Place



O'Neill Place	
<b>Roading</b>	<ul style="list-style-type: none"> <li>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.</li> </ul>
<b>Accessibility</b>	<ul style="list-style-type: none"> <li>A Cycleway located along Otipua Road (0.6km away)</li> </ul>
<b>Sewer</b>	<ul style="list-style-type: none"> <li>There is public sewer main in vicinity. Can be serviced with downstream network upgrades.</li> </ul>
<b>Water</b>	<ul style="list-style-type: none"> <li>Water can be service to this development</li> </ul>
<b>Stormwater</b>	<ul style="list-style-type: none"> <li>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.</li> </ul>
<b>Topographical Limitations</b>	<ul style="list-style-type: none"> <li>Numerous light topographical depressions.</li> <li>Generally flat topography with western sloping areas along the eastern boundary.</li> </ul>
<b>Biodiversity Values</b>	<ul style="list-style-type: none"> <li>None Registered</li> <li>Abuts Saltwater Creek</li> </ul>
<b>Landscape Values</b>	<ul style="list-style-type: none"> <li>None Registered</li> </ul>
<b>Productive Soils</b>	<ul style="list-style-type: none"> <li>None Registered</li> </ul>
<b>Coastal Erosion</b>	<ul style="list-style-type: none"> <li>None Registered</li> </ul>
<b>Coastal Inundation</b>	<ul style="list-style-type: none"> <li>None Registered</li> </ul>
<b>Flooding</b>	<ul style="list-style-type: none"> <li>Overland flow path located within the site.</li> <li>Flood depression area located within a small portion of the site.</li> </ul>
<b>Liquefaction</b>	<ul style="list-style-type: none"> <li>The whole site is registered as a Liquefaction area.</li> </ul>
<b>Contaminated Land</b>	<ul style="list-style-type: none"> <li>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.</li> </ul>

<b><i>Cultural Sites</i></b>	<ul style="list-style-type: none"> <li>• 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'.</li> </ul>
<b><i>Heritage</i></b>	<ul style="list-style-type: none"> <li>• None Registered</li> </ul>
<b><i>Community Facilities/Services</i></b>	<ul style="list-style-type: none"> <li>• Timaru Christian School abuts the sites eastern boundary</li> <li>• Timaru Boys' High School and Bluestone Primary School are located 0.4km from the site</li> </ul>
<b><i>Recreation/Open Space</i></b>	<ul style="list-style-type: none"> <li>• The site adjoins saltwater creek walkway which further connects to Centennial Park</li> <li>• The site adjoins the 'school grounds' sports fields</li> </ul>
<b><i>Size of Area</i></b>	<ul style="list-style-type: none"> <li>• 11ha</li> </ul>
<b><i>Consolidation</i></b>	<ul style="list-style-type: none"> <li>• 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.</li> </ul>
<b><i>Adjacent Land Uses</i></b>	<ul style="list-style-type: none"> <li>• Education facility along the eastern boundary</li> <li>• Saltwater Creek and walkway along the western boundary</li> <li>• Sports grounds along the northern boundary</li> <li>• Residential land uses along the southern boundary</li> <li>• Industrial land is located on the southern side of Coonoor Road</li> </ul>
<b><i>Proximity to Employment</i></b>	<ul style="list-style-type: none"> <li>• Approximately 2.2km from the Central Business District</li> <li>• Approximately 1.5km from Prime Port Timaru's southern entrance</li> </ul>
<b><i>Land Ownership</i></b>	<ul style="list-style-type: none"> <li>• One landowner</li> </ul>

## Redruth

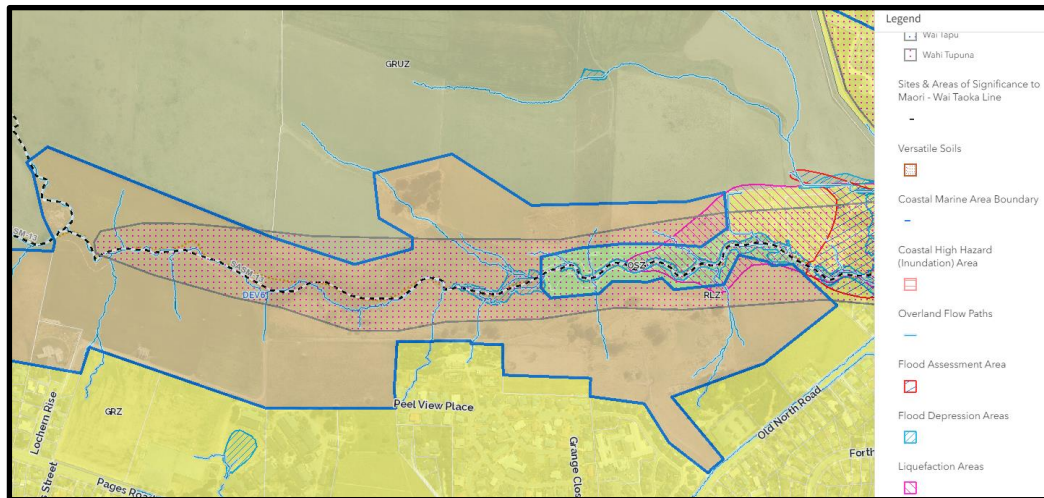


<b>Redruth</b>	
<b>Roading</b>	<ul style="list-style-type: none"> <li>New transport circulation including bridge and various land use specification - Residential, Industrial and Commercial Roads with linkage to SH 1</li> </ul>
<b>Accessibility</b>	<ul style="list-style-type: none"> <li>Cycle lane located in Otipua Road</li> </ul>
<b>Sewer</b>	<ul style="list-style-type: none"> <li>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.</li> </ul>
<b>Water</b>	<ul style="list-style-type: none"> <li>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.</li> </ul>
<b>Stormwater</b>	<ul style="list-style-type: none"> <li>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.</li> </ul>
<b>Topographical Limitations</b>	<ul style="list-style-type: none"> <li>Numerous topographical depressions and Saltwater Creek tributary, including overland flow paths.</li> <li>Generally flat and low-lying topography with south sloping areas along the northern perimeter of the site.</li> <li>Significant earthworks required to ensure natural hazards are mitigated and do not hinder adjoining sites.</li> </ul>
<b>Biodiversity Values</b>	<ul style="list-style-type: none"> <li>Saltwater Creek is located along western boundary</li> </ul>
<b>Landscape Values</b>	<ul style="list-style-type: none"> <li>None Registered</li> </ul>
<b>Productive Soils</b>	<ul style="list-style-type: none"> <li>The majority of the site is located in an area of Versatile Soils</li> </ul>
<b>Coastal Erosion</b>	<ul style="list-style-type: none"> <li>None Registered</li> </ul>



<b>Coastal Inundation</b>	<ul style="list-style-type: none"> <li>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.</li> </ul>
<b>Flooding</b>	<ul style="list-style-type: none"> <li>Overland flow paths are located throughout the site</li> <li>The majority of the site is location in a Flood Assessment Area and Flood Depression Area</li> </ul>
<b>Liquefaction</b>	<ul style="list-style-type: none"> <li>The whole site is located within the liquefaction overlay</li> </ul>
<b>Contaminated Land</b>	<ul style="list-style-type: none"> <li>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.</li> <li>The land is currently zoned rural and will require investigation under the NES-CS.</li> </ul>
<b>Cultural Sites</b>	<ul style="list-style-type: none"> <li>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'.</li> </ul>
<b>Heritage</b>	<ul style="list-style-type: none"> <li>None Listed</li> </ul>
<b>Community Facilities/Services</b>	<ul style="list-style-type: none"> <li>Approximately 0.7km from Timaru South School and Timaru Girls High School</li> </ul>
<b>Recreation/Open Space</b>	<ul style="list-style-type: none"> <li>Approximately 0.7km from the Botanical Gardens.</li> <li>Saltwater Creek walkway adjoins the site to the south.</li> </ul>
<b>Size of Area</b>	<ul style="list-style-type: none"> <li>18ha</li> </ul>
<b>Consolidation</b>	<ul style="list-style-type: none"> <li>The urban boundary is located to the north of the site, however a natural boundary between rural and urban is formed along Saltwater Creek.</li> </ul>
<b>Adjacent Land Uses</b>	<ul style="list-style-type: none"> <li>Saltwater Creek is located along the south/west boundary</li> <li>Residential zoning and activities are located along the northern boundary</li> <li>Industrial land uses and zoning is located along the eastern boundary</li> </ul>
<b>Proximity to Employment</b>	<ul style="list-style-type: none"> <li>Adjoins Redruth Industrial Area</li> <li>Approximately 2.0km from the Central Business District</li> <li>Approximately 1.8km from Prime Port Timaru's southern entrance</li> </ul>
<b>Land Ownership</b>	<ul style="list-style-type: none"> <li>One landowner</li> </ul>

## Richardson Farms 1 (Old North Road)



<b>Richardson Farms 1 (Old North Road)</b>	
<b>Roading</b>	<ul style="list-style-type: none"> <li>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.</li> </ul>
<b>Accessibility</b>	<ul style="list-style-type: none"> <li>Cycle lane is located along Old North Road</li> </ul>
<b>Sewer</b>	<ul style="list-style-type: none"> <li>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 Taitarakihi Creek and through Grantlea.</li> </ul>
<b>Water</b>	<ul style="list-style-type: none"> <li>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.</li> </ul>
<b>Stormwater</b>	<ul style="list-style-type: none"> <li>Onsite Attenuation and Treatment will be required because it will be discharging into Taitarakihi Creek. Area would be required to be included in Timaru Stormwater Management Plan. Bunds or other stormwater management structures would likely be required.</li> </ul>
<b>Topographical Limitations</b>	<ul style="list-style-type: none"> <li>Undulating topography that has numerous areas of sloping hillside.</li> <li>Transpower lines requiring offset in regard to future built form</li> <li>Required offset from Taitarakihi Creek waterbody</li> </ul>
<b>Biodiversity Values</b>	<ul style="list-style-type: none"> <li>Light Sensitive area</li> <li>Taitarakihi Creek</li> </ul>
<b>Landscape Values</b>	<ul style="list-style-type: none"> <li>None Registered</li> </ul>
<b>Productive Soils</b>	<ul style="list-style-type: none"> <li>None Registered</li> </ul>
<b>Coastal Erosion</b>	<ul style="list-style-type: none"> <li>None Registered</li> </ul>
<b>Coastal Inundation</b>	<ul style="list-style-type: none"> <li>None Registered</li> </ul>
<b>Flooding</b>	<ul style="list-style-type: none"> <li>Overland flow paths predominantly located within or adjacent to Taitarakihi Creek</li> </ul>

<b><i>Liquefaction</i></b>	<ul style="list-style-type: none"> <li>• A small portion of the site is liquefaction but is predominantly on land that is adjacent to the substation and Taitarakihi Creek.</li> </ul>
<b><i>Contaminated Land</i></b>	<ul style="list-style-type: none"> <li>• None Listed</li> <li>• The land is currently zoned rural and will require investigation under the NES-CS.</li> </ul>
<b><i>Cultural Sites</i></b>	<ul style="list-style-type: none"> <li>• Taitarakihi 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.</li> </ul>
<b><i>Heritage</i></b>	<ul style="list-style-type: none"> <li>• None Listed</li> </ul>
<b><i>Community Facilities/Services</i></b>	<ul style="list-style-type: none"> <li>• Approximately 300m from Oceanview Heights Primary School, St Josephs Primary School, Grantlea Down Schools Primary School and Mountainview High School</li> </ul>
<b><i>Recreation/Open Space</i></b>	<ul style="list-style-type: none"> <li>• Approximately 1.8km from Caroline Bay</li> <li>• Approximately 1km from Aorangi Park Stadium</li> </ul>
<b><i>Size of Area</i></b>	<ul style="list-style-type: none"> <li>• 30ha</li> </ul>
<b><i>Consolidation</i></b>	<ul style="list-style-type: none"> <li>• Abuts the urban boundary to the south and east of the site</li> </ul>
<b><i>Adjacent Land Uses</i></b>	<ul style="list-style-type: none"> <li>• Rural land is located to the north and west</li> <li>• Residential land is located to the south</li> </ul>
<b><i>Proximity to Employment</i></b>	<ul style="list-style-type: none"> <li>• Approximately 1.2km from Smithfield Freezing Works and Abattoir</li> <li>• Approximately 1.5km from the Washdyke Industrial Area</li> <li>• Approximately 0.9km from the Showgrounds Development</li> <li>• Approximately 3.0km from the Central Business District</li> </ul>
<b><i>Land Ownership</i></b>	<ul style="list-style-type: none"> <li>• One landowner</li> </ul>

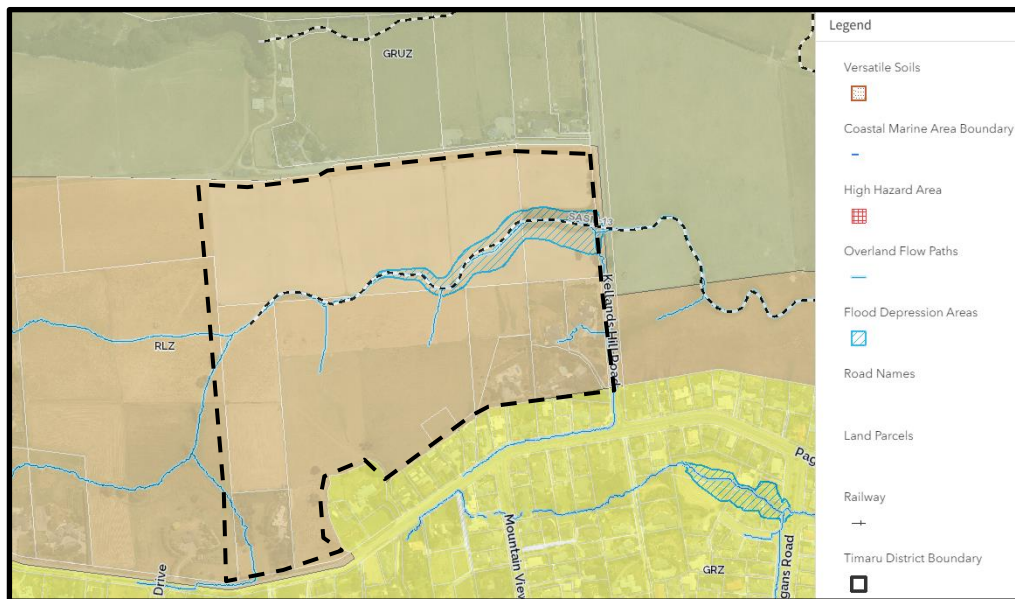
## Richardson Farms 2



Richardson Farms 2	
<b>Roading</b>	<ul style="list-style-type: none"> <li>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.</li> </ul>
<b>Accessibility</b>	<ul style="list-style-type: none"> <li>Cycle lane located along Old North Road</li> </ul>
<b>Sewer</b>	<ul style="list-style-type: none"> <li>New Council network including Gravity and Pump systems to link to existing and future networks to the east (Taitarakihi Creek, Broughs Gully, Blair Street, Washdyke Flat Road).</li> </ul>
<b>Water</b>	<ul style="list-style-type: none"> <li>Establishment of water supply ring between Old North Road and Washdyke Flat Road.</li> </ul>
<b>Stormwater</b>	<ul style="list-style-type: none"> <li>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.</li> </ul>
<b>Topographical Limitations</b>	<ul style="list-style-type: none"> <li>Undulating topography that has a small pond in the higher elevation</li> <li>Elevated portions of the site which have limited topographical features and only slightly sloping.</li> <li>Required offset from Transpower lines</li> </ul>
<b>Biodiversity Values</b>	<ul style="list-style-type: none"> <li>None Registered</li> </ul>
<b>Landscape Values</b>	<ul style="list-style-type: none"> <li>None Registered</li> </ul>
<b>Productive Soils</b>	<ul style="list-style-type: none"> <li>Northern most area of the site versatile soils along the lower lying elevations which would not necessarily be developed for residential purposes.</li> </ul>
<b>Coastal Erosion</b>	<ul style="list-style-type: none"> <li>None Registered</li> </ul>
<b>Coastal Inundation</b>	<ul style="list-style-type: none"> <li>Small portion of the northeast corner of the site is registered as Coastal Inundation area</li> </ul>
<b>Flooding</b>	<ul style="list-style-type: none"> <li>Overland Flow Path (limited to eastern and northern boundaries)</li> </ul>

	<ul style="list-style-type: none"> <li>• Flood Assessment Area (limited to northern portion of the site)</li> </ul>
<b>Liquefaction</b>	<ul style="list-style-type: none"> <li>• None Registered</li> </ul>
<b>Contaminated Land</b>	<ul style="list-style-type: none"> <li>• None Listed but investigation required due to rural land being converted to residential under NES.</li> </ul>
<b>Cultural Sites</b>	<ul style="list-style-type: none"> <li>• 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.</li> </ul>
<b>Heritage</b>	<ul style="list-style-type: none"> <li>• None Registered</li> </ul>
<b>Community Facilities/Services</b>	<ul style="list-style-type: none"> <li>• Oceanview Heights, St Josephs, Mountainview High School and Grantlea Down Schools are all located within 300m of part of the site.</li> <li>• 1.2km to Smithfield Freezing Works and Abattoir</li> <li>• 1.5km from Washdyke Industrial Area</li> <li>• 0.9km from the Showgrounds Development</li> </ul>
<b>Recreation/Open Space</b>	<ul style="list-style-type: none"> <li>• Caroline Bay 1.8km</li> <li>• Centennial Park 3.4km</li> <li>• Aorangi Park 1.4km</li> </ul>
<b>Size of Area</b>	<ul style="list-style-type: none"> <li>• 77ha</li> </ul>
<b>Consolidation</b>	<ul style="list-style-type: none"> <li>• Expansion of urban boundary</li> </ul>
<b>Adjacent Land Uses</b>	<ul style="list-style-type: none"> <li>• Residential zoned to the east and south</li> <li>• Rural zoned to north/west</li> </ul>
<b>Proximity to Employment</b>	<ul style="list-style-type: none"> <li>• Approximately 1.2km from the Smithfield Freezing Works and Abattoir</li> <li>• Approximately 0.5km from the Washdyke Industrial Area</li> <li>• Approximately 3.0km from the Central Business District</li> </ul>
<b>Land Ownership</b>	<ul style="list-style-type: none"> <li>• One landowner</li> </ul>

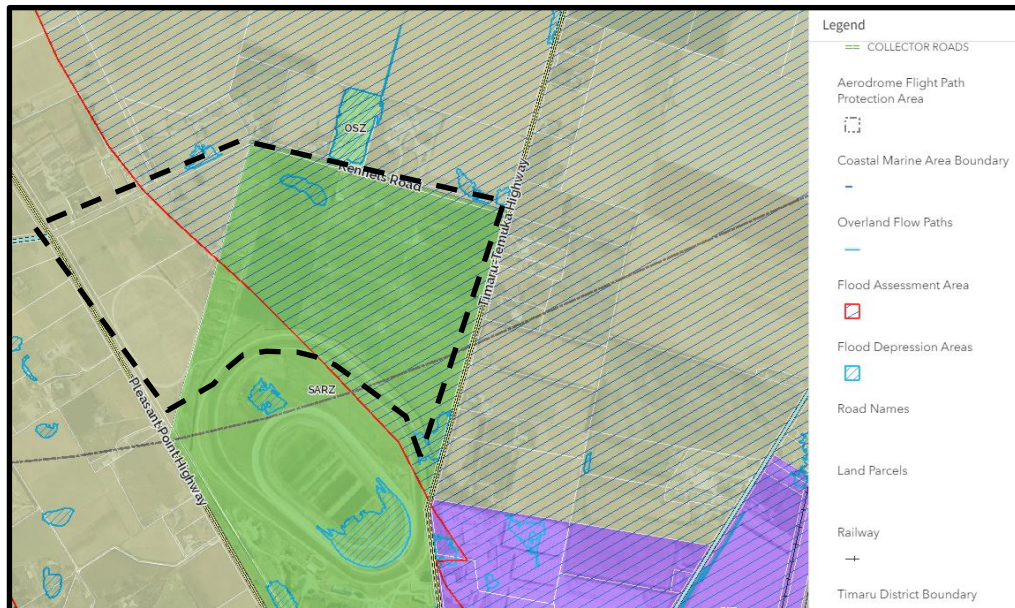
## Kellands Hill Road



<b>Kellands Hill</b>	
<b>Roading</b>	<ul style="list-style-type: none"> <li>• 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.</li> </ul>
<b>Accessibility</b>	<ul style="list-style-type: none"> <li>• Cycle lanes are located along Pages Road</li> </ul>
<b>Sewer</b>	<ul style="list-style-type: none"> <li>• 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 Taitarakihi Creek catchment east of Kellands Hill Road.</li> </ul>
<b>Water</b>	<ul style="list-style-type: none"> <li>• Gleniti High Zone Urban available along Pages Road with potential for ring maining with new Kellands Hill Road-Washdyke service extension.</li> </ul>
<b>Stormwater</b>	<ul style="list-style-type: none"> <li>• Onsite Attenuation and Treatment will be required because it will be discharging into Taitarakihi Creek. Area would be required to be included in Timaru Stormwater Management Plan. Bunds or other stormwater management structures would likely be required.</li> </ul>
<b>Topographical Limitations</b>	<ul style="list-style-type: none"> <li>• Undulating topography that forms a drainage depression and is an upper tributary of Taitarakihi Creek.</li> <li>• Elevated portions of the site are in the north and southern areas.</li> </ul>
<b>Biodiversity Values</b>	<ul style="list-style-type: none"> <li>• None Registered</li> </ul>
<b>Landscape Values</b>	<ul style="list-style-type: none"> <li>• None Registered</li> </ul>
<b>Productive Soils</b>	<ul style="list-style-type: none"> <li>• None Registered</li> </ul>
<b>Coastal Erosion</b>	<ul style="list-style-type: none"> <li>• None Registered</li> </ul>
<b>Coastal Inundation</b>	<ul style="list-style-type: none"> <li>• None Registered</li> </ul>
<b>Flooding</b>	<ul style="list-style-type: none"> <li>• Overland Flow Path</li> <li>• Flood Depression Area</li> </ul>
<b>Liquefaction</b>	<ul style="list-style-type: none"> <li>• None Registered</li> </ul>

<b>Contaminated Land</b>	<ul style="list-style-type: none"> <li>• None listed but investigation required due to rural land being converted to residential under NES-CS.</li> </ul>
<b>Cultural Sites</b>	<ul style="list-style-type: none"> <li>• Taitarakihi 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.</li> </ul>
<b>Heritage</b>	<ul style="list-style-type: none"> <li>• None Registered</li> </ul>
<b>Community Facilities/Services</b>	<ul style="list-style-type: none"> <li>• 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.</li> </ul>
<b>Recreation/Open Space</b>	<ul style="list-style-type: none"> <li>• Approximately 1.0km from Aorangi Park</li> <li>• Approximately 3.2km from Caroline Bay</li> <li>• Approximately 2.0km from Centennial Park</li> </ul>
<b>Size of Area</b>	<ul style="list-style-type: none"> <li>• 34ha</li> </ul>
<b>Consolidation</b>	<ul style="list-style-type: none"> <li>• Expansion of urban boundary</li> </ul>
<b>Adjacent Land Uses</b>	<ul style="list-style-type: none"> <li>• Residential to the south</li> <li>• Rural to north/west/east</li> </ul>
<b>Proximity to Employment</b>	<ul style="list-style-type: none"> <li>• Approximately 3.2km from the Smithfield Freezing Works and Abattoir</li> <li>• Approximately 3.2km from Washdyke Industrial Area</li> <li>• Approximately 4.5km from the Central Business District</li> <li>• Approximately 3.0km from the Showgrounds Development</li> </ul>
<b>Land Ownership</b>	<ul style="list-style-type: none"> <li>• Four – Six landowners</li> </ul>

## Kennels Road

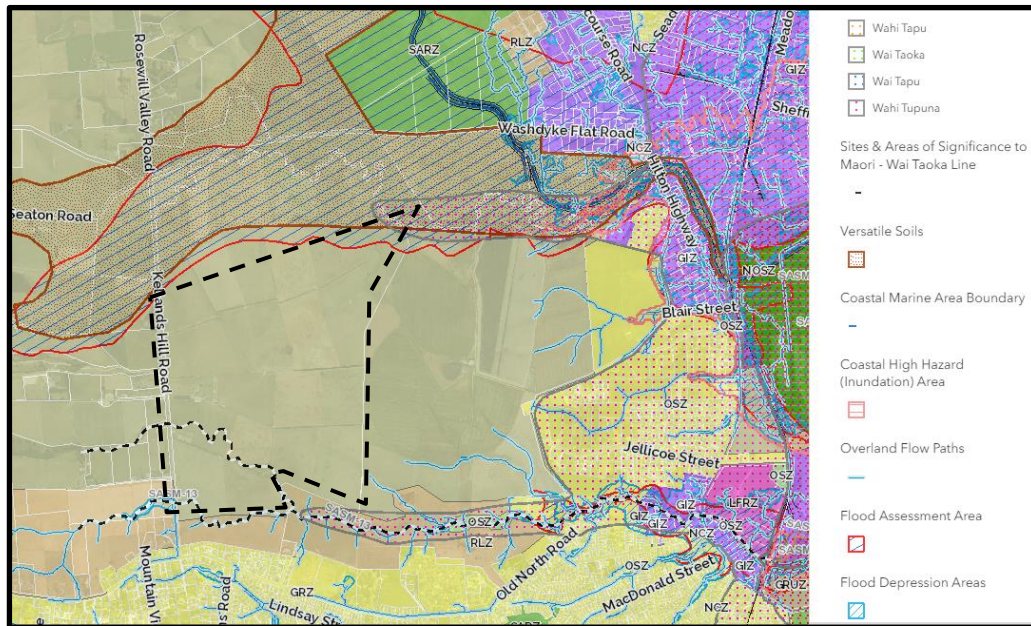


Kennels Road	
<b>Roading</b>	<ul style="list-style-type: none"> <li>Bordered by SH. Kennels Road would require upgrade and likely some level of Designation to acquire a 20m road reserve and improve safety at the intersections with the SHs. Internal residential transport network.</li> <li>Waka Kotahi would most likely seek 100m setback or else acoustic assessment of dwellings to meet certain level.</li> </ul>
<b>Accessibility</b>	<ul style="list-style-type: none"> <li>Cycle network located on SH8 toward Pleasant Point</li> </ul>
<b>Sewer</b>	<ul style="list-style-type: none"> <li>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.</li> </ul>
<b>Water</b>	<ul style="list-style-type: none"> <li>Urban water reticulation requires extension much the same as sewer disposal. Could trigger further water source requirement due to distance from water reservoirs.</li> <li>Upgrades to reticulation and source.</li> </ul>
<b>Stormwater</b>	<ul style="list-style-type: none"> <li>Revision/Update of Washdyke SMP required. Potential for onsite SWM through infiltration basins. Internal reticulation required.</li> </ul>
<b>Topographical Limitations</b>	<ul style="list-style-type: none"> <li>Predominantly flat topography with limited features</li> </ul>
<b>Biodiversity Values</b>	<ul style="list-style-type: none"> <li>None Registered</li> </ul>
<b>Landscape Values</b>	<ul style="list-style-type: none"> <li>None Registered</li> </ul>
<b>Productive Soils</b>	<ul style="list-style-type: none"> <li>None Registered</li> </ul>
<b>Coastal Erosion</b>	<ul style="list-style-type: none"> <li>None Registered</li> </ul>
<b>Coastal Inundation</b>	<ul style="list-style-type: none"> <li>None Registered</li> </ul>
<b>Flooding</b>	<ul style="list-style-type: none"> <li>Flood Assessment Area</li> </ul>



	<ul style="list-style-type: none"> <li>• Flood Depression Area</li> </ul>
<b>Liquefaction</b>	<ul style="list-style-type: none"> <li>• None Registered</li> </ul>
<b>Contaminated Land</b>	<ul style="list-style-type: none"> <li>• Investigation required due to rural land being converted to residential under NES.</li> </ul>
<b>Cultural Sites</b>	<ul style="list-style-type: none"> <li>• None Registered</li> </ul>
<b>Heritage</b>	<ul style="list-style-type: none"> <li>• None Registered</li> </ul>
<b>Community Facilities/Services</b>	<ul style="list-style-type: none"> <li>• Approximately 5.4km to Aorangi Park</li> <li>• Oceanview Heights, St Josephs, Mountainview High School and Grantlea Down Schools are all located within 4.5km distance.</li> </ul>
<b>Recreation/Open Space</b>	<ul style="list-style-type: none"> <li>• Approximately 0.2m to Sir Basil Arthur Park</li> </ul>
<b>Size of Area</b>	<ul style="list-style-type: none"> <li>• 34ha (exclusive of the Racecourse Area)</li> </ul>
<b>Consolidation</b>	<ul style="list-style-type: none"> <li>• Significant urban fragmentation and sprawl</li> </ul>
<b>Adjacent Land Uses</b>	<ul style="list-style-type: none"> <li>• Rural zones are located to the north, west and east of the site.</li> <li>• Industrial zone is located to the southeast</li> <li>• Aerodrome flight paths protection area within the site</li> </ul>
<b>Proximity to Employment</b>	<ul style="list-style-type: none"> <li>• Approximately 3.2km from Smithfield Freezing Works and Abattoir</li> <li>• Approximately 3.2km from Washdyke Industrial Area</li> <li>• Approximately 6.5km from the Central Business District</li> <li>• Approximately 3.8km from the Showgrounds Development</li> </ul>
<b>Land Ownership</b>	<ul style="list-style-type: none"> <li>• A minimum of four landowners</li> </ul>

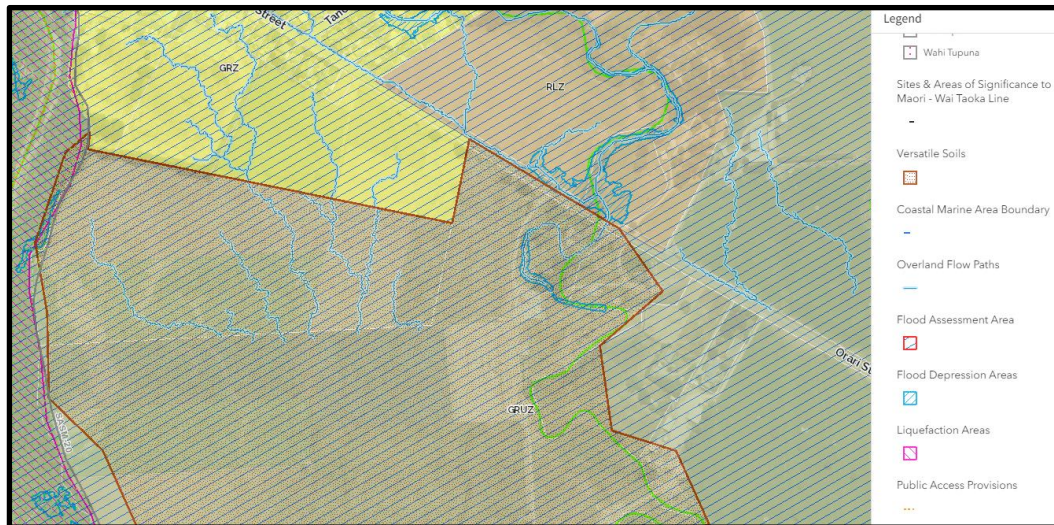
## Gibson Farm



<b>Gibson Farm</b>	
<b>Roading</b>	<ul style="list-style-type: none"> <li>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.</li> </ul>
<b>Accessibility</b>	<ul style="list-style-type: none"> <li>Cycle lane located along Pages Road</li> </ul>
<b>Sewer</b>	<ul style="list-style-type: none"> <li>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.</li> </ul>
<b>Water</b>	<ul style="list-style-type: none"> <li>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.</li> </ul>
<b>Stormwater</b>	<ul style="list-style-type: none"> <li>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.</li> </ul>
<b>Topographical Limitations</b>	<ul style="list-style-type: none"> <li>Undulating topography with depressions throughout the site, with notable depression along Taitarakahi Creek.</li> </ul>
<b>Biodiversity Values</b>	<ul style="list-style-type: none"> <li>None Registered</li> </ul>
<b>Landscape Values</b>	<ul style="list-style-type: none"> <li>None Registered</li> </ul>
<b>Productive Soils</b>	<ul style="list-style-type: none"> <li>None Registered</li> </ul>
<b>Coastal Erosion</b>	<ul style="list-style-type: none"> <li>None Registered</li> </ul>
<b>Coastal Inundation</b>	<ul style="list-style-type: none"> <li>None Registered</li> </ul>
<b>Flooding</b>	<ul style="list-style-type: none"> <li>Overland Flow Path (outside of development area)</li> <li>Flood Assessment Area (outside of development area)</li> </ul>

<b>Liquefaction</b>	<ul style="list-style-type: none"> <li>• None Registered</li> </ul>
<b>Contaminated Land</b>	<ul style="list-style-type: none"> <li>• 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.</li> </ul>
<b>Cultural Sites</b>	<ul style="list-style-type: none"> <li>• Site and Area Significant to Māori – Wai Taoka Line</li> </ul>
<b>Heritage</b>	<ul style="list-style-type: none"> <li>• None Registered</li> </ul>
<b>Community Facilities/Services</b>	<ul style="list-style-type: none"> <li>• Approximately 0.5km to 0.5km to Oceanview Heights, St Josephs, Mountainview High School and Grantlea Down School.</li> </ul>
<b>Recreation/Open Space</b>	<ul style="list-style-type: none"> <li>• Approximately 3.4km from Caroline Bay</li> <li>• Approximately 1.0km from Aorangi Park</li> <li>• Approximately 2.0km from Centennial Park</li> </ul>
<b>Size of Area</b>	<ul style="list-style-type: none"> <li>• 187ha (only 77ha outlined in the black dashed line)</li> </ul>
<b>Consolidation</b>	<ul style="list-style-type: none"> <li>• Expansion of the urban boundary</li> </ul>
<b>Adjacent Land Uses</b>	<ul style="list-style-type: none"> <li>• Residential along the southern boundary</li> <li>• Rural zoned land to the north, west and east</li> </ul>
<b>Proximity to Employment</b>	<ul style="list-style-type: none"> <li>• Approximately 2.3km from Smithfield Freezing Works and Abattoir</li> <li>• Approximately 1.5km from Washdyke Industrial Area</li> <li>• Approximately 3.8km from the Central Business District</li> </ul>
<b>Land Ownership</b>	<ul style="list-style-type: none"> <li>• One landowner</li> </ul>

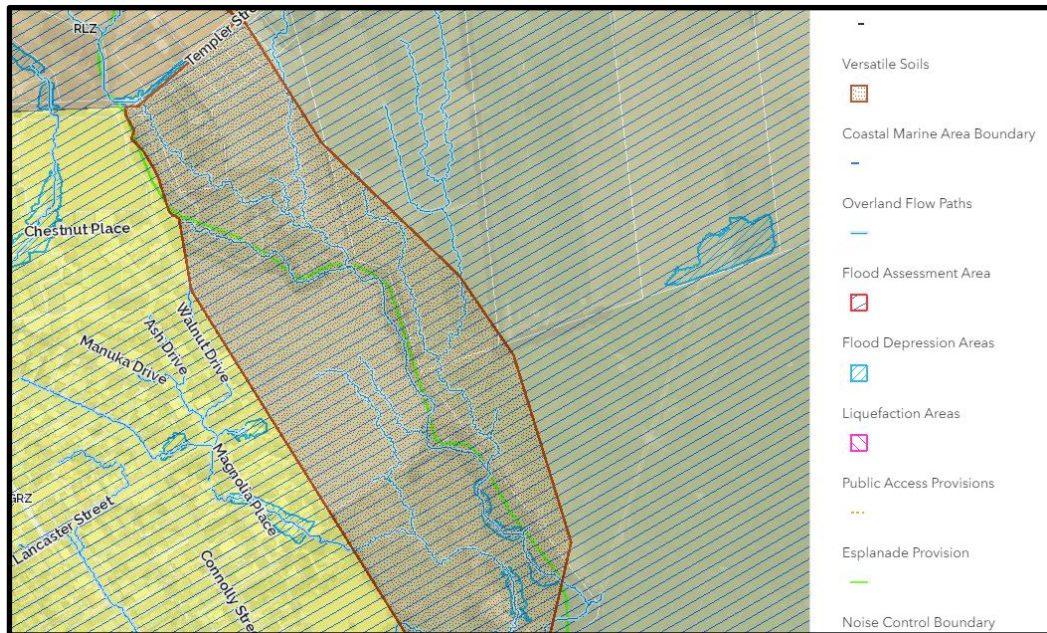
## Young Farm, Geraldine



<b>Young Farm (Geraldine)</b>	
<b>Roading</b>	<ul style="list-style-type: none"> <li>• Access via Orari Station Road.</li> </ul>
<b>Accessibility</b>	<ul style="list-style-type: none"> <li>• Footpath connecting to urban area.</li> </ul>
<b>Sewer</b>	<ul style="list-style-type: none"> <li>• <i>Network available through middle of parcel running to GLD wastewater ponds.</i></li> </ul>
<b>Water</b>	<ul style="list-style-type: none"> <li>• <i>Network from back at Tancred Street will likely require an upgrade to meet level of service.</i></li> </ul>
<b>Stormwater</b>	<ul style="list-style-type: none"> <li>• <i>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.</i></li> </ul>
<b>Topographical Limitations</b>	<ul style="list-style-type: none"> <li>• The site is predominantly flat with limited slight depressions around overland flow path and waterways in the eastern boundary.</li> </ul>
<b>Biodiversity Values</b>	<ul style="list-style-type: none"> <li>• None Registered</li> </ul>
<b>Landscape Values</b>	<ul style="list-style-type: none"> <li>• None Registered</li> </ul>
<b>Productive Soils</b>	<ul style="list-style-type: none"> <li>• Versatile Soils are registered on the whole site</li> </ul>
<b>Coastal Erosion</b>	<ul style="list-style-type: none"> <li>• None Registered</li> </ul>
<b>Coastal Inundation</b>	<ul style="list-style-type: none"> <li>• None Registered</li> </ul>
<b>Flooding</b>	<ul style="list-style-type: none"> <li>• Overland Flow Paths throughout the site</li> <li>• Raukapuka Stream is located in the eastern portion</li> <li>• Flood Assessment Area</li> </ul>
<b>Liquefaction</b>	<ul style="list-style-type: none"> <li>• None Registered</li> </ul>
<b>Contaminated Land</b>	<ul style="list-style-type: none"> <li>• No listed HAIL, investigation required due to rural land being converted to residential under NES.</li> </ul>
<b>Cultural Sites</b>	<ul style="list-style-type: none"> <li>• Site and Area Significant to Māori and Wai Taoka Line</li> </ul>

<b><i>Heritage</i></b>	<ul style="list-style-type: none"> <li>• None Registered</li> </ul>
<b><i>Community Facilities/Services</i></b>	<ul style="list-style-type: none"> <li>• Approximately 1.4km from Geraldine Domain / Pool and Geraldine Primary School</li> <li>• Abuts Geraldine High School</li> </ul>
<b><i>Recreation/Open Space</i></b>	<ul style="list-style-type: none"> <li>• Approximately 1.0km from the Waihi River Reserve walkways</li> <li>• Approximately 1.2km from Talbot Forest</li> <li>• Approximately 1.4km from Geraldine Domain</li> </ul>
<b><i>Size of Area</i></b>	<ul style="list-style-type: none"> <li>• 19.5ha</li> </ul>
<b><i>Consolidation</i></b>	<ul style="list-style-type: none"> <li>• Expansion of urban boundary</li> </ul>
<b><i>Adjacent Land Uses</i></b>	<ul style="list-style-type: none"> <li>• Residential to the north and west</li> <li>• Rural to south and east</li> </ul>
<b><i>Proximity to Employment</i></b>	<ul style="list-style-type: none"> <li>• Approximately 0.84km from the Town Centre</li> <li>• Approximately 4.2km from Barkers Factory</li> <li>• Approximately 1.6km from Industrial Zone</li> </ul>
<b><i>Land Ownership</i></b>	<ul style="list-style-type: none"> <li>• One landowner</li> </ul>

## Scott Farm, Geraldine



<b>Scott Farm (Geraldine)</b>	
<b>Roading</b>	<ul style="list-style-type: none"> <li>• <i>Frontage with Main North Road.</i></li> </ul>
<b>Accessibility</b>	<ul style="list-style-type: none"> <li>• Possible upgrade of footpaths required</li> </ul>
<b>Sewer</b>	<ul style="list-style-type: none"> <li>• <i>Network nearby in Main North Road at frontage of 2 Main North Road (McKenzie HealthCare)</i></li> </ul>
<b>Water</b>	<ul style="list-style-type: none"> <li>• <i>Network available from main across Main North Road.</i></li> </ul>
<b>Stormwater</b>	<ul style="list-style-type: none"> <li>• <i>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.</i></li> </ul>
<b>Topographical Limitations</b>	<ul style="list-style-type: none"> <li>• Relatively flat topography with areas of overland flow paths and flood depressions</li> </ul>
<b>Biodiversity Values</b>	<ul style="list-style-type: none"> <li>• None Registered</li> </ul>
<b>Landscape Values</b>	<ul style="list-style-type: none"> <li>• None Registered</li> </ul>
<b>Productive Soils</b>	<ul style="list-style-type: none"> <li>• The whole site is registered as versatile soils</li> </ul>
<b>Coastal Erosion</b>	<ul style="list-style-type: none"> <li>• None Registered</li> </ul>
<b>Coastal Inundation</b>	<ul style="list-style-type: none"> <li>• None Registered</li> </ul>
<b>Flooding</b>	<ul style="list-style-type: none"> <li>• Overland Flow Paths dissect the site</li> <li>• Flood Assessment Area throughout the whole site</li> <li>• Flood Depression Area</li> </ul>
<b>Liquefaction</b>	<ul style="list-style-type: none"> <li>• None Registered</li> </ul>
<b>Contaminated Land</b>	<ul style="list-style-type: none"> <li>• Investigation required due to rural land being converted to residential under NES.</li> </ul>

<b><i>Cultural Sites</i></b>	<ul style="list-style-type: none"> <li>• None Registered</li> </ul>
<b><i>Heritage</i></b>	<ul style="list-style-type: none"> <li>• None Registered</li> </ul>
<b><i>Community Facilities/Services</i></b>	<ul style="list-style-type: none"> <li>• Approximately 1.4km from Geraldine Domain / Pool</li> <li>• Approximately 0.6km from Geraldine High School</li> </ul>
<b><i>Recreation/Open Space</i></b>	<ul style="list-style-type: none"> <li>• Approximately 1.1km from Waihi River Reserve walkways</li> <li>• Approximately 0.8km from Talbot Forest</li> <li>• Approximately 1.4km from Geraldine Domain</li> </ul>
<b><i>Size of Area</i></b>	<ul style="list-style-type: none"> <li>• 9.46ha</li> </ul>
<b><i>Consolidation</i></b>	<ul style="list-style-type: none"> <li>• Expansion of urban boundary</li> </ul>
<b><i>Adjacent Land Uses</i></b>	<ul style="list-style-type: none"> <li>• Residential to the west</li> <li>• Rural to north, south and east</li> </ul>
<b><i>Proximity to Employment</i></b>	<ul style="list-style-type: none"> <li>• Approximately 1.1km from the Town Centre</li> <li>• Approximately 4.3km from Barkers Factory</li> <li>• Approximately 1.8km from the Industrial Zone</li> </ul>
<b><i>Land Ownership</i></b>	<ul style="list-style-type: none"> <li>• One landowner</li> </ul>





