

## MEMORANDUM REPORT: Response to further information request

**To:** Timaru District Council  
**Applicant:** J R Livestock Ltd Submission 241  
**From:** Lauren Roycroft – Principal Surveyor  
**Date:** 18 February 2025  
**Subject:** Response to preliminary s42A report for Hearing G - Growth

### 1 INTRODUCTION

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The purpose of this memorandum is to reply to Council's preliminary s.42A report in relation to Hearing G - Growth. The short s.42a report requested further information be supplied to Council to address the planning framework, servicing considerations, environmental values and site-specific matters.

### 2 BACKGROUND

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#### 2.1 Submission

Our client's submission requests that the proposed GIZ zone be retained (Hearing B) and to include a Future Development Area overlay for an additional 12.8ha for a future General Industrial Zone (Hearing G).

#### 2.2 Further Information

The site has been identified as suitable for Industrial zoning in two previous studies commissioned by Council, namely:

- Growth of Industrial Activities in Geraldine Consultation and Site Analysis Report – TDC (June 2013) – **Appendix A**
- Infrastructure Investigation Report – Growth Management Strategy – 841 Tiplady Road, Geraldine – Davie Lovell-Smith (July 2020) – **Appendix B**

They have been attached to this Memorandum to provide the background context to this submission.

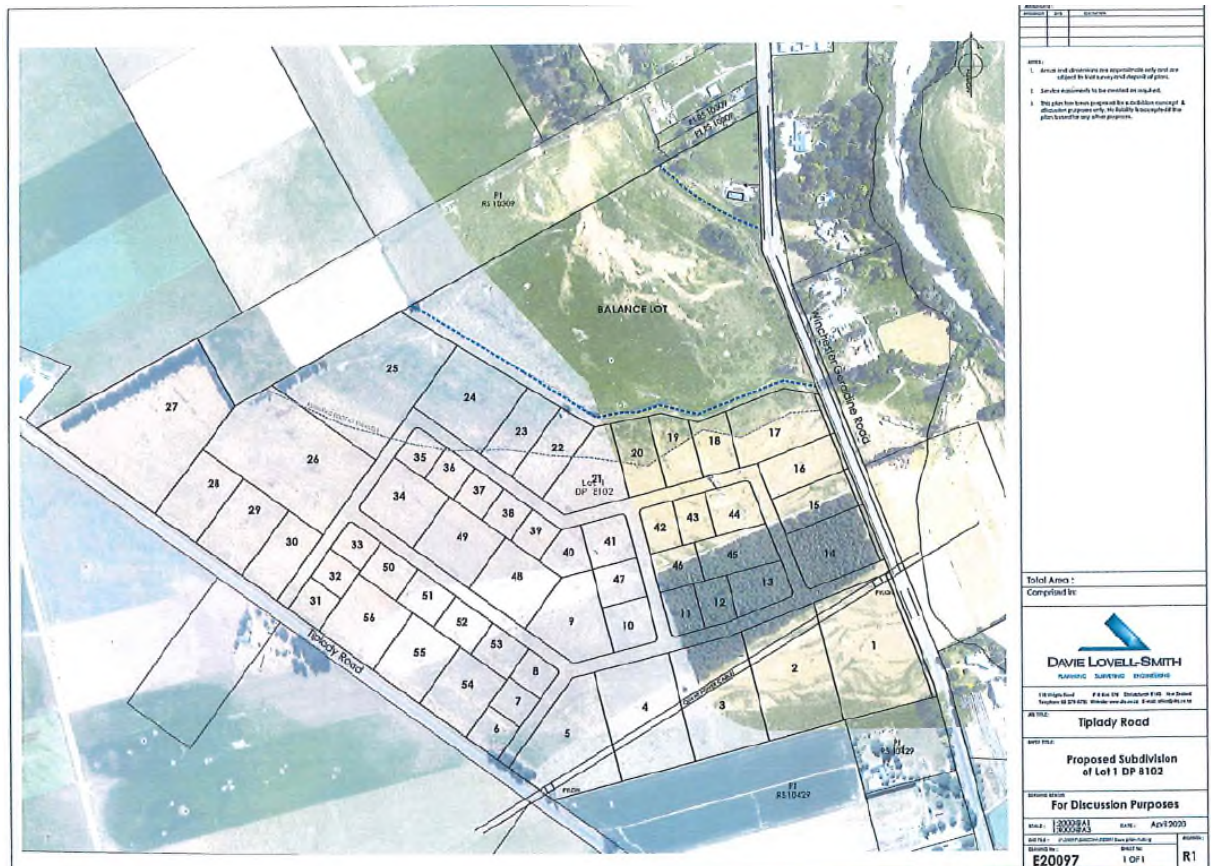
#### 2.3 Planning Framework

The site is not identified as being subject to NPS-HPL.

If considered necessary, the client wishes to retain the right to respond to NPS-UD upon further discussion with Property Economics regarding the availability of Industrial Land.

## 2.4 Servicing

The site is able to be serviced, subject to approval by Council. Please refer to the Infrastructure Investigation Report (July 2020), below please also see a conceptual development layout that was considered as part of the Council commissioned report.



**Conceptual development layout from the Infrastructure Investigation Report (July 2020)**

Alpine Energy has confirmed the site is able to be serviced for power.

The site has good connection to both Tiplady Road and Winchester- Geraldine Road (through the GIZ land). Depending on the nature of the Industrial activity undertaken, roading upgrades may be required for Tiplady Road.

In regards to Hazards, the site is subject to flooding. Any built form will be required to meet ECAN requirements.

### **3 CONCLUSION**

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The submission seeks an FDA area which will be subject to a plan change, when the current GIZ land is taken up and developed. By providing the FDA overlay which broadly aligns with the conceptual development layout contained within the Council commissioned Infrastructure Investigation Report, development can occur in a more efficient, coordinated and consolidated manner.

### **4 ATTACHMENTS**

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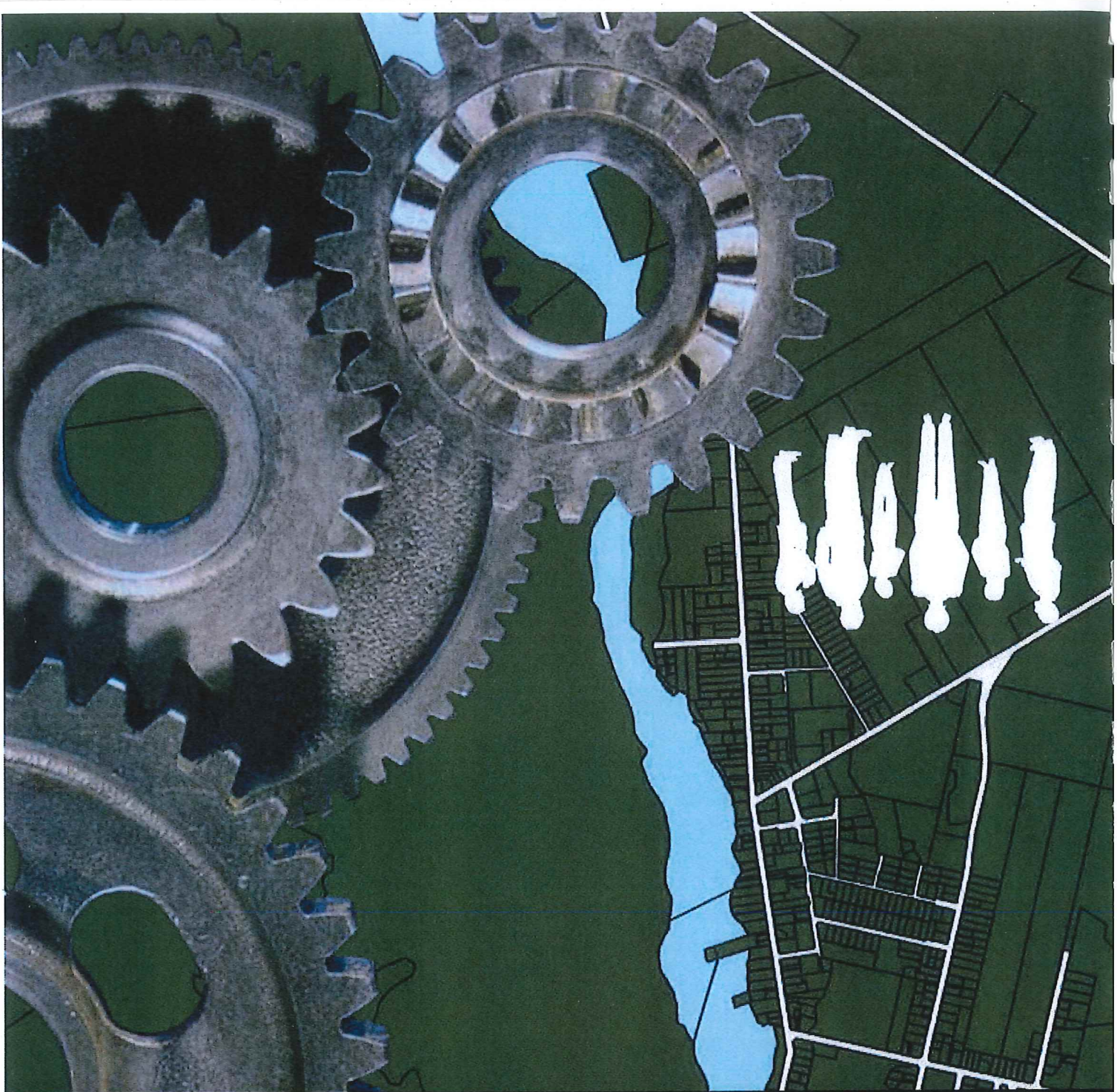
- **Appendix A** – Growth of Industrial Activities in Geraldine Consultation and Site Analysis Report – TDC June 2013
- **Appendix B** – Infrastructure Investigation Report – Growth Management Strategy – 841 Tiplady Road, Geraldine – July 2020

## **APPENDIX A**

Growth of Industrial Activities in Geraldine Consultation and Site Analysis Report – TDC June 2013

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# GROWTH OF INDUSTRIAL ACTIVITIES IN GERALDINE CONSULTATION & SITE ANALYSIS REPORT

TIMARU DISTRICT COUNCIL | JUNE 2013

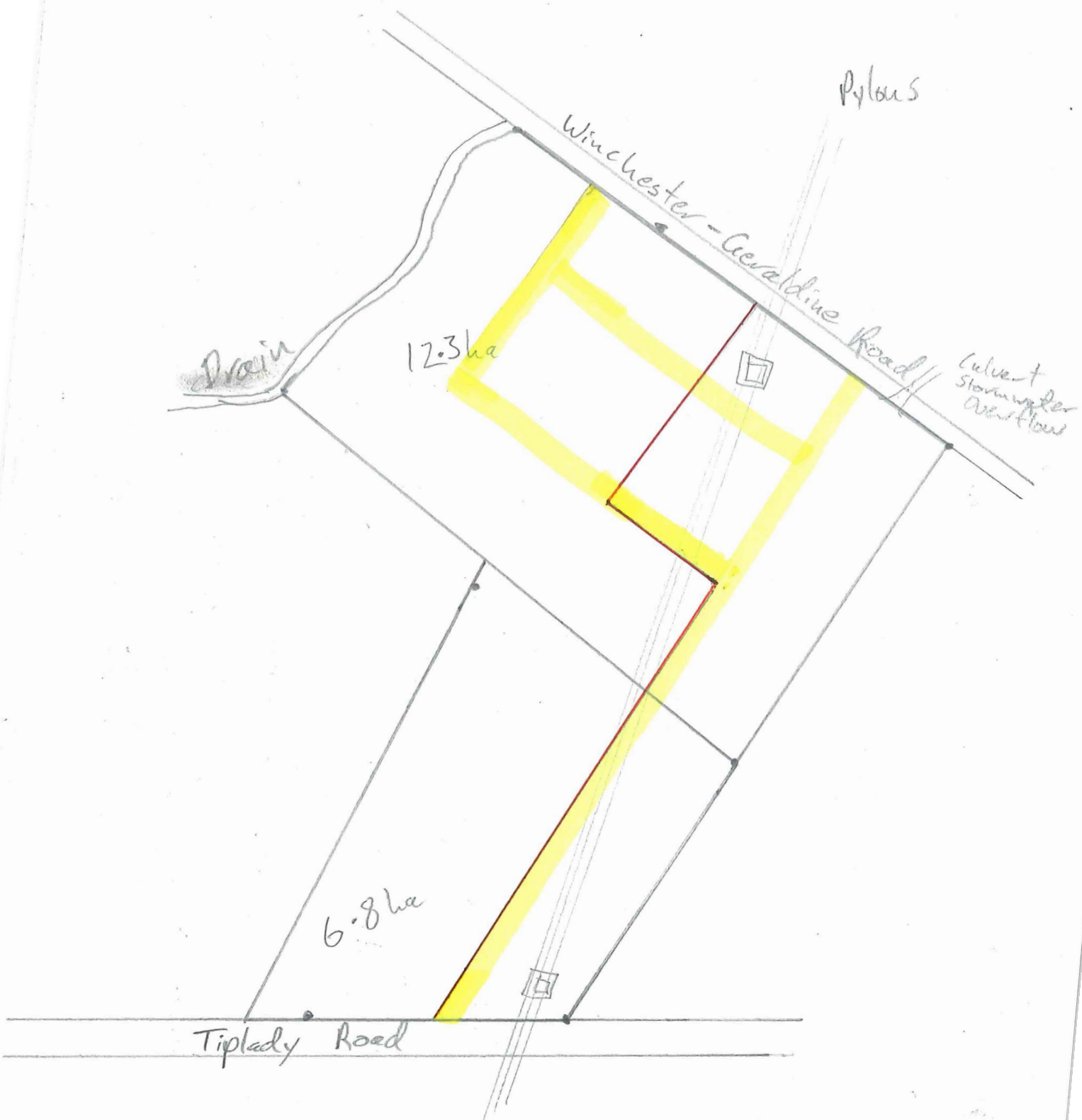


DISTRICT COUNCIL









## District Plan

- Proposal for industrial site stormwater management
- Industrial site sewer connection to town system?
- Town water availability for future residential & industrial development
- Residential 1 rezoning between Industrial zone & Township
- Limitations on Industrial zoning

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## EXECUTIVE SUMMARY

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Following on from the *Growth of Industrial Activities in Geraldine Discussion Document 2012*, (the 'Discussion Document'), this report summaries the consultation undertaken in relation to industrial growth in Geraldine. It also provides an analysis of alternative sites that have been investigated for their suitability to accommodate industrial activities.

In November 2012, the Geraldine Community Board and Timaru District Council's Resource Planning and Regulatory Committee (RP&R Committee) received the Discussion Document. The Discussion Document investigated the perceived shortage of industrial land in Geraldine and found that there is little, if any, land suitable to accommodate the expansion of industrial activities. Subsequently, it recommended consulting a number of stakeholders in order to better understand the issue, and conducting an analysis of alternative sites in order to find the most suitable site to provide for additional industrial land. The Discussion Document suggested that the best option to provide additional industrial land in Geraldine was the area to the south-west of the town. The Community Board and RP&R Committee accepted these recommendations.

The consultation conducted as part of this report, found that all industrial business owners/operators interviewed believed there is a shortage of industrial land in Geraldine and subsequently support the provision of more industrial land. This finding supports the findings of the Discussion Document. The consultation also found that most industrial business owners/operators interviewed specifically support the creation of an out/edge of town industrial park. Although some adjoining landowners voiced opposition to an industrial park in this area, most are not fundamentally opposed to it and just want to ensure any development does not adversely affect their property.

The site comparative analysis provided in this report assessed each alternative area against a set of criteria. This analysis clearly demonstrates that the area between Winchester-Geraldine Road and Tiplady Road that currently accommodates a forestry plantation is the best area to accommodate industrial development. Due to the large size of this area, it should be possible to avoid most effects on neighbouring properties. Accordingly, it is recommended that a plan change is processed to facilitate light industrial uses on this land. The report summaries the key features of a potential proposed plan change to facilitate light industry on this land.

## 1.0 INTRODUCTION

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### 1.1 PURPOSE

Following on from the *Growth of Industrial Activities in Geraldine Discussion Document 2012*, hereafter the 'Discussion Document', this report summarises the consultation undertaken in relation to industrial growth in Geraldine. It also provides an analysis of alternative sites that have been investigated for their potential to accommodate industry in and around Geraldine. It subsequently recommends an area for rezoning to facilitate light industrial activities and indicates the key features of a possible future plan change.

It is important to note that this report has to be read in conjunction with the Discussion Document. Notably, the Discussion Document contains a detailed description of industrial activities in Geraldine; a summary of the relevant legislation and planning policy; and an assessment of the strategic options to provide for the growth of industrial activities in Geraldine.

### 1.2 QUALIFICATION & EXPERIENCE OF THE REPORTING OFFICER

This report has been prepared by Mark William Geddes, Senior Planner, Timaru District Council. I hold a Bachelor of Resource Studies from Lincoln University; a Master's of Science (Spatial Planning) (First Class Honours) from the Dublin Institute of Technology, Ireland; and am a full member of the New Zealand Planning Institute. I have over 13 years of experience as a professional planner and have worked in New Zealand, Australia and Ireland, in both the private and public sectors and in the development and policy planning fields.

### 1.3 REPORT FORMAT

The remainder of this report has been discursively set out as follows:

**Section 2** summarises the background to this report.

**Section 3** summarises the consultation undertaken.

**Section 4** analyses the alternative sites investigated for their potential to accommodate industry.

**Section 5** indicates the key features of a possible future plan change.

**Section 6** provides a brief conclusion and recommendation.

## **2.0 BACKGROUND**

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In November 2012 the Geraldine Community Board and Timaru District Council's Resource Planning and Regulatory (RP&R) Committee separately considered the Discussion Document. The Discussion Document investigated the perceived shortage of industrial land in Geraldine and found that there is little if any land suitable to accommodate the expansion of industrial activities.

To better understand the issue, the Discussion Document recommended consultation with a number of stakeholders. In order to find the most suitable land to accommodate industry, it also recommended conducting a more detailed analysis of alternative sites. The Discussion Document suggested that the best option to accommodate the growth of industry in Geraldine is the area south-west of Geraldine indicated in Figure 1.





Figure 1 – The area indicated in Discussion Document as the most suited to accommodate industry.

The Geraldine Community Board resolved on 14 November 2012 to receive the Discussion Document and subsequently recommended to the RP&R Committee that they adopt the Discussion Documents' recommendations. The RP&R Committee considered the Discussion Document on 27 November 2012 and resolved that:

1. Consultation with the following parties is conducted (in priority order):
  - a. Environment Canterbury
  - b. Local industrial business owners, operators and stakeholders; and Relevant land owners in the area, including people that own Industrial L land, land within the further investigation area and people that own land adjoining this area;
  - c. NZ Transport Agency;
  - d. Alpine Energy Ltd;
  - e. Go Geraldine;
  - f. Local Iwi;
  - g. Geraldine Community Board.
2. A detailed site specific assessment of alternative options is conducted to provide for more Industrial L Zone land for Geraldine.
3. A report on the consultation and site specific assessment is submitted to the Geraldine Community Board and the RP&R Committee.
4. The Resource Planning and Regulatory Committee resolves whether to prepare a plan change or not,

This report aims to carry out recommendations 1-3 above.



## **3.0 ANALYSIS OF ALTERNATIVES**

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### **3.1 GENERAL**

The Discussion Document assessed the following alternative options of providing for more industrial land for Geraldine:

1. Do nothing;
2. Extend the existing Industrial L Zone to the west or south;
3. Encourage non-industrial activities to relocate out of the Industrial L Zone;
4. Extend the Industrial L Zone into the Residential 1 Zone;
5. Extend the Industrial L Zone into the Commercial 1 Zone;
6. Rezone an area outside of or on the edge of Geraldine Industrial L Zone;
7. Facilitate industrial uses in the rural area surrounding Geraldine on a case-by-case basis.

The assessment provided in the Discussion Document found that Option 6 was the best option to accommodate the growth of industrial activities in Geraldine. It also outlined the strategic merit of facilitating industrial activities in the area indicated in Figure 1. However, the Discussion Document did not contain an assessment of alternative sites on the edge or outside of Geraldine, which justified the selection of the area indicated in Figure 1. Accordingly, the following assessment firstly identifies the alternative sites that were considered on the edge or outside of Geraldine and states the principal reasons as to why those sites were not considered further. The second part of the assessment provides a comparative analysis of the alternative sites within the area identified in Figure 1.

### **3.2 KEY ASSESSMENT CRITERIA**

Before analysing the alternative sites, the key criteria to which these alternative sites are assessed against are considered below. This includes a summary of the statutory or policy basis for these criteria. It also includes any specific information about the Geraldine area in relation to the criteria.

#### **3.2.1 TOPOGRAPHY & DRAINAGE**

Steep or rolling topography is a major constraint for industrial activities that normally require large flat areas for buildings, storage and manoeuvring of heavy good vehicles. The high cost of

earthworks associated with creating level areas for industrial development and the cost of retaining structures, makes industrial development in areas of steep or rolling topography cost prohibitive. Similarly, the cost of developing land that requires extensive drainage can also be cost prohibitive.

### **3.2.2 NATURAL HAZARD RISK**

#### **(A) GENERAL**

The avoidance of areas subject to significant natural hazards is a key criterion for the assessment of any new urban land. This is reflected in the Regional Policy Statement's (RPS) policies on natural hazards. This includes Policy 11.3.1 which seeks to avoid inappropriate development in high hazard areas, and Policy 11.3.2 which seeks to avoid development in areas subject to inundation. It also includes Policy 11.3.3 that seeks to avoid or mitigate the adverse effects of fault trace, liquefaction and lateral spreading. It is also reflected in Section 106 of the Resource Management Act 1991 (RMA) that gives the consent authority the ability to refuse subdivision consent on land that is likely to be subject to certain natural hazards.

Although some industrial activities are less susceptible to some natural hazards than residential and commercial activities (e.g. a transport yard in a flood zone), other industrial activities can be particularly sensitive. Generally, it seldom makes sense to locate any intensive urban activity in an area which is subject to significant natural hazards.

#### **(B) FLOODING**

Environment Canterbury (Ecan) has provided comment on the flood hazard potential of the area identified in Figure 1. Their comments are as follows:

- The area marked "A" in Figure 2 should be free of river flooding.
- In relation to the area marked "B" in Figure 2:
  - Lower parts of the area are likely to be floodable from breakouts in the Te Moana River in flood events greater than a nominal 50 year Average Recurrence Interval (ARI) flood.
  - In larger events most of the area could be flooded.
  - In higher parts of this area (towards the edges) the flooding could be mitigated.

- In lower parts, the flooding could be significant and should probably be avoided.
- Records of the 1986 flood in the Te Moana River indicate some of this area was inundated.
- In relation to the area marked "B" and "C" in Figure 2:
  - A network of streams and drainage channels run through this area.
  - These drain the Geraldine Downs and will carry a nominal 10 year ARI flood flow. However, fences and debris blocking the channels can considerably reduce their capacity.
  - When flows exceed capacity, flooding of adjacent low areas will begin to occur.
  - As lower areas are prone to flooding, development should avoid these areas.
  - Variations in ground levels in this area will result in significant localised variations in flood depths in major events.
  - Stormwater runoff should be carefully addressed if any development occurs in this area.
  - The frequency of out of channel flooding in this area from the small streams and channels that run through this area could be reduced significantly with a higher level of maintenance of the channels e.g. keeping culverts clear of debris.
- ECan has not carried out a detailed investigation into flooding in this area and their comments are provided from a site visit and their knowledge of flooding in the area.
- To obtain more detailed information of flooding in this area, a much more in-depth investigation would need to be carried out. This would be a considerable amount of work and would need to be set up and built into our work programme. That would likely require a submission to ECan through the annual plan process.

Ecan has also provided comment in relation to a number of other areas surrounding Geraldine in respect of the *Residential Growth in Geraldine Report*. This information has been used to inform the assessment of alternative sites on the edge or outside of Geraldine.

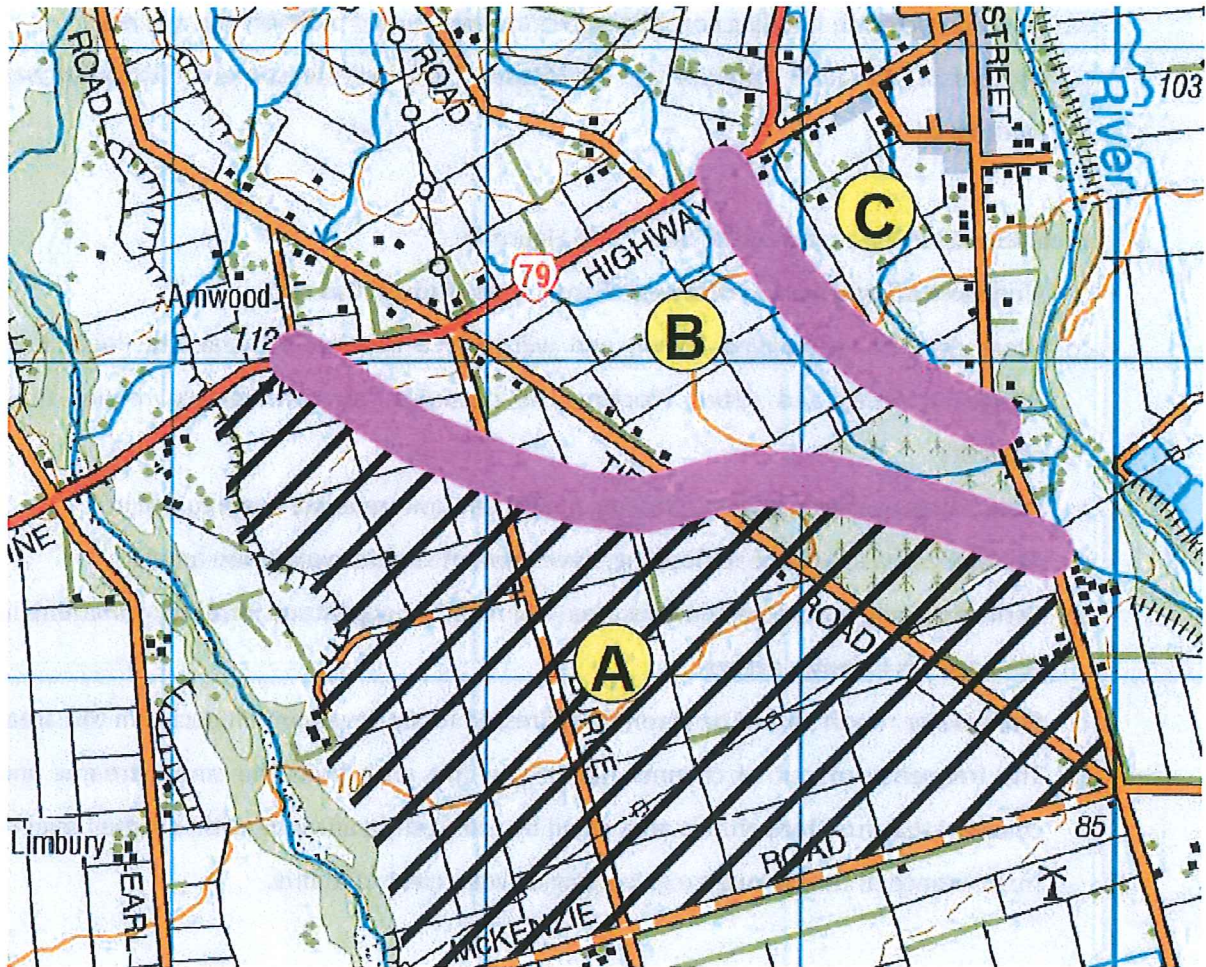


Figure 2 – Map referred to in Ecan’s advice on the flood hazard potential of the land in Figure 1

### (C) SEISMIC HAZARD

In relation to the seismic hazard, the advice received from Ecan can be summarised as follows:

- There are a number of known earthquake faults in and near Mid and South Canterbury, mostly in the Southern Alps and foothills, which are capable of generating large earthquakes.
- Modified Mercalli (MM) intensity 6-7 ground shaking is almost certain to occur in the Geraldine area within the next 50 years and there is a 10% chance of MM intensity 8 ground shaking within the next 50 years. Considerable damage to buildings and infrastructure can occur with this level of ground shaking.

- However, it should be noted ground shaking is not an issue of more concern for Geraldine than anywhere else in the region, which is subject to similar levels of ground shaking.
- New Zealand's approach to avoiding or mitigating the effects of ground shaking is addressed under the Building Code.
- There are no known earthquake fault traces in the area indicated in Figure 1.
- The investigations to date indicate that liquefaction potential in the area indicated in Figure 1 is sufficiently low as to allow re-zoning for urban use. However, the investigations are of a preliminary nature and it is recommended that liquefaction assessment should be part of appropriate site investigations at subdivision stage.

### **3.2.3 PROXIMITY TO URBAN AREAS**

Being proximate to an urban area is also a key criterion for industrial areas. Employees need to move from their home to their work, while businesses people from existing commercial areas need to service the industrial area. The shorter this distance, the greater the potential that these trips can be made via sustainable forms of transport such as walking and cycling. Walking and cycling is the most efficient form of transport and the most resilient to change.

Outside of walking and cycling distance, people generally use private motor vehicles. Private motor vehicles can have a range of effects on the environment and are dependent on the availability of cheap forms of energy. The latter means that private motor vehicles are not so resilient to change. As a general rule, the longer the distance someone has to travel between work and home, the higher the transport cost to individuals.

RPS Policy 5.3.1 is relevant to this matter and seeks to ensure that urban growth occurs in form that concentrates or is attached to existing urban area. It also encourages business opportunities that supports urban consolidation and energy efficient urban forms and transport patterns. As the District Plan has to give effect to the RPS, it is important that any new industrial area is located as close to Geraldine as possible.



The consultation undertaken with industrial business owners/operators in Geraldine is also relevant. This established that most businesses interviewed preferred to be located as close as possible to Geraldine. As we seeking to provide more industrial land for Geraldine, there is little point in providing industrial land in another settlement.

### **3.2.4 PROXIMITY TO WATER, SEWER & STORMWATER SERVICES**

The availability of appropriate water, sewer and stormwater services is an important criterion for industrial activities. Although some industrial activities may not be heavy users of water and sewer services, many are and require reliable supplies/service with adequate capacity. Despite there being alternatives to reticulated services (e.g. onsite disposal/supply), reticulation is normally desirable from a cost, reliability, capacity and environmental perspective. Geraldine's reticulated water, sewer and stormwater services are indicated in Figure 3.

### **3.2.5 QUALITY OF ROAD ACCESS**

Good road access is important for the efficient distribution of goods and services and also to facilitate efficient staff, customer and supplier access. Accordingly, it is normally desirable to strategically locate industrial activities close to major road corridors. The intersection of major road corridors is a particularly suitable place to locate industrial activities as it provides strategic route options. Congested roads can cause major time delays, while roads through residential areas can cause significant safety issues. Many industrial activities require access suitable for heavy good vehicles. Locating industry in areas with high quality roads minimises the needs for expensive upgrades.

### **3.2.6 PROXIMITY OF RESIDENTIAL ACTIVITIES**

The proximity of residential development is potentially a significant constraint to industrial activities which need to operate outside normal business hours and can produce significant noise, vibration, dust, visual, traffic safety and other effects. The separation of industrial activities from residential activities is a key way in which effects on residential amenity can be avoided or mitigated.



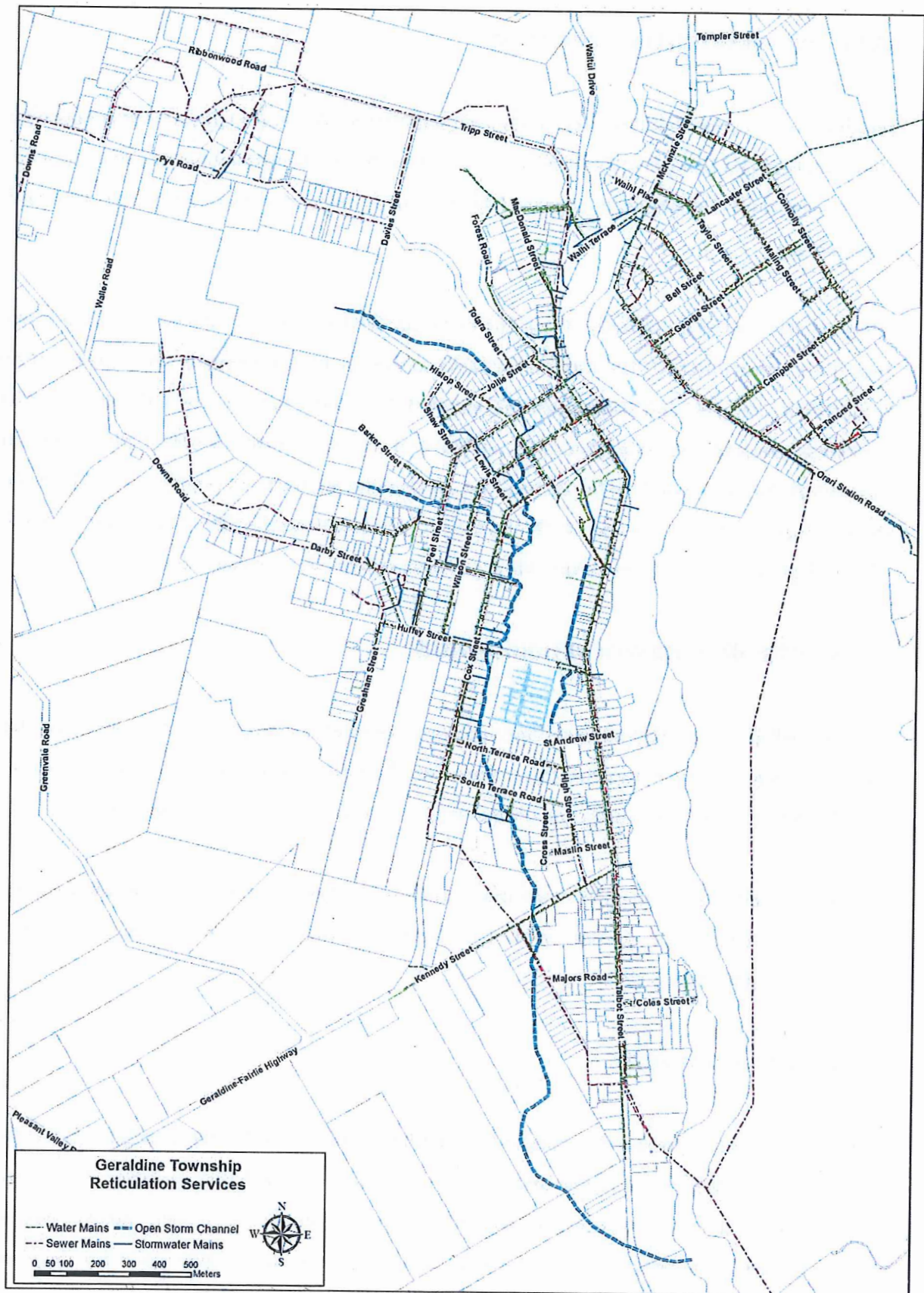


Figure 3- Location of sewer and water services

### **3.2.7 SOIL VERSATILITY & PRODUCTIVITY**

Productive soils in the Geraldine area produce food for local and export markets. Food production is the most important part of the local economy and soil is one of the most important elements of local food production. The long-term supply of food requires the productive capacity of soils to be maintained.

However, the productive capacity of soils can be foreclosed by industrial activities that cover soil or take it out of production. The District Plan seeks to safeguard the life-supporting capacity of soil resources in rural areas and discourage development that would result in irreversible adverse effects (including coverage) on productive soils, unless it is for the overall benefit of the community including future generations. In the District Plan, rural areas with the most productive land are zoned Rural 2. Therefore, in the context of this assessment, industrial land should not ideally be located on Rural 2 land, and if it is, the extent of Rural 2 land used should be minimised if possible.

### **3.2.8 SITES SIZE & NUMBER OF LANDOWNERS**

It is normally desirable that industrial sites are reasonably large, even if part of the site is not being used intensively. Smaller sites can cause operational constraints for industrial activities, many of which need large areas for storage, manoeuvring of vehicles and general site operations.

A large number of landowners in an industrial area can also be a constraint. For instance, if one or two of the landowners do not want to facilitate industry, it could severely constrain the development potential of the area.

### **3.2.9 LAND AVAILABILITY**

Available land is obviously a key matter affecting the location of industrial activities i.e. if a site is already being used for a highly profitable use, it will not likely be available for industrial development. The two dairy farms located on the western side of Figure 5, being Areas 1 and 2, are an example of this. I understand that these farms are two of the most highly productive dairy farms in the district and therefore are unlikely to be available. Area No. 4 is available for industrial

development. Area No. 3 contains a number of rural residential and rural lifestyle allotments and therefore is not likely to be available.

### **3.2.10 LAND PRICE**

Land also has to be available at an appropriate price. As many industrial activities require relatively large sites and have relatively low profit margins, they need land which is comparatively cheap.

### **3.2.11 PROFILE ONTO A BUSY ROAD**

Having a location with a good exposure or profile on a busy road is desirable for industrial activities that have a retail component. Being located on a corner site, or adjacent to a major road, exposes passers-by to signage and products on display, which in turn increase sales and reduces advertising costs.

### **3.2.12 AVOIDANCE OF TOURIST ROUTES**

Geraldine is located on State Highway 79 which is the main tourist route south from Christchurch. As a consequence and being a convenient stopover point from Christchurch, Geraldine now receives a significant number of visitors. An industrial area along State Highway 79 has the potential to undermine Geraldine's pleasant village character and diminish its attractiveness to visitors. Ideally any new industrial area should not be visible from any of Geraldine's major entrance points.

### **3.2.13 PUBLIC TRANSPORT SERVICEABILITY**

Being large employers, it is desirable for industrial areas to be located where they can be efficiently served by public transport. This can be achieved by locating industry in areas, or along roads, which are already served by public transport, or which can easily be served by future public transport services. This would include town centres, other major employment areas, or en-route to major destinations. Locating major employment areas where they cannot be served by public transport can foreclose employment opportunities for people who cannot use, or cannot afford private transport. It also means people have to rely on private transport which can be inefficient and expensive.

This approach is consistent with Policy 5.3.2 of the RPS that seeks to enable development that integrates with transport networks, connections and modes so as to provide for the sustainable and efficient movement of people, goods and services.

Geraldine's existing public transport system consists of a community mini-cab service. Although this service is highly flexible in terms of the destinations it serves, it is still desirable to locate any new industrial area en-route to a major destination, or close to an existing destination, so that it increases the efficiency and viability of this service.

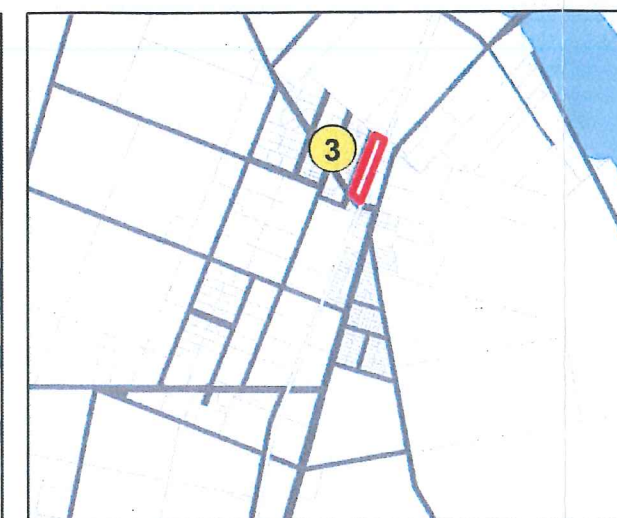
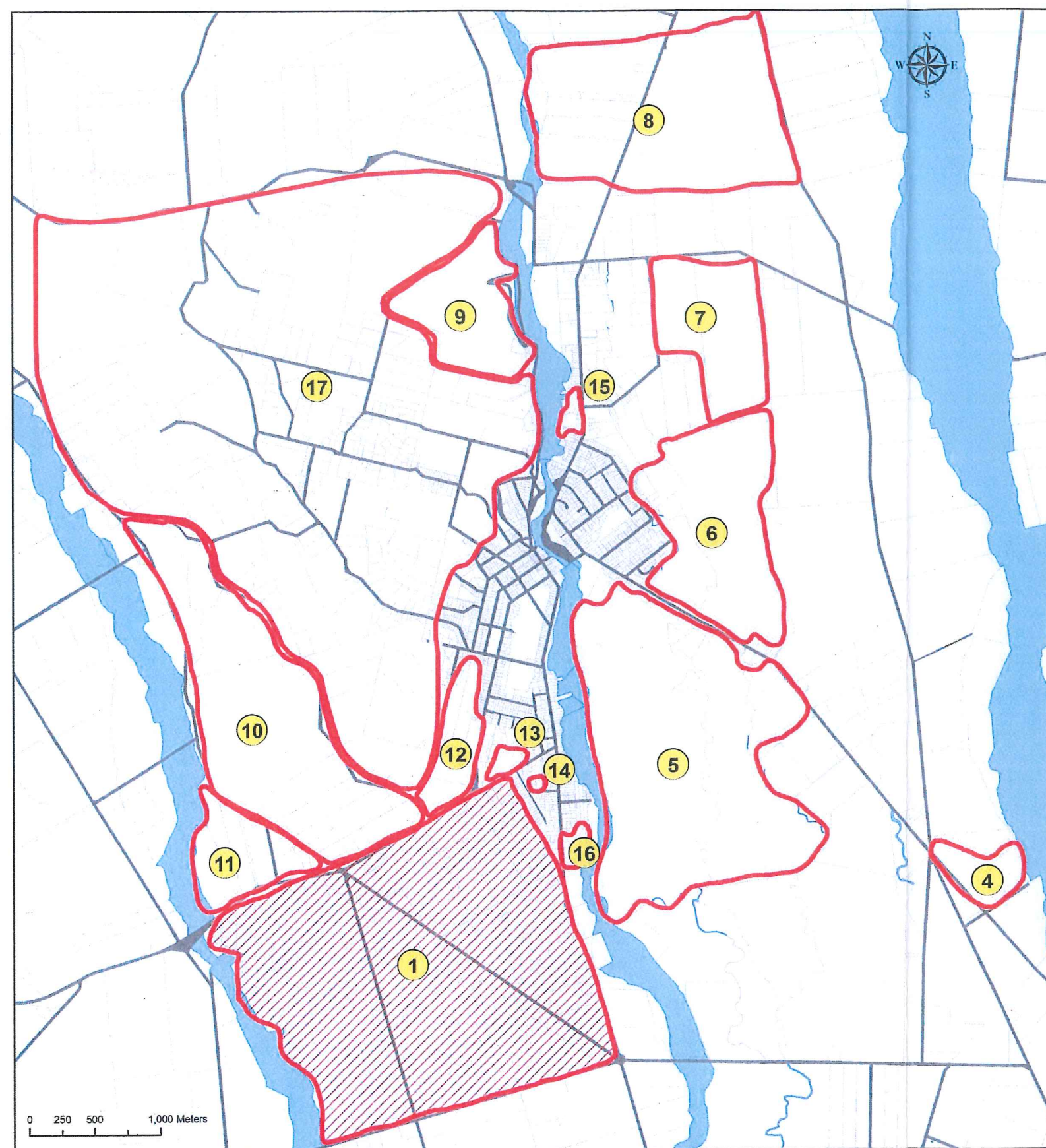
### **3.2.14 HIGH AMENITY AREAS**

The RMA, RPS and District Plan that seek to maintain and enhance amenity values, particularly areas of high amenity values. Accordingly, industrial areas should seek to avoid areas that contain high amenity values, such as the Geraldine Downs.

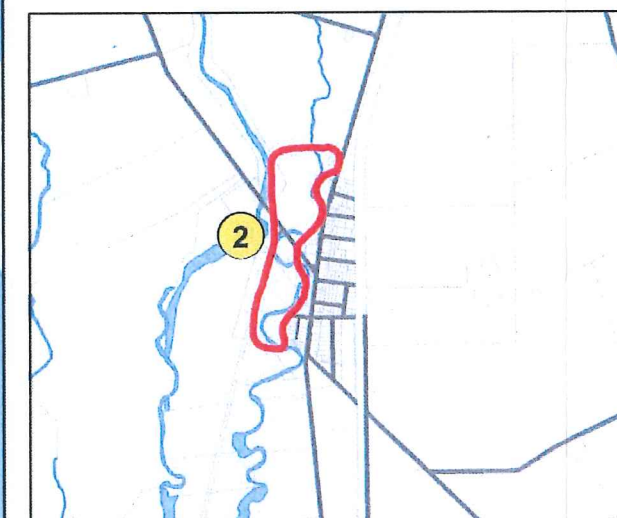
## **3.3 SITES CONSIDERED ON THE EDGE OR OUTSIDE OF GERALDINE**

Figure 4 identifies the alternatives sites that were considered on the edge or outside of Geraldine. It also states the principal reasons as to why those sites were not considered further and the principal reasons for selecting Area 1.





*Orari Inset*



*Winchester Inset*

- Area No. 1 (Recommended Area)**  
 Principal reasons for selection:
- Close to Geraldine
  - Flat topography
  - Close to water & sewer infrastructure
  - Good roads
  - Capable of being served by public transport
  - Not a high amenity area
- Parts of the area have/are:
- good drainage
  - free from flooding
  - poor soils
  - few land owners
  - relatively cheap land
  - not on a tourist route
  - low density of adjacent housing
  - available
  - relatively cheap
  - adequate site areas
  - good screening

Principal reasons for disregarding areas:

- Area No. 2**
- Separation from Geraldine
  - Flood hazard

- Area No. 3**
- Separation from Geraldine
  - Proximity to housing
  - Inadequate site area

- Area No. 4**
- Separation from Geraldine
  - Inadequate roads
  - No services

- Area No. 5**
- Future residential growth area
  - Versatile soils
  - Inadequate roads

- Area No. 6**
- Proximity to housing
  - Versatile soils
  - Inadequate roads
  - Flood hazard

- Area No. 7**
- No services
  - Inadequate roads
  - Proximity to housing
  - Versatile soils

- Area No. 8**
- Versatile soils
  - No services
  - Tourist route

- Area No. 9**
- High amenity area
  - Unsuitable topography
  - Inadequate roads
  - No services

- Area No. 10**
- High amenity area
  - Unsuitable topography
  - Inadequate roads
  - No services
  - Tourist route
  - Land availability

- Area No. 11**
- Flood hazard
  - No services
  - Tourist route
  - Land availability

- Area No. 12**
- Proximity to housing
  - Flood hazard
  - Poor drainage
  - Versatile soils
  - Tourist route

- Area No. 13**
- Proximity to housing
  - Flood hazard
  - Poor drainage
  - Tourist route
  - Versatile soils
  - Land availability

- Area No. 14**
- Inadequate site area
  - Proximity to housing

- Area No. 15**
- Flood hazard
  - Proximity to housing
  - Tourist route
  - Inadequate site size

- Area No. 16**
- Being developed for housing
  - Proximity to housing

- Area No. 17**
- Unsuitable topography
  - Natural character
  - Fragmented land ownership
  - Inadequate roads

**Figure 4 - Alternative areas considered on the edge or outside of Geraldine**



### 3.4 ANALYSIS OF ALTERNATIVE SITES IN THE AREA IDENTIFIED IN FIGURE 1

The analysis of alternative sites in the area identified in Figure 1 has been broken down into four general areas, being those indicated in Figure 5.

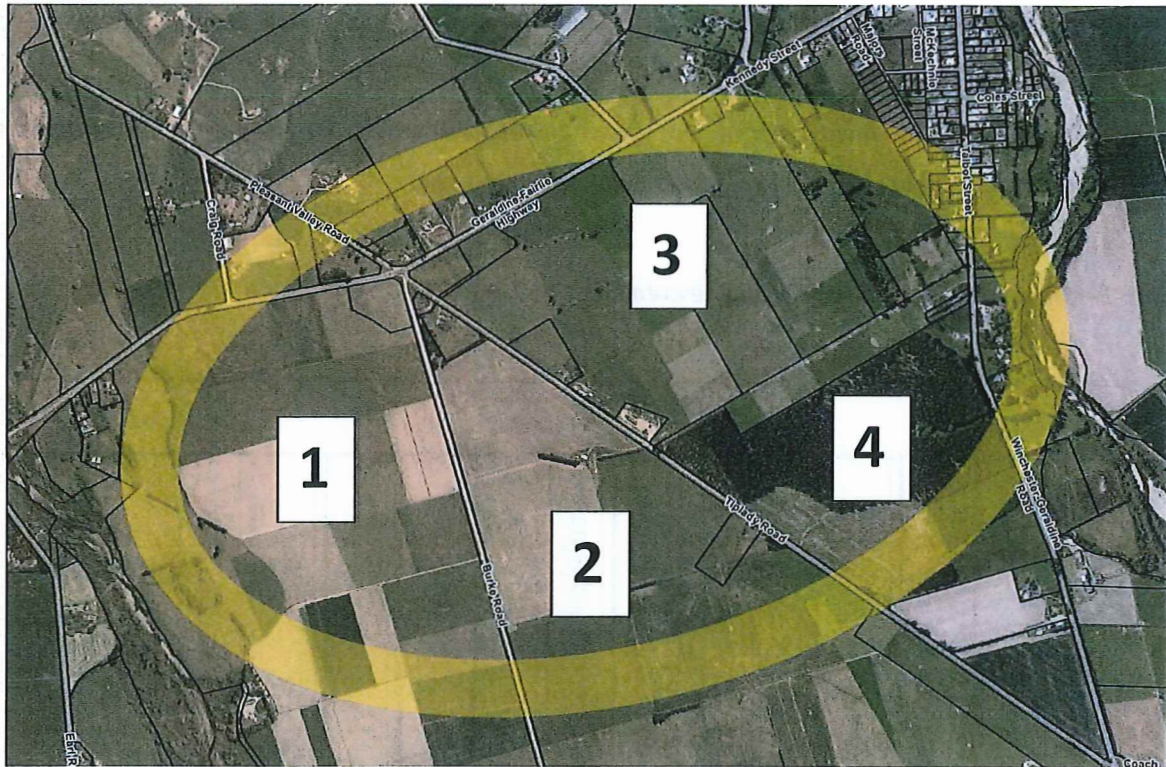


Figure 5 – Alternative assessment areas

The assessment of alternative sites in Figure 2 and Table 1 is conducted by rating compliance with the assessment criteria in Section 3.2 of this report in accordance with the following rating system:

- 1 - Very poor
- 2 – Poor
- 3 – Average
- 4 - Good
- 5 - Very good

It is noted that no weighing is given to the various assessment criteria. This is a limitation to the usefulness of this type of assessment. For instance, a site could be subject to a significant natural hazard and therefore should not be considered further, despite rating well against other criteria. However, this type of analysis is still a useful way in which to compare and contrast the attributes of different sites. In this case, this limitation does not matter, as one area is clearly superior.



While it is self-explanatory as to how this rating applies to most of the above criteria, it should be noted that in relation to the:

- Quality of soils criterion, sites with a high quality soils have been given a low score. This is because industrial activities should ideally avoid high quality soils.
- Size of sites criterion, larger sites are given a higher score. This is because it is harder to accommodate industry on small sites.
- Number of landowners criterion, areas with fewer landowners are given a higher score, as it is difficult to get the approval of multiple land landowners.

*Table 1 – Site comparative analysis for the area identified in Figure 1*

	Assessment Criteria														
Area No.	Topography & Drainage	Natural Hazard Risk	Proximity to urban area	Proximity to Services	Road Access	Proximity of Housing	Soil Versatility & Productivity	Site Size & Number of Landowners	Land Availability	Land Price	Road Profile	Tourist Route	Public Transport	High Amenity	Total
1	4	4	2	1	3	4	4	5	2	2	5	5	2	3	46
2	4	4	2	1	4	4	4	5	2	2	2	2	2	3	41
3	1	1	4	4	4	2	2	2	1	1	5	5	2	3	37
4	5	4	3	4	5	4	4	5	5	5	5	5	5	3	62

The site comparative analysis provided in Table 1 clearly demonstrates that Area No. 4 is the best area to accommodate industrial development. Area No. 4 predominantly consists of one site, being Lot 1 DP 8102, which has an area of approximately 53 ha. Area No. 4 is hereafter referred to as the 'recommended site'.

## **4.0 CONSULTATION**

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### **4.1 ENVIRONMENT CANTERBURY**

Environment Canterbury (Ecan) was consulted on the basis that any change to the District Plan has to give effect to their RPS, must not be inconsistent with their Regional Plan and shall have regard to their proposed regional plan. In correspondence dated 27 January 2014, Ecan support the general approach taken by Timaru District Council in relation to industrial development in Geraldine.

Ecan has provided valuable input in terms of assessing any potential flood and seismic hazards associated with the land identified in the Discussion Document (Figure 1). Their input on these matters has been discussed above.

### **4.2 BUSINESS OWNERS & OPERATORS**

A number of Geraldine industrial business owners/operators were consulted in order to establish their needs for additional industrial land and also in order to understand how industry operates in Geraldine. Of the 49 known industrial businesses in Geraldine, thirteen were consulted, being approximately a quarter of all businesses. Most of Geraldine's larger industrial businesses were consulted along with a representative sample of the town's smaller and medium size industrial businesses. The reason for not consulting all businesses was the large amount of time it took to conduct the consultation. It was also apparent in the course of consulting local industrial businesses that little new information was being discovered and therefore there was little virtue in continuing. The businesses interviewed are considered to represent a suitable sample of industrial businesses in Geraldine. People and businesses consulted, where:

- Michael Barker, Barker Fruit Processors;
- George Harper, Lynn River;
- Wayne Blair, Blair Tyres;
- Wayne O'Donnell, Barber Property, Barber Well Drilling and Geraldine Auto Restorations;
- Graham Brown, Woodley's;
- Chris Paddon, formerly of Paddon Direct;
- David Musgrave, Functional Whole Foods NZ;
- Graeme Mould, Natural Log Homes;
- Peter Barnett, Stewarts Panel and Paint;

- Ross Irvine, Geraldine Joinery Ltd;
- Jason and Jeff Leary, ITM Building;
- Jarrod Marsden, Marsden Engineering;
- Jeff Andrews, Shiny Bits and Geraldine Hire.

Each business was consulted by way of a structured interview. Individual records of the consultation with these businesses are provided in Appendix 1. The key findings of this consultation are summarised below:

- Most participants anticipated or hoped that their business would expand in the future.
- A number of participants thought the size of their site would be a constraint to their future expansion.
- All participants believed there was a shortage of industrial land in Geraldine.
- A majority of participants stated that an edge/out of town industrial park would work well for their business.
- Most participants interviewed relied on other businesses to some degree.
- A number of participants receiving complaints about their operations (e.g. noise, dust, traffic safety).
- Despite the above, most businesses preferred being located close to town so that staff could walk to work and avail of town centre facilities.
- The majority of participants believed that Option No. 6 of the Discussion Document (out/edge of town industrial park) is the best option to provide for industrial growth in Geraldine.
- A few businesses interviewed required a profile onto a busy road, but most did not.
- A number of larger businesses choose to stay in Geraldine because they like the area.
- A number of the businesses export products nationally or internationally. This dispels the notions that industry in Geraldine only provides for local needs.

- A few businesses are significant employers:
  - Barkers Fruit Processors 170
  - Woodleys 50
  - Blairs Tyres 35
  - Lynn River 30

The five industrial businesses that have recently moved out of Geraldine or established additional premises out of the town were consulted. The purpose of consulting these businesses was to establish whether the shortage of industrial land in Geraldine was a major reason for their relocation out of town. Chris Paddon (formerly of Paddon Direct), Peter Hobbs (Hobbs and Banks), Lynn Scott (Scott Jet) all confirmed that the shortage of industrial land in Geraldine was the key reason for moving their business out of Geraldine. Andria Rogers (Talbot Forest Cheese) suggested that the shortage of industrial land in Geraldine was one of the reasons for establishing a distribution centre outside of Geraldine. Michael Barker (Barkers Fruit Processors) said that the shortage of industrial land in Geraldine was not one of the major reasons for establishing a distribution centre outside of Geraldine. Accordingly, there is clear evidence that there have been industrial businesses move out of Geraldine because of the shortage of industrial land.

#### **4.3 LAND OWNERS IN RECOMMENDED SITE**

Council originally sought to consult with all landowners in the area identified in Figure 1. However, once Ecan informed that a large part of the area was subject to inundation, it became apparent that there was no need to consult with the majority of landowners in the identified area. Once the assessment of alternatives site was conducted, we could then focus consultation with the landowners of the recommended site, being Donald and Christine Gibson. The Gibson's are open to the idea of accommodating industrial uses on the site, subject to seeing more specific detail on the matter, and the retention of the ability to use the site for agriculture.

Woodley's were also consulted as they are located in close proximity to the recommended site. They currently have resource consent to use their property as a transport yard and would benefit from being rezoned to Industrial L Zone. Woodley's have provided written confirmation that they consent to the rezoning of their land.

G. and J. Pemberton were also consulted as their site is the next best alternative to the recommended site and could be utilised if agreement with the landowner of the recommended site was not received. The Pemberton's have confirmed that they agree to the rezoning of their site to facilitate industrial activities.

It should be noted that just because Woodley's and the Pemberton's gave consent to having their land rezoned does not necessarily mean that this land will be rezoned. Although the Woodley's site has resource consent to operate a transport yard, it is located in a flood hazard area and is located close to a dwelling. Facilitating any light industrial uses on this site could therefore be problematic. The Pemberton site is also located close to a dwelling and has the disadvantage of being further away from Geraldine.



*Figure 6 – Landowners consulted regarding facilitating industrial activities on their land*



#### 4.4 ADJOINING LAND OWNERS

The landowners identified in Figure 7 are considered to be potential affected by industrial activities on the recommended site. The consultation with these landowners is summarised overleaf.

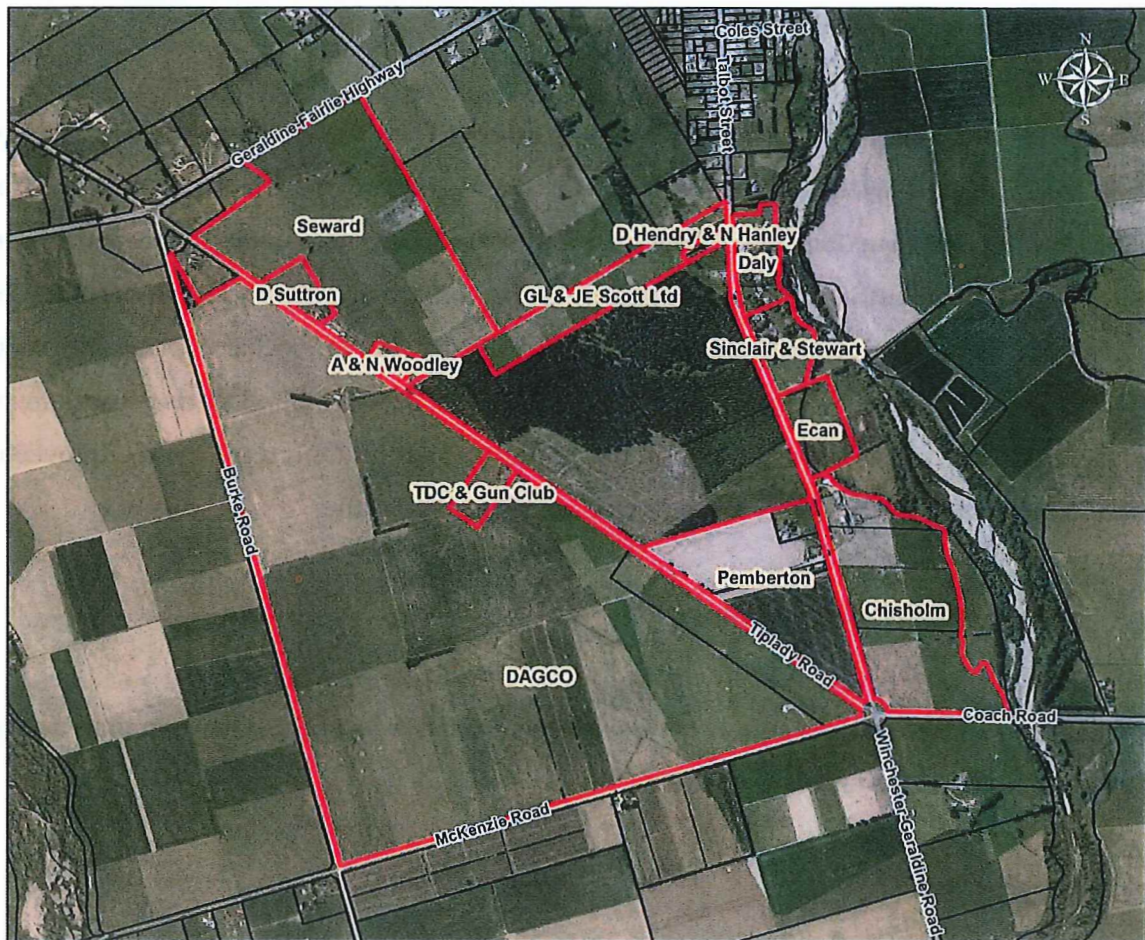


Figure 7 – Potential affected parties

##### 4.4.1 GERALD & JANICE PEMBERTON

Gerald and Janice Pemberton own land to the south of the site. They have provided written confirmation that they have no objection to industrial activities on the recommended site.

##### 4.4.2 TIMARU DISTRICT COUNCIL

Timaru District Council Property Unit administers the Recreation Reserve that is located on the opposite side of Tiplady Road and which is occupied by the Geraldine Gun Club. Council's Property Manager, Mr Matt Ambler, has stated that the Property Unit, and the Parks and Recreation Units of

Council has not objection to the proposal. Mr Ambler also stated that he had discussed the proposal with the Regional Conservator's office at the Department of Conservation in Christchurch, who stated that they have no objections to the proposal on the recommended site.

#### **4.4.3 GERALDINE GUN CLUB**

The Geraldine Gun Club occupies the Recreation Reserve that is located on the opposite side of Tiplady Road. On 15 May 2013, the writer met with the club's Chairman, Mr Tim Scott. Mr Scott advised that the Geraldine Gun Club did not have any particular concerns about the recommended site being used for industrial activities. However, he was concerned with any residential activities being located next to the gun club and would like the District Plan to provide the club with legal certainty that they could continue their activities at their site. I advised Mr Scott that there are no residential activities proposed in the area of the gun club as part of this project and that providing legal certainty for the club's continued operations was a separate matter.

#### **4.4.4 ENVIRONMENT CANTERBURY**

Ecan own land on the opposite side of the Winchester-Geraldine Road. They have no objection to industrial activities on the recommended site.

#### **4.4.5 DAGCO LTD**

Dean and Angela Gilbert are the sole directors of DAGCO Ltd. I meet with the Gilbert's on 27 June 2013 and they indicated that they would provide a written response at a later date. They have not yet provided any formal comment on this matter.

#### **4.4.6 GL & JE SCOTT LTD**

I met with Grant and Jane Scott on 14 May 2013 who own land that partly adjoins the recommended site to the north. The dwelling on their property is located close to the Winchester-Geraldine Road, while the rear of the property is used for livestock grazing. The Scott's do not live on the property.

They stated that they do not want to inhibit the growth of the town and therefore are not fundamentally opposed to industrial activities on the recommended site. However, they also said

that they are opposed to industrial activities near their boundary on the basis that it would have an adverse effect on their property's landscape character and amenity values. They felt that industrial activities on the site would devalue their property as a consequence. The Scott's want to retain the landscape character and amenity values associated with their property so as to retain its attractiveness for the rural lifestyle market.

They were also sceptical of the effectiveness of any District Plan mechanisms that were aimed at managing effects on their property. Further, they believed that once the site is rezoned they will have little ability to address any effects on their property.

The Scott's were also concerned that industrial activities are being proposed at a key entrance to Geraldine. They felt that this would diminish the character of the village.

#### **4.4.7 RUSSELL SINCLAIR & MICHELLE STEWART**

Russell Sinclair and Michelle Stewart have not responded to our invitations consult them.

#### **4.4.8 ROBIN & RAEMA CHISHOLM**

I met with Robin and Raeman Chisholm on 14 May 2013 who own land on the opposite side of the Winchester-Geraldine Road to the recommended site. They are fundamentally opposed to the establishment of industrial activities on the recommended site on the basis of the environmental effects that such activities would have on their property. They were concerned that once industrial activities are established on the site it would be difficult for them to do anything about.

#### **4.4.9 FERGUS & CARMEL DALY**

I met with Carmel Daly on 14 May 2013 who owns land on the opposite side of the Winchester-Geraldine Road to the recommended site. As well as being the Daly's place of residence, they also own and operate a bed and breakfast and function centre from their property. The function centre can cater for up to 500 people and holds approximately 40 functions per year, including weddings for overseas visitors.

Mrs Daly recognises the need for more industrial land and does not fundamentally oppose industrial activities on the recommended site. However, she did say that industrial activities on the recommended site could undermine her business which largely depends on the tranquil nature of the environment. People do not want to have their wedding in an industrial park. If industrial activities were established immediately opposite their property, she believed that their property would be adversely affected. Potential effects include noise, dust, traffic safety, landscape and amenity. Mrs Daly stated that she would prefer that the industrial park is located somewhere else, but if it is located on the recommended site, it should be well separated and well screened.

Mrs Daly accepted that the existing forestry plantation on the recommended site could be used to screen industrial activities. However, she was concerned that many of these trees have blown down in the past and therefore any mitigation that they provide could be instantly lost.

#### **4.4.10 DAVID & MARY SEWARD**

David Seward stated that he or his wife did not want to take up Council's invitation to consult them.

#### **4.4.11 DAVE HENDRY & NOLENE HANLEY**

I met with Dave Hendry and Nolene Hanley at 853 Winchester-Geraldine Road on 21 May 2013. They advised that they did not fundamentally oppose industrial activities on the recommended site. However, they did request that any industry be located along the site's Tiplady Road frontage and is well setback from their property. They also requested that any industry is managed so that it does not adversely affect their property and that the speed limit is reduced on the Winchester-Geraldine Road if industry created more vehicle movements on this road.

#### **4.4.12 DONNA SUTTRON**

Ms Donna Suttron was consulted by telephone on 29 May 2013. She informed that she is unwilling to make further comment until she has more information about the type of industrial activities proposed. She would rather there was not any industrial activities near her property, but was not fundamentally opposed to industrial activities in the area. Ms Suttron was opposed to additional heavy good vehicles along Tiplady Road due to their associated traffic safety and noise effects. She said that once the activity was established that there would be little opportunity of addressing



adverse effects, especially those effects that arise over time and evolve with changing ownership. Ms Suttrton preferred option 5 in the discussion document, which was to extend the Industrial L Zone into the Commercial 1 Zone.

#### **4.5 NZ TRANSPORT AGENCY**

The NZ Transport Agency's comment on the Discussion Document is summarised as follows:

- NZTA support the proposition contained within the Discussion Document.
- The intersection at State Highway 79 and Tiplady and Burke Road may need upgrading. However, this would depend on the traffic generated from the industrial area.
- Access directly onto State Highway 79 should be limited and ideally from a smaller existing road.
- Any new industrial area should be located to maximise pedestrian and cyclist connectivity with the existing urban.
- Any new industrial area should ensure that lighting, glare and dust adverse effects on the State Highway 79 should be avoided.

The NZ Transport Agency seeks to be consulted further on this matter once any proposal for a new industrial area is refined.

#### **4.6 ALPINE ENERGY LTD**

Alpine Energy have stated that the Geraldine area is supplied with one 33 kV electricity transmission line from Temuka. The line can be operated up to 8.64 MW and has spare capacity of 2.74 MW (46%). It therefore should have sufficient capacity for the foreseeable future, including supplying the proposed industrial area.

They also stated that the area between the Geraldine-Winchester Road, Geraldine-Fairlie Highway and Tiplady Road has available two 11 kV electricity transmission lines from the Geraldine substation. These lines run along the Geraldine-Winchester Road and Tiplady Road. Therefore, this area can be supplied relatively easily with some upgrade to existing infrastructure required.



#### **4.7 TRANSPOWER LIMITED**

Transpower has a 220 kV electricity transmission line that runs through the recommended site. Transpower have advised that they will require any industrial development to be setback 12m from the centre line of the transmission line and any support structures. They also request that subdivision within 37m of the centreline is classified as a Restricted Discretionary Activity with a standard requiring that there is a building platform identified clear of the 12m setback distance. Non-compliance with this standard would be classified as a Non-Complying Activity. Permitted Activity standards for earthworks around the transmission lines are sought by Transpower, with compliance classified as a Non-Complying Activity.

#### **4.8 GO GERALDINE**

The writer consulted with the chairwoman of Go Geraldine, Mrs Jenny Timblich, on 17 April 2013. It was agreed that the most effective way to consult Go Geraldine was by sending their members and email which summarised the project and asked for their input. Although no response from their members was received in relation to the email sent, it should be noted that many of their members that own or operate industrial business were consulted on an individual basis. The writer confirmed with Mrs Timblich that the email was disseminated to their members. Mrs Timblich confirmed on 5 June 2013 that Go Geraldine has considered the Discussion Document and supports the provision of additional industrial land for Geraldine.

#### **4.9 IWI**

Te Rūnanga o Ngai Tahu (Iwi authority for the area) and Kāti Huirapa o Arowhenua (Hapu authority for the area) were sent a copy of the Discussion Document on 19 April 2013 and asked for their comment. No comment has been received to date.

#### **4.10 GERALDINE COMMUNITY BOARD**

The Geraldine Community Board will be consulted at a workshop once this report has been drafted.

### 3.3 STRATEGIC MERIT OF THE RECOMMENDED SITE

The strategic merit of facilitating industrial activities on the recommended site is summarised below.

- It is available for industrial development.
- It is mostly free from flooding and other natural hazards.
- It is located relatively close to Geraldine.
- Serviceable with water and sewer.
- It adjoins Tiplady and Winchester-Geraldine Roads that have suitable carriageways for heavy goods vehicle, which means that road upgrade costs will be nil or minimal.
- It is easy to service with public transport.
- It is not located close to many dwellings, which minimises potential effects on residents and means that future expansion is not constrained.
- It has sufficient room to accommodate the intergenerational expansion of industry.
- It minimises the loss of quality soils, as only part of the area contains quality soils.
- It is held in single ownership making negotiation with landowners easier.
- It has access to two suitable electricity transmission lines.
- It has a flat topography which minimises costly earthworks.
- It includes a forestry plantation that provides suitable screening.
- It has a water body that potentially could be used for stormwater disposal.
- It has a profile onto busy road (Winchester-Geraldine Rd) that is desirable for some industry;
- It is not located on State Highway 79 which is a significant tourist route;
- It adjoins an existing industrial activity (Woodleys) that can be incorporated in any new zone.

The 220 kV electricity transmission line that runs through the southern part of the site is a potential development constraint. However, this is not a significant constraint and can be managed reasonably easy by requiring industrial activities to be setback a suitable distance from transmission lines.

The north-eastern corner of the site is prone to flooding, but this can easily be avoided. Likewise, the site's versatile soils that are also located in the north-eastern part of the site can be avoided.

Development on the Winchester-Geraldine Road side of the site is also a potential constraint. This development consists of a number of dwellings and notably a function centre and bed and breakfast. This development is located relatively close to the recommended site and therefore could

experience some diminution of amenity as a result of any industrial development located or accessed from the eastern part of the recommended site. However, any plan change to rezone this land should be able to address this issue so that potential effects on these properties are avoided or mitigated to an acceptable level. It is noted that approximately 30 ha of the recommended site could be developed without being closer than 200 metres from a dwelling. Such a setback provides considerable mitigation.

Considering the merits of recommended site and the fact that it is relatively few of significant development constraints, it is considered that it is an ideal site to accommodate the growth of light industrial activities for Geraldine. Accordingly, the opportunity should be taken to secure this land for industrial development while it still exists. This opportunity can be secured by processing a plan change to facilitate industrial activities in this area.

#### 4.11 LAND TRANSPORT UNIT, TIMARU DISTRICT COUNCIL

The LTU also has provided specific comments about the technical aspects of Option 6 in the Discussion Document. These are summarised below:

- Access to this area should be restricted via one new centralized road access point from Tiplady Road. There shall be no individual private lot access directly to Tiplady Road for safety reasons.
- There should be no access from the Winchester-Geraldine Road, which is a regionally significant arterial road.
- Development should not be permitted on the parcel of land on the northern or southern corner of Winchester-Geraldine Road and Tiplady Road to ensure safe visibility and potential intersection improvements.
- Internal roads should be public and constructed to industrial standards.

These specific comments about the technical aspects of Option 6 are accepted.

#### 4.12 DRAINAGE & WATER UNIT, TIMARU DISTRICT COUNCIL

Council's Drainage and Water Manager, Mr Grant Hall, has provided advice on servicing the recommended site. A summary of this advice is provided below:

- Extension of the water supply service to the site boundary will cost approximately \$60,000. The cost to service the entire site would be significantly more, but will vary depending on layout and ultimate number of users.
- It is recommended that individual site grinder pumps connected to a low pressure sewer system is the best way to connect to the sewer main. The discharge to the main will need to be controlled, so that when the main is full at times of heavy rain, the pressure system does not discharge. This will require either a local pump station which the grinder pumps discharge into and which then delivers to the reticulation (approximate cost \$250,000), or a pressure control valve and maybe telemetry to control the pressure sewer discharge (approximate cost \$75,000 including the rising main). The properties would only be allowed to a discharge domestic wastewater standard. Each property would have an additional cost

for the grinder pump and they might need additional on-site storage to cover times when the pressure system cannot discharge. This does not include any costs to fully service the whole site.

- Servicing the site with stormwater will be difficult as the site slopes away from the creek. We do not have a stormwater system in this area and do not intend to install one. A resource consent will be required for the site by the developer, which could cost approximately \$50,000. Alternatively on site soakage could be an option with each business owner obtaining a consent to discharge, this could cost each individual \$30,000.

Although the above comments do not provide completely certainty of the costs of servicing the site, it is clear that costs will be considerable. However, it is worth noting that these costs are relatively normal and cheap compared to the cost of servicing some of the other more remote alternative areas considered outside Geraldine. It is also worth noting that the above comments do not mention that it would be significantly cheaper to discharge waste water to land on site, rather than connect to the sewer. This is particularly viable considering the large area of the recommended site and therefore its ability to treat and absorb any waste water discharge.

#### **4.13 CONSULTATION CONCLUSION**

All industrial business owners/operators consulted are in support of more industrial land being provided for Geraldine. Most of these specifically support an out/edge of town industrial park. Consultation with Alpine Energy and Councils Drainage and Water Units, has established that the site can be serviced with water, sewer and electricity. The LTU has confirmed that the site can be accessed appropriately.

Some adjoining landowners have voiced opposition to an out/edge of town industrial park in the identified area. However, most are not fundamentally opposed to it and just want to ensure any development does not adversely affect their property. Due to the large size of the site, any potential adverse effects should be able to be avoided or mitigated relatively easily.

It is worth noting that all discussions were held in amicable manner and that most people appreciated being consulted at such an early stage in the process. Although a number of people and organisations did not respond to our invitations to consult, this is normal and cannot be helped.



## **5.0 KEY PLAN CHANGE FEATURES**

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### **5.1 GENERAL**

This section indicates the potential key features of a possible future plan change on the recommended site. The intention is to indicate how a plan change could work in order to give greater certainty that facilitating industry on the recommended site is viable and sustainable.

### **5.2 INDICATIVE OUTLINE DEVELOPMENT PLAN**

Figure 8 illustrates an indicative outline development plan for the recommended site. This plan is only indicative as it has not been informed by expert noise, landscape, soil or engineering advice and therefore could fundamentally change. It is not appropriate to get this expert advice at this stage as a decision has not yet been taken to proceed with a plan change. The purpose of illustrating the indicative outline development plan is to show that it is possible that the site can be developed in a manner that addresses the key effects on the environment, such as the need to avoid:

- adverse effects on residential or commercial properties in close proximity to the site.
- parts of the site that are prone to flooding;
- retain the majority of the site's versatile soils;
- conflict with the electricity transmission lines that run over the site;
- adverse visual effects on the entrance to Geraldine;
- adverse effects on the Winchester-Geraldine Road.

The pedestrian and cycle path has been provided to encourage active transport.

To ensure the efficient provision of infrastructure and the orderly and sequential development of the land, the zoning of the recommended site will likely be staged. The quantum of land released in the first stage will be discussed with the landowner and can be addressed in the plan change.

Any plan change to facilitate industrial activities on the recommended site will also need to address the issue of service infrastructure. Ideally the site should be connected to reticulated service infrastructure. However, the high initial capital cost of connection may be a significant development constraint. Accordingly, it may be appropriate for an on-site service solution until a critical mass of businesses are established on the site that makes the cost of paying for service connections viable.

Environment Canterbury would need to buy into this approach and there would need to be a legal mechanism to ensure the connection is required once a critical mass of businesses establish on the site. The legal mechanism would also need to ensure the cost of connection is paid for by the landowner(s) or businesses on the site.

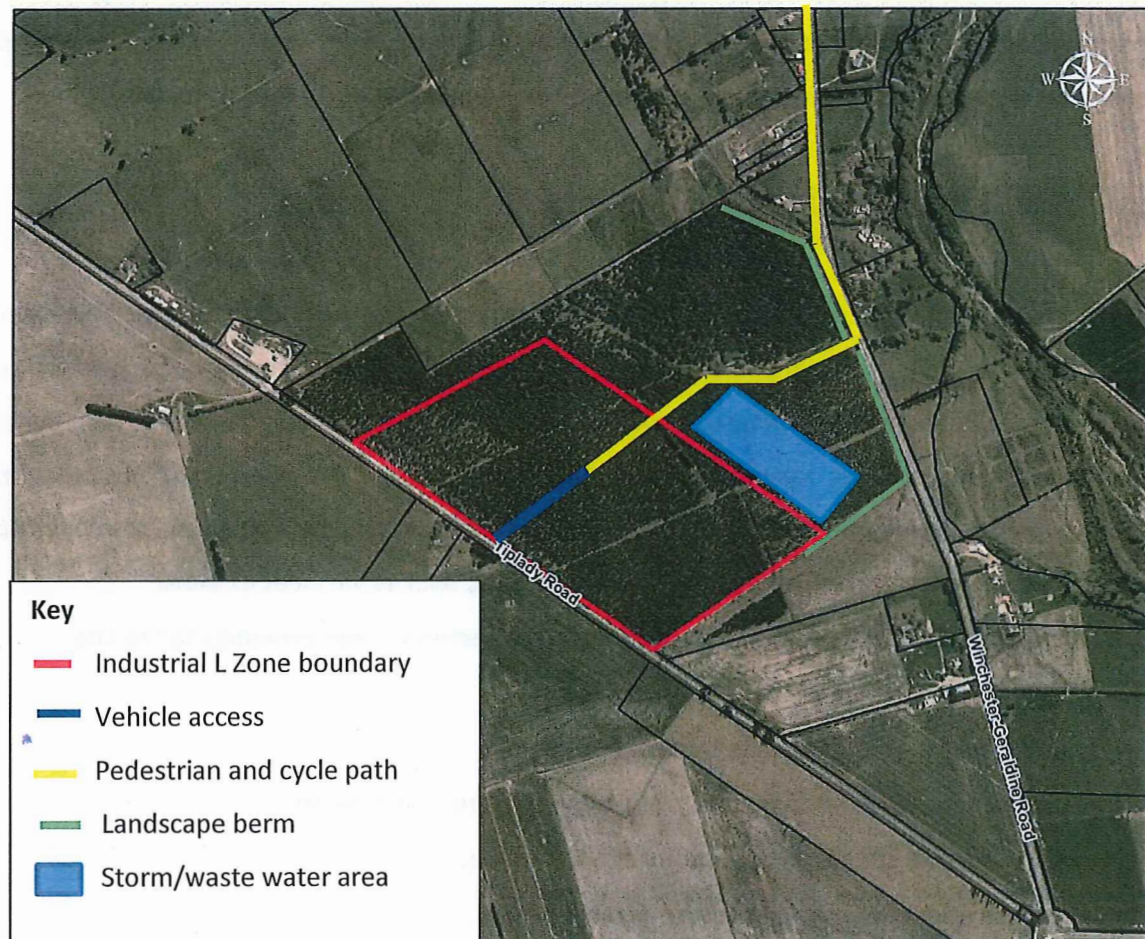


Figure 8 – Indicative Outline Development Plan

### 5.3 GREATER SPECIFICITY REGARDING INDUSTRY PERMITTED

The District Plan currently permits a wide range of industry in the Industrial L Zone, including any industry or goods storage, which does not require an Offensive Trade Licence under the Health Act 1956. In order to provide greater certainty in terms of the type of industry provided for on the recommended site, it is recommended that a plan change to facilitate industrial activities on the recommended site is more specific about the type of activities that are anticipated. For instance, wet industries that require a significant water supply or have a requirement for a trade waste sewer should not be permitted due to service constraints.

## **5.4 CONSEQUENTIAL EFFECTS**

It is important that any plan change to address the shortage of industrial land in Geraldine addresses any consequential effects that the provisions of more industrial land would have. For instance, if vacancy of industrial land in Geraldine results from rezoning the recommended site, the plan change will need to consider what activities will be encouraged to take up this land and how that will be managed.

## **5.5 OUT OF ZONE INDUSTRY**

Any plan change for industrial activities in Geraldine should also consider how industrial activities out of the Industrial L zone are considered. For instance, it is sometimes desirable for resource intensive industries such as quarries and the like to be located close where their resource is located. It also may be desirable to facilitate small farm based industry that relies on the products produced on site.

## **6.0 CONCLUSION & RECOMMENDATIONS**

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This report has established that all industrial business owners/operators consulted believe there is a shortage of industrial land in Geraldine and that subsequently more industrial land should be provided. These findings support the findings of the Discussion Document which also suggested that there is a shortage of industrial land in Geraldine. The consultation conducted also found that most industrial business owners/operators believe that the creation of an out/edge of town industrial park is the best option to provide additional industrial land in Geraldine.

The comparative site analysis provided by this report analysed each area against a set of assessment criteria. This analysis clearly demonstrates that Area No. 4 in Figure 5 is the best area to accommodate future industrial activities. This area is located between Tiplady Road and the Winchester-Geraldine Road and is legally described as Lot 1 DP 8102. This site is available for industrial development; is mostly free from flooding; is close to Geraldine; is served by good roads; is close to water, sewer and electricity infrastructure; has a flat topography and suitable soils; is not located on a tourist route; is large enough to accommodate intergenerational growth of industry; has relatively few neighbours; contains good screening; would be easy to serve by public transport; is held in single ownership; and is relatively free from any significant development constraints.

Although some adjoining landowners voiced strong opposition to industrial activities on this site, most are not fundamentally opposed to it and just want to ensure any development does not adversely affect their property. Due to the large size of the site, any potential adverse effects should be able to be avoided or mitigated relatively easily.

With the above matters in mind, it is considered that this site is a good location for industry in Geraldine. Accordingly, the opportunity should be taken to secure this land for light industry by processing a plan change to facilitate the same.



**APPENDIX 1 - CONSULTATION RECORDS**



## CONSULTATION RECORD

### GENERAL DETAILS:

PROJECT	Plan Change 19 – Geraldine Industrial
PRESENT	Graham Brown, Woodleys and Edge Landscaping Mark Geddes, Timaru District Council
DATE	24 April 2013
LOCATION	Woodleys, St Andrews Street, Geraldine
PREPARED BY	Mark Geddes

### QUESTIONS & RESPONSES

1	QUESTION	What type of industrial activity do you operate?
	RESPONSE	Transport services, agricultural contractor, landscaping and dairy farm
2	QUESTION	When was the business established?
	RESPONSE	Approximately 1983
3	QUESTION	How many full time staff do you employ?
	RESPONSE	50+
4	QUESTION	Why have you chosen Geraldine and your site?
	RESPONSE	Central location, trucks service from Southland to North Island.
5	QUESTION	Is future expansion of your operation anticipated?
	RESPONSE	Yes, but most opportunities outside of the district.
6	QUESTION	Is the size and location of your site a constraint to your growth?
	RESPONSE	Yes, currently operate three sites in Geraldine, which causes difficulties as it is hard to communicate with staff and transport staff in between sites.
7	QUESTION	Would an out of town industrial park work well for your business?
	RESPONSE	Yes, as it would provide for our expansion and avoid reverse sensitivity.
8	QUESTION	Do you think there is a shortage of industrial land in Geraldine?
	RESPONSE	Yes, there is a need for quality industrial land serviced with suitable infrastructure.
9	QUESTION	Do you see the shortage of industrial land in Geraldine a future constraint for your business?
	RESPONSE	Yes
10	QUESTION	What is the ideal location for your business?

	RESPONSE	In an industrial park with other businesses on the edge of town.
11	QUESTION	Do you have a suitable labour pool in Geraldine?
	RESPONSE	No, it's a major challenge. Drivers are often imported from Timaru, Ireland or England. It means that we cannot afford to get rid of staff.
12	QUESTION	Does Geraldine have adequate transport services for your business?
	RESPONSE	N/A
13	QUESTION	Does Geraldine have suitable infrastructure (road, sewer, water, stormwater) for your business?
	RESPONSE	It is adequate, although there is a lack of footpaths on High Street.
14	QUESTION	Do you need to be located in Geraldine for your customers?
	RESPONSE	Yes
15	QUESTION	Do you need to be located in Geraldine for raw materials need for your business?
	RESPONSE	No.
16	QUESTION	Have you seriously considered moving out of Geraldine?
	RESPONSE	No
17	QUESTION	Does your business need exposure or a profile onto a busy road?
	RESPONSE	No
18	QUESTION	Has your business been subject to reverse sensitivity complaints?
	RESPONSE	No
19	QUESTION	Can you see reverse sensitivity being a problem for your business in the future?
	RESPONSE	Maybe
20	QUESTION	Does your business rely on, or benefit, from the presence of other industry or businesses?
	RESPONSE	Not greatly, some e.g. couriers
21	QUESTION	Is your business susceptible to flooding, or other natural hazards?
	RESPONSE	No
22	QUESTION	Which one of the options in the <i>Growth of Industrial Activities in Geraldine</i> report do you support?
	RESPONSE	Option 6 although SH79/Tiplady Road intersection an issue.
23	QUESTION	Is there anything further you wish to add?
	RESPONSE	No



## CONSULTATION RECORD

### GENERAL DETAILS:

PROJECT	Plan Change 19 – Geraldine Industrial
PRESENT	Jason and Jeff Leary, ITM Building Mark Geddes, Timaru District Council
DATE	24 April 2013
LOCATION	ITM, 168 Talbot Street, Geraldine
PREPARED BY	Mark Geddes

### QUESTIONS & RESPONSES

1	QUESTION	What type of industrial activity do you operate?
	RESPONSE	Retail building supplies, mainly trade.
2	QUESTION	When was the business established?
	RESPONSE	21 years
3	QUESTION	How many full time staff do you employ?
	RESPONSE	4
4	QUESTION	Why have you chosen Geraldine and your site?
	RESPONSE	Brought existing business that services the Geraldine area
5	QUESTION	Is future expansion of your operation anticipated?
	RESPONSE	Yes. Want to develop a drive through.
6	QUESTION	Is the size and location of your site a constraint to your growth?
	RESPONSE	We have just enough space, may need more in the future.
7	QUESTION	Would an out of town industrial park work well for your business?
	RESPONSE	No. Too dependent on foot traffic.
8	QUESTION	Do you think there is a shortage of industrial land in Geraldine?
	RESPONSE	Yes
9	QUESTION	Do you see the shortage of industrial land in Geraldine a future constraint for your business?
	RESPONSE	No
10	QUESTION	What is the ideal location for your business?
	RESPONSE	Current site



11	QUESTION	Do you have a suitable labour pool in Geraldine?
	RESPONSE	Yes
12	QUESTION	Does Geraldine have adequate transport services for your business?
	RESPONSE	Yes
13	QUESTION	Does Geraldine have suitable infrastructure (road, sewer, water, stormwater) for your business?
	RESPONSE	Yes
14	QUESTION	Do you need to be located in Geraldine for your customers?
	RESPONSE	Yes
15	QUESTION	Do you need to be located in Geraldine for raw materials need for your business?
	RESPONSE	No
16	QUESTION	Have you seriously considered moving out of Geraldine?
	RESPONSE	No
17	QUESTION	Does your business need exposure or a profile onto a busy road?
	RESPONSE	Yes
18	QUESTION	Has your business been subject to reverse sensitivity complaints?
	RESPONSE	No
19	QUESTION	Can you see reverse sensitivity being a problem for your business in the future?
	RESPONSE	No
20	QUESTION	Does your business rely on, or benefit, from the presence of other industry or businesses?
	RESPONSE	No
21	QUESTION	Is your business susceptible to flooding, or other natural hazards?
	RESPONSE	No
22	QUESTION	Which one of the options in the <i>Growth of Industrial Activities in Geraldine</i> report do you support?
	RESPONSE	Out of town industrial park, not necessary Tiplady Road.
23	QUESTION	Is there anything further you wish to add?
	RESPONSE	There is a real need for more industrial land. An opportunity has been lost over the last 10 years or so with so many businesses relocating out of town. There is a problem with houses within the industrial zoned. An industrial park needs to happen.



## CONSULTATION RECORD

### GENERAL DETAILS:

PROJECT	Plan Change 19 – Geraldine Industrial
PRESENT	Graeme Mould, NZ Natural Log Homes Mark Geddes, Timaru District Council
DATE	6 May 2013
LOCATION	NZ Natural Log Homes Office, High Street, Geraldine
PREPARED BY	Mark Geddes

### QUESTIONS & RESPONSES

1	QUESTION	What type of industrial activity do you operate?
	RESPONSE	Log home construction
2	QUESTION	When was the business established?
	RESPONSE	1993
3	QUESTION	How many full time staff do you employ?
	RESPONSE	6
4	QUESTION	Why have you chosen Geraldine and your site?
	RESPONSE	Because I live here, it is close to a commercial forestry and is centrally located within the South Island.
5	QUESTION	Is future expansion of your operation anticipated?
	RESPONSE	Not expect, but we would if possible.
6	QUESTION	Is the size and location of your site a constraint to your growth?
	RESPONSE	It is ok at the moment.
7	QUESTION	Would an out of town industrial park work well for your business?
	RESPONSE	Yes
8	QUESTION	Do you think there is a shortage of industrial land in Geraldine?
	RESPONSE	Yes
9	QUESTION	Do you see the shortage of industrial land in Geraldine a future constraint for your business?
	RESPONSE	Yes
10	QUESTION	What is the ideal location for your business?

	RESPONSE	On State Highway 79 for product exposure
11	QUESTION	Do you have a suitable labour pool in Geraldine?
	RESPONSE	Yes
12	QUESTION	Does Geraldine have adequate transport services for your business?
	RESPONSE	No. Need to get transport services from Washdyke
13	QUESTION	Does Geraldine have suitable infrastructure (road, sewer, water, stormwater) for your business?
	RESPONSE	Yes
14	QUESTION	Do you need to be located in Geraldine for your customers?
	RESPONSE	No
15	QUESTION	Do you need to be located in Geraldine for raw materials needed for your business?
	RESPONSE	Yes as it close to a commercial forest.
16	QUESTION	Have you seriously considered moving out of Geraldine?
	RESPONSE	Yes as we only lease our site
17	QUESTION	Does your business need exposure or a profile onto a busy road?
	RESPONSE	No, but it would be hugely beneficial.
18	QUESTION	Has your business been subject to reverse sensitivity complaints?
	RESPONSE	Yes in relation to noise.
19	QUESTION	Can you see reverse sensitivity being a problem for your business in the future?
	RESPONSE	Yes
20	QUESTION	Does your business rely on, or benefit, from the presence of other industry or businesses?
	RESPONSE	No
21	QUESTION	Is your business susceptible to flooding, or other natural hazards?
	RESPONSE	No
22	QUESTION	Which one of the options in the <i>Growth of Industrial Activities in Geraldine</i> report do you support?
	RESPONSE	Option 6
23	QUESTION	Is there anything further you wish to add?
	RESPONSE	We have on-going concerns about reverse sensitivity.

Graeme Mould clarified on 5 June 2013 that his own residential property (50 Kennedy Street) is not available for purchase for industrial development. The Discussion Document identified this property as the only place in which the existing Industrial L Zone in Geraldine could be extended into rural land.



## CONSULTATION RECORD

### GENERAL DETAILS:

PROJECT	Plan Change 19 – Geraldine Industrial
PRESENT	Jarrold Marsden, Marsden Engineering Mark Geddes, Timaru District Council
DATE	24 April 2013
LOCATION	Pine Street, Geraldine
PREPARED BY	Mark Geddes

### QUESTIONS & RESPONSES

1	QUESTION	What type of industrial activity do you operate?
	RESPONSE	General engineering
2	QUESTION	When was the business established?
	RESPONSE	1998
3	QUESTION	How many full time staff do you employ?
	RESPONSE	3.5
4	QUESTION	Why have you chosen Geraldine and your site?
	RESPONSE	Where I am from and where our business is located. Resource consent has recently been received to locate our new workshop on Majors Road, which was the only land available.
5	QUESTION	Is future expansion of your operation anticipated?
	RESPONSE	Yes
6	QUESTION	Is the size and location of your site a constraint to your growth?
	RESPONSE	Yes
7	QUESTION	Would an out of town industrial park work well for your business?
	RESPONSE	Yes
8	QUESTION	Do you think there is a shortage of industrial land in Geraldine?
	RESPONSE	Yes
9	QUESTION	Do you see the shortage of industrial land in Geraldine a future constraint for your business?
	RESPONSE	Not any more as have now got resource consent to develop Majors Road site.
10	QUESTION	What is the ideal location for your business?
	RESPONSE	Geraldine
11	QUESTION	Do you have a suitable labour pool in Geraldine?
	RESPONSE	Yes



12	QUESTION	Does Geraldine have adequate transport services for your business?
	RESPONSE	Current site no. New site yes. No issue with freight services.
13	QUESTION	Does Geraldine have suitable infrastructure (road, sewer, water, stormwater) for your business?
	RESPONSE	Not for new site as poor sewer and power upgrade required.
14	QUESTION	Do you need to be located in Geraldine for your customers?
	RESPONSE	Yes
15	QUESTION	Do you need to be located in Geraldine for raw materials need for your business?
	RESPONSE	No
16	QUESTION	Have you seriously considered moving out of Geraldine?
	RESPONSE	Yes if resource consent was not granted.
17	QUESTION	Does your business need exposure or a profile onto a busy road?
	RESPONSE	No
18	QUESTION	Has your business been subject to reverse sensitivity complaints?
	RESPONSE	Not for existing site. Yes for new site. Have received significant complaints regarding the new site, despite not having established any buildings or activities on this site to date.
19	QUESTION	Can you see reverse sensitivity being a problem for your business in the future?
	RESPONSE	Hopefully not.
20	QUESTION	Does your business rely on, or benefit, from the presence of other industry or businesses?
	RESPONSE	Yes
21	QUESTION	Is your business susceptible to flooding, or other natural hazards?
	RESPONSE	New site is susceptible to flooding. Should be ok as long as we locate electrical equipment higher than one meter.
22	QUESTION	Which one of the options in the <i>Growth of Industrial Activities in Geraldine</i> report do you support?
	RESPONSE	Option 2, extending the existing industrial area to the south as have vacant land to sell. However, we also support and out of town industrial park.
23	QUESTION	Is there anything further you wish to add?
	RESPONSE	It would be good to get the houses out of the industrial zone. We approached over 10 property owners asking them to buy their site before giving up and applying for resource consent to develop a residential zoned site. We would like our new site rezoned Industrial L.



## CONSULTATION RECORD

### GENERAL DETAILS:

PROJECT	Plan Change 19 – Geraldine Industrial
PRESENT	Warren Blair, Blair Tyres Mark Geddes, Timaru District Council
DATE	6 May 2013
LOCATION	Blair Tyres Head Office, Talbot Street, Geraldine
PREPARED BY	Mark Geddes

### QUESTIONS & RESPONSES

1	QUESTION	What type of industrial activity do you operate?
	RESPONSE	Wholesale tyres, engines and Argo ATVs. Geraldine is our head office. We own warehouses in Auckland and Christchurch. All Kumo tyres in NZ are imported through Blair Tyres.
2	QUESTION	When was the business established?
	RESPONSE	1956
3	QUESTION	How many full time staff do you employ?
	RESPONSE	14 Geraldine, 35 nationally
4	QUESTION	Why have you chosen Geraldine and your site?
	RESPONSE	It is where we started and where we are from. Modern communication has made managing a national business from Geraldine possible. Geraldine has lower operating costs than major centres. Staff are higher quality and retained easier. Timaru has a port which is essential for our importation business. Geraldine's location on State Highway 79 means that we can avail of cheap freight going north (trucks leave Queenstown empty and therefore we can negotiate cheap rates).
5	QUESTION	Is future expansion of your operation anticipated?
	RESPONSE	Just built new building.
6	QUESTION	Is the size and location of your site a constraint to your growth?
	RESPONSE	Yes, will need more space over the next 15 years.
7	QUESTION	Would an out of town industrial park work well for your business?
	RESPONSE	Yes
8	QUESTION	Do you think there is a shortage of industrial land in Geraldine?

	RESPONSE	Yes
9	QUESTION	Do you see the shortage of industrial land in Geraldine a future constraint for your business?
	RESPONSE	Yes
10	QUESTION	What is the ideal location for your business?
	RESPONSE	Geraldine. Closest to town centre as possible, so that staff can go home for lunch and avail of town centre services.
11	QUESTION	Do you have a suitable labour pool in Geraldine?
	RESPONSE	Yes
12	QUESTION	Does Geraldine have adequate transport services for your business?
	RESPONSE	Yes
13	QUESTION	Does Geraldine have suitable infrastructure (road, sewer, water, stormwater) for your business?
	RESPONSE	Yes
14	QUESTION	Do you need to be located in Geraldine for your customers?
	RESPONSE	No
15	QUESTION	Do you need to be located in Geraldine for raw materials need for your business?
	RESPONSE	No
16	QUESTION	Have you seriously considered moving out of Geraldine?
	RESPONSE	No
17	QUESTION	Does your business need exposure or a profile onto a busy road?
	RESPONSE	No
18	QUESTION	Has your business been subject to reverse sensitivity complaints?
	RESPONSE	No
19	QUESTION	Can you see reverse sensitivity being a problem for your business in the future?
	RESPONSE	Yes. The childcare facility close by has the potential to complain about vehicle movements.
20	QUESTION	Does your business rely on, or benefit, from the presence of other industry or businesses?
	RESPONSE	Yes, transports, parts and couriers.
21	QUESTION	Is your business susceptible to flooding, or other natural hazards?
	RESPONSE	No
22	QUESTION	Which one of the options in the <i>Growth of Industrial Activities in Geraldine</i> report do you support?
	RESPONSE	6
2	QUESTION	Is there anything further you wish to add?
	RESPONSE	I thought the Geraldine Industrial report was great and very well put together. Land on Tiplady Road would be suitable for an industrial park.



## CONSULTATION RECORD

### GENERAL DETAILS:

PROJECT	Plan Change 19 – Geraldine Industrial
PRESENT	Wayne O'Donnell, Director of Barber Property Holdings, Barber Well Drilling Services, Geraldine Auto Restorations
	Mark Geddes, Timaru District Council
	Peter Kloosterman, Timaru District Council
DATE	6 May 2013
LOCATION	Former ANZ Building, Talbot Street, Geraldine
PREPARED BY	Mark Geddes

### QUESTIONS & RESPONSES

1	QUESTION	What type of industrial activity do you operate?
	RESPONSE	Well drilling and car restorations
2	QUESTION	When was the business established?
	RESPONSE	2001
3	QUESTION	How many full time staff do you employ?
	RESPONSE	15
4	QUESTION	Why have you chosen Geraldine and your site?
	RESPONSE	Good location for well drilling business in an agricultural hub. Nice place to live.
5	QUESTION	Is future expansion of your operation anticipated?
	RESPONSE	Not anticipated, although would obviously like expansion.
6	QUESTION	Is the size and location of your site a constraint to your growth?
	RESPONSE	Yes
7	QUESTION	Would an out of town industrial park work well for your business?
	RESPONSE	Yes, so long as it is not too far away from the town.
8	QUESTION	Do you think there is a shortage of industrial land in Geraldine?
	RESPONSE	Yes
9	QUESTION	Do you see the shortage of industrial land in Geraldine a future constraint for your business?



	RESPONSE	Yes
10	QUESTION	What is the ideal location for your business?
	RESPONSE	Where we are.
11	QUESTION	Do you have a suitable labour pool in Geraldine?
	RESPONSE	Yes
12	QUESTION	Does Geraldine have adequate transport services for your business?
	RESPONSE	Yes
13	QUESTION	Does Geraldine have suitable infrastructure (road, sewer, water, stormwater) for your business?
	RESPONSE	Stormwater is an issue in heavy rain.
14	QUESTION	Do you need to be located in Geraldine for your customers?
	RESPONSE	No
15	QUESTION	Do you need to be located in Geraldine for raw materials need for your business?
	RESPONSE	No
16	QUESTION	Have you seriously considered moving out of Geraldine?
	RESPONSE	No
17	QUESTION	Does your business need exposure or a profile onto a busy road?
	RESPONSE	No, but restoration would be good.
18	QUESTION	Has your business been subject to reverse sensitivity complaints?
	RESPONSE	No
19	QUESTION	Can you see reverse sensitivity being a problem for your business in the future?
	RESPONSE	No
20	QUESTION	Does your business rely on, or benefit, from the presence of other industry or businesses?
	RESPONSE	Not much, only transport services and engineers.
21	QUESTION	Is your business susceptible to flooding, or other natural hazards?
	RESPONSE	Not really
22	QUESTION	Which one of the options in the <i>Growth of Industrial Activities in Geraldine</i> report do you support?
	RESPONSE	Option 6, subject to being as close to town as possible.
23	QUESTION	Is there anything further you wish to add?
	RESPONSE	No



## CONSULTATION RECORD

### GENERAL DETAILS:

PROJECT	Plan Change 19 – Geraldine Industrial
PRESENT	Jeff Andrews, Shiny Bits and Geraldine Hire Mark Geddes, Timaru District Council
DATE	6 May 2013
LOCATION	Shiny Bits, Talbot Street, Geraldine
PREPARED BY	Mark Geddes

### QUESTIONS & RESPONSES

1	QUESTION	What type of industrial activity do you operate?
	RESPONSE	Electro plating and hire equipment
2	QUESTION	When was the business established?
	RESPONSE	1996
3	QUESTION	How many full time staff do you employ?
	RESPONSE	4
4	QUESTION	Why have you chosen Geraldine and your site?
	RESPONSE	Live here, suitable building, correct zoning
5	QUESTION	Is future expansion of your operation anticipated?
	RESPONSE	May lease back of site.
6	QUESTION	Is the size and location of your site a constraint to your growth?
	RESPONSE	No
7	QUESTION	Would an out of town industrial park work well for your business?
	RESPONSE	Possibly
8	QUESTION	Do you think there is a shortage of industrial land in Geraldine?
	RESPONSE	Yes
9	QUESTION	Do you see the shortage of industrial land in Geraldine a future constraint for your business?
	RESPONSE	No, but it would be for other businesses
10	QUESTION	What is the ideal location for your business?

	RESPONSE	Our site
11	QUESTION	Do you have a suitable labour pool in Geraldine?
	RESPONSE	No
12	QUESTION	Does Geraldine have adequate transport services for your business?
	RESPONSE	Yes
13	QUESTION	Does Geraldine have suitable infrastructure (road, sewer, water, stormwater) for your business?
	RESPONSE	Yes
14	QUESTION	Do you need to be located in Geraldine for your customers?
	RESPONSE	No
15	QUESTION	Do you need to be located in Geraldine for raw materials needed for your business?
	RESPONSE	No
16	QUESTION	Have you seriously considered moving out of Geraldine?
	RESPONSE	No
17	QUESTION	Does your business need exposure or a profile onto a busy road?
	RESPONSE	Yes for the hire business, but not for Shiny bits
18	QUESTION	Has your business been subject to reverse sensitivity complaints?
	RESPONSE	Yes, we have received noise, dust and smell complaints
19	QUESTION	Can you see reverse sensitivity being a problem for your business in the future?
	RESPONSE	No
20	QUESTION	Does your business rely on, or benefit, from the presence of other industry or businesses?
	RESPONSE	No
21	QUESTION	Is your business susceptible to flooding, or other natural hazards?
	RESPONSE	No
22	QUESTION	Which one of the options in the <i>Growth of Industrial Activities in Geraldine</i> report do you support?
	RESPONSE	Options 6 and 7
23	QUESTION	Is there anything further you wish to add?
	RESPONSE	Any more industrial land should not be located on the main tourist route. It should be located far enough away from dwellings so as not to bother residents and so that industry is not restrained.



## CONSULTATION RECORD

### GENERAL DETAILS:

PROJECT	Plan Change 19 – Geraldine Industrial
PRESENT	Peter Barnett, Stewarts Panel and Paint Mark Geddes, Timaru District Council
DATE	6 May 2013
LOCATION	Stewarts Panel and Paint, Talbot Street, Geraldine
PREPARED BY	Mark Geddes

### QUESTIONS & RESPONSES

1	QUESTION	What type of industrial activity do you operate?
	RESPONSE	Panel beating
2	QUESTION	When was the business established?
	RESPONSE	35 years ago
3	QUESTION	How many full time staff do you employ?
	RESPONSE	5
4	QUESTION	Why have you chosen Geraldine and your site?
	RESPONSE	Brought business located here
5	QUESTION	Is future expansion of your operation anticipated?
	RESPONSE	Yes, we want to build another shed
6	QUESTION	Is the size and location of your site a constraint to your growth?
	RESPONSE	Yes
7	QUESTION	Would an out of town industrial park work well for your business?
	RESPONSE	Not really, want something closer to town
8	QUESTION	Do you think there is a shortage of industrial land in Geraldine?
	RESPONSE	Yes
9	QUESTION	Do you see the shortage of industrial land in Geraldine a future constraint for your business?
	RESPONSE	Yes

10	QUESTION	What is the ideal location for your business?
	RESPONSE	Close to other industrial businesses.
11	QUESTION	Do you have a suitable labour pool in Geraldine?
	RESPONSE	No
12	QUESTION	Does Geraldine have adequate transport services for your business?
	RESPONSE	No, not for large goods.
13	QUESTION	Does Geraldine have suitable infrastructure (road, sewer, water, stormwater) for your business?
	RESPONSE	Yes, except for the unformed road at the rear of the site that should be formed.
14	QUESTION	Do you need to be located in Geraldine for your customers?
	RESPONSE	Yes
15	QUESTION	Do you need to be located in Geraldine for raw materials needed for your business?
	RESPONSE	No
16	QUESTION	Have you seriously considered moving out of Geraldine?
	RESPONSE	No
17	QUESTION	Does your business need exposure or a profile onto a busy road?
	RESPONSE	Preferably
18	QUESTION	Has your business been subject to reverse sensitivity complaints?
	RESPONSE	Yes
19	QUESTION	Can you see reverse sensitivity being a problem for your business in the future?
	RESPONSE	Maybe
20	QUESTION	Does your business rely on, or benefit, from the presence of other industry or businesses?
	RESPONSE	Yes e.g. mechanics
21	QUESTION	Is your business susceptible to flooding, or other natural hazards?
	RESPONSE	No
22	QUESTION	Which one of the options in the <i>Growth of Industrial Activities in Geraldine</i> report do you support?
	RESPONSE	Option 6
23	QUESTION	Is there anything further you wish to add?
	RESPONSE	More industrial land should be provided.





## CONSULTATION RECORD

### GENERAL DETAILS:

PROJECT	Plan Change 19 – Geraldine Industrial
PRESENT	David Musgrave, Functional Whole Food NZ
	Mark Geddes, Timaru District Council
DATE	6 May 2013
LOCATION	Plums Café, Talbot Street, Geraldine
PREPARED BY	Mark Geddes

### QUESTIONS & RESPONSES

1	QUESTION	What type of industrial activity do you operate?
	RESPONSE	Flax seed products, exporting to 6 countries
2	QUESTION	When was the business established?
	RESPONSE	1993
3	QUESTION	How many full time staff do you employ?
	RESPONSE	7
4	QUESTION	Why have you chosen Geraldine and your site?
	RESPONSE	We started on our farm in Woodbury then moved into Geraldine, being the closest urban area.
5	QUESTION	Is future expansion of your operation anticipated?
	RESPONSE	Yes
6	QUESTION	Is the size and location of your site a constraint to your growth?
	RESPONSE	Yes
7	QUESTION	Would an out of town industrial park work well for your business?
	RESPONSE	Yes in principal, but we are heavily invested into the existing site
8	QUESTION	Do you think there is a shortage of industrial land in Geraldine?
	RESPONSE	Yes
9	QUESTION	Do you see the shortage of industrial land in Geraldine a future constraint for your business?
	RESPONSE	Yes

10	QUESTION	What is the ideal location for your business?
	RESPONSE	Existing site and expanding into adjoining land.
11	QUESTION	Do you have a suitable labour pool in Geraldine?
	RESPONSE	Yes
12	QUESTION	Does Geraldine have adequate transport services for your business?
	RESPONSE	Yes
13	QUESTION	Does Geraldine have suitable infrastructure (road, sewer, water, stormwater) for your business?
	RESPONSE	Yes
14	QUESTION	Do you need to be located in Geraldine for your customers?
	RESPONSE	No
15	QUESTION	Do you need to be located in Geraldine for raw materials needed for your business?
	RESPONSE	No, but need to be located in the general area as we rely on by products from a local factory.
16	QUESTION	Have you seriously considered moving out of Geraldine?
	RESPONSE	Yes, it would be better to be located on State Highway 1 for freight
17	QUESTION	Does your business need exposure or a profile onto a busy road?
	RESPONSE	No
18	QUESTION	Has your business been subject to reverse sensitivity complaints?
	RESPONSE	No
19	QUESTION	Can you see reverse sensitivity being a problem for your business in the future?
	RESPONSE	No
20	QUESTION	Does your business rely on, or benefit, from the presence of other industry or businesses?
	RESPONSE	Yes
21	QUESTION	Is your business susceptible to flooding, or other natural hazards?
	RESPONSE	Yes
22	QUESTION	Which one of the options in the <i>Growth of Industrial Activities in Geraldine</i> report do you support?
	RESPONSE	Options 6 and 7
23	QUESTION	Is there anything further you wish to add?
	RESPONSE	We are concerned about the use of high quality land.



## CONSULTATION RECORD

### GENERAL DETAILS:

PROJECT	Plan Change 19 – Geraldine Industrial
PRESENT	Chris Paddon, Former Director of Paddon Direct Mark Geddes, Timaru District Council
DATE	7 May 2013
LOCATION	Paddon Direct, Winchester
PREPARED BY	Mark Geddes

### QUESTIONS & RESPONSES

1	QUESTION	What type of industrial activity do you operate?
	RESPONSE	Formerly farm machinery manufacturing
2	QUESTION	When was the business established?
	RESPONSE	Approx. 1987
3	QUESTION	How many full time staff do you employ?
	RESPONSE	Formerly 20 (approx.)
4	QUESTION	Why have you chosen Geraldine and your site?
	RESPONSE	Moved from Geraldine as no industrial land.
5	QUESTION	Is future expansion of your operation anticipated?
	RESPONSE	N/A
6	QUESTION	Is the size and location of your site a constraint to your growth?
	RESPONSE	Yes, when we were located in Geraldine
7	QUESTION	Would an out of town industrial park work well for your business?
	RESPONSE	Yes
8	QUESTION	Do you think there is a shortage of industrial land in Geraldine?
	RESPONSE	Yes
9	QUESTION	Do you see the shortage of industrial land in Geraldine a future constraint for your business?
	RESPONSE	N/A
10	QUESTION	What is the ideal location for your business?
	RESPONSE	Existing site

11	QUESTION	Do you have a suitable labour pool in Geraldine?
	RESPONSE	No, most staff came from Winchester or Temuka
12	QUESTION	Does Geraldine have adequate transport services for your business?
	RESPONSE	No because freight went via Timaru to be transferred.
13	QUESTION	Does Geraldine have suitable infrastructure (road, sewer, water, stormwater) for your business?
	RESPONSE	Yes
14	QUESTION	Do you need to be located in Geraldine for your customers?
	RESPONSE	No
15	QUESTION	Do you need to be located in Geraldine for raw materials needed for your business?
	RESPONSE	No
16	QUESTION	Have you seriously considered moving out of Geraldine?
	RESPONSE	Yes and we moved to Winchester
17	QUESTION	Does your business need exposure or a profile onto a busy road?
	RESPONSE	No
18	QUESTION	Has your business been subject to reverse sensitivity complaints?
	RESPONSE	Yes, we received noise complaints
19	QUESTION	Can you see reverse sensitivity being a problem for your business in the future?
	RESPONSE	N/A
20	QUESTION	Does your business rely on, or benefit, from the presence of other industry or businesses?
	RESPONSE	No
21	QUESTION	Is your business susceptible to flooding, or other natural hazards?
	RESPONSE	Yes, flooding would affect electric plant and machinery. It would also mean significant down time, which is costly.
22	QUESTION	Which one of the options in the <i>Growth of Industrial Activities in Geraldine</i> report do you support?
	RESPONSE	Option 6
23	QUESTION	Is there anything further you wish to add?
	RESPONSE	We would have moved to a site in Geraldine if we could have.



## CONSULTATION RECORD

### GENERAL DETAILS:

PROJECT	Plan Change 19 – Geraldine Industrial
PRESENT	Ross Irvine, Geraldine Joinery
	Mark Geddes, Timaru District Council
DATE	14 May 2013
LOCATION	Geraldine Joinery, Talbot Street, Geraldine
PREPARED BY	Mark Geddes

### QUESTIONS & RESPONSES

1	QUESTION	What type of industrial activity do you operate?
	RESPONSE	Joinery
2	QUESTION	When was the business established?
	RESPONSE	2002
3	QUESTION	How many full time staff do you employ?
	RESPONSE	1
4	QUESTION	Why have you chosen Geraldine and your site?
	RESPONSE	We live here
5	QUESTION	Is future expansion of your operation anticipated?
	RESPONSE	Yes
6	QUESTION	Is the size and location of your site a constraint to your growth?
	RESPONSE	No, but our lease runs out soon. If we cannot renew the lease, there is no other industrial land to move to.
7	QUESTION	Would an out of town industrial park work well for your business?
	RESPONSE	Yes
8	QUESTION	Do you think there is a shortage of industrial land in Geraldine?
	RESPONSE	Yes
9	QUESTION	Do you see the shortage of industrial land in Geraldine a future constraint for your business?
	RESPONSE	Yes
10	QUESTION	What is the ideal location for your business?



	RESPONSE	As close to town as possible so that I can walk/cycle to work and avail of town centre facilities
11	QUESTION	Do you have a suitable labour pool in Geraldine?
	RESPONSE	N/A
12	QUESTION	Does Geraldine have adequate transport services for your business?
	RESPONSE	Yes
13	QUESTION	Does Geraldine have suitable infrastructure (road, sewer, water, stormwater) for your business?
	RESPONSE	Yes
14	QUESTION	Do you need to be located in Geraldine for your customers?
	RESPONSE	Yes
15	QUESTION	Do you need to be located in Geraldine for raw materials needed for your business?
	RESPONSE	No
16	QUESTION	Have you seriously considered moving out of Geraldine?
	RESPONSE	-
17	QUESTION	Does your business need exposure or a profile onto a busy road?
	RESPONSE	No
18	QUESTION	Has your business been subject to reverse sensitivity complaints?
	RESPONSE	No
19	QUESTION	Can you see reverse sensitivity being a problem for your business in the future?
	RESPONSE	No
20	QUESTION	Does your business rely on, or benefit, from the presence of other industry or businesses?
	RESPONSE	Not much
21	QUESTION	Is your business susceptible to flooding, or other natural hazards?
	RESPONSE	No
22	QUESTION	Which one of the options in the <i>Growth of Industrial Activities in Geraldine</i> report do you support?
	RESPONSE	Option 6
23	QUESTION	Is there anything further you wish to add?
	RESPONSE	More industrial land has to be provided. Should not be provided any further away than Tiplady Road.