

# Submission Form

## Timaru District Plan Review

### Draft Growth Management Strategy



The Draft Growth Management Strategy is a 30 year strategy to manage land use growth for the Timaru District. The Draft Growth Management Strategy will inform both the supply of zoned land and management of existing zoned areas through the District Plan review. It will address urban and rural land use growth in the district, including the growth of residential, rural residential, industrial, commercial and recreational activities. A copy of the Draft Growth Management Strategy and Summary of the Draft Growth Management Strategy can be viewed at [www.timaru.govt.nz/GMS](http://www.timaru.govt.nz/GMS)

#### Section A: Settlement Areas

1. The Draft Growth Management Strategy approach for the **Timaru urban area** seeks to utilise existing residential and business (commercial and industrial) capacity already available to provide for growth to 2043. No additional new residential or business land is identified. Residential intensification is proposed adjacent to Highfield and the areas around the Timaru Town Centre to provide for modest increases in housing density (such as two – three storey apartments), and Rural Residential opportunities are identified at Elloughton South, Kelland Heights and Gleniti North. How much do you agree or disagree with this approach?

Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree
				✓

Any further comments or is there something else we should consider?

see attached submission

2. The Draft Growth Management Strategy approach for **Geraldine** is to better use the existing Town Centre land, rather than rezone any additional land; provide for increased residential densities close to the Town Centre as well as provide for low density new residential at Orari Station Road; Rural Residential zoned opportunities at Main North East and Cascade Plan; and a new Light Industrial area at Tiplady. How much do you agree or disagree with this approach?

Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree

We note, that the issues of the extension of the Residential zone on the north side of Pages Road, west of the current zone boundary, has not been addressed. The inclusion of this land as residential would complement the proposed Rural Residential Zone. The residential zoning of this 50 metre strip of land, (which previous Council Administrations and Planners identified would enhance the residential growth of Timaru) was confirmed with its zoning being FUD (Future Urban Development) prior to being rezoned Rural when Timaru City amalgamated with Strathallan County Council.

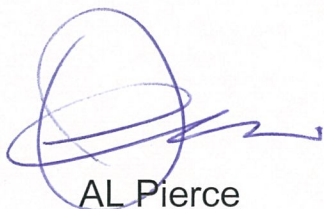
We attach our submission which we wish to be considered. We also wish to be heard.

Yours faithfully



TM Gresson

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PJ Stray

[sandyandpeter295@gmail.com](mailto:sandyandpeter295@gmail.com)

(on behalf of the Rolling Ridges Trust, The Russel and Pages Trusts and the Simstra Family Trust).

1 May 2017

Re: Submission on Timaru District Council Draft Growth Management Strategy

1. With respect to the draft GMS we request the Council to rezone the area identified on the attached plan.

2. At various times since 2002 we have collectively and individually provided submissions in respect of the identified area and now submit that this is the appropriate time to rezone the area described.

3. The Timaru District Council previously encouraged investment to enhance the City's housing market and economy by progressively extending the residential zone on the North side of Pages Road (which followed the development on the south side of Pages Road) to its present location, which is approximately 200 metres west of Mountain View Road intersection. Thus the City has benefited from the development of the;

- Mountainview Retirement Village
- Alpine Close development
- Lochern Rise Development
- Investment in high quality dwellings on prime sites from the Mountainview High School to beyond Mountainview Road.

4. Currently the intensive residential development extends on the south side of Pages Road to approx 100 metres west of Hunter Hills Drive. Thus, it would be consistent with the Council's previous decisions, to extend the residential zone on the north side of Pages Road to correspond with the end of that development within the residential 6 zone on the south side.

5. We attach a copy of a city planning map of the 1990's. The map clearly shows that the Council & Planners at the time, identified this particular area as being of importance in the residential development of Timaru. It was zoned as Future Urban Development ("FUD"). As the city expanded westward, over 50% of that strip of land from the Mountainview High School to the western end of the FUD Zone has been developed. With the recent development of Hunter Hills Drive, and new home construction on Pages Road, it is now appropriate to continue to develop this strip on the North side of Pages Road into residential sections.

6. By way of further background information, we advise that at the time this land was purchased by two of the undersigned it was zoned FUD within the Timaru City boundary. This was reflected in the purchase price of the land at the time.

7. When the Strathallan and Timaru Districts amalgamated, for an unknown reason and without consultation, the Council rezoned this 50 metre deep strip of land from Residential (within the city) to Rural (outside of the city). This effectively reduced the use, and value, of this land.

8. After we became aware the FUD zoned land had been rezoned Rural 1, we made submissions to Council for the reinstatement of the residential zoning. Mr Peter Thompson the Regulatory Services Manager (see attached letter dated 17.12.2009) responded and suggested a resource consent application for residential use of the land should be made



as a plan change initiated by the Council would be too expensive given that the costs would be met by the Ratepayers.

9. In relation to Mr Thompson's response we comment as follows;

- We were unaware the land had been rezoned rural.
- If we had been aware at the time we would have taken steps to protect our interests.
- Once we became aware of the rezoning we attempted to rectify the situation.
- The reduction in the value of this land by rezoning should not be at our cost to rectify.
- From discussions, we have had with various parties throughout New Zealand it appears to be highly unusual for the provision of Residential land on the edge of ever expanding towns and cities to be rezoned Rural.
- At this point, when a review of the District Plan is being undertaken, the cost to ratepayers would be minimal compared to a '*a one-off plan change*' as described by Mr Thompson as being "too expensive" for the ratepayers to bear.

10. There is a very strong demand for top of the range property with unobstructed northern views. In this locality this type of property has generally been unavailable due to the absence of appropriately zoned residential land. The draft Rural Residential Zone will provide sites for those wanting a large area of land. However, there is nothing to satisfy those wanting a normal sized residential section. In this regard we attach comments from Mrs Ann McCully, an experienced Timaru Real Estate agent, who has been actively involved in top end residential sales for many years.

11. We understand the servicing of this strip of land would be relatively straight forward as;

- the western termination of the existing sewer in Pages Road was constructed deep enough, so that it could to continue westward up Pages Road. Any site below the sewer level would be able to utilise a modern pump system which already is common within the city.
- the large diameter water main has been installed up Pages Road to the City's large water tanks.
- power & telecommunications are currently within easy access on the south side of Pages Road.
- gradual storm water discharge can be achieved using purpose-built on site retention tanks with restricted outlets.
- existing foot paths, as well as curb channelling, could be extended westward.
- the 80K speed limit on Pages Road is currently causing very serious safety issues to a the area at the intersection of Hunterhills Drive. It is essential that it is reduced to 50kph in the near future. This change will be conducive to residential development.

12. Some of the calculations (regarding growth assumptions) which the Council has used to determine the Draft Growth Management Strategy recommendation, "*that no additional residential land is identified*" are questionable.

- The March 2017 addendum (on page 66) re the growth assumptions, states that 667 houses at 650m<sup>2</sup> per allotment are able to be produced out of the existing developable residential land. However, in the Gleniti area most of the land is restricted to a minimum allotment size of 700m<sup>2</sup>. Indeed the average size is closer to 800m<sup>2</sup>. Thus the actual yield is significantly reduced.

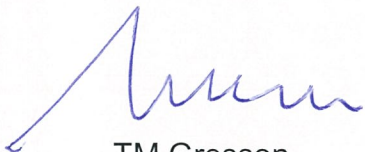
- It is predicted on page 66, that Timaru will require 437 allotments by 2043. This averages 16.8 sections per year. The demand over recent years, and the number of residential section sales since 2013, has significantly exceeded predictions and expectations.
- It is wrong to assume that because there is predicated to be sufficient residential zoned land to meet demand until 2043, no potential residential land needs to be identified. A district zoning plan needs flexibility to provide for a range of potential sites from budget to high-end. The number of high-end sites required, although few in number, should be identified and provided for within the Timaru District Urban Plan.

### Conclusion

13. We request that the Council reinstate its previous policy of providing top of the range residential sites on the sought-after northern edge of the City by returning the zoning of the described strip of land to Residential.

We request you keep us informed of your progress towards this outcome. We wish to be heard at the proposed hearing

Yours faithfully



TM Gresson



AL Pierce



PJ Stray

(on behalf of the Rolling Ridges Trust, The Russel and Pages Trusts and the Simstra Family Trust). Contact C/- 295 Pages Road, Timaru





END OF INTENSIVE RESIDENTIAL  
DEVELOPMENT WITHIN RES 6 ZONE





17 December 2009

Mr P Stray  
295 Pages Road  
Timaru 7910

Dear Sir

**ZONING OF YOUR PAGES ROAD PROPERTY**

I write to confirm our discussions concerning the zoning of your Pages Road property and in particular your contention that, prior to the current District Plan becoming operative, at least part of your land was zoned residential and is now zoned rural.

Perusal of our records indicates that the portion of your land located in the former Strathallan County was always zoned rural. A smaller portion of your land located within the former Timaru City was however zoned residential.

Apparently during the course of development of the current District Plan all of your land was allocated a rural zoning. Had you raised your concern during the plan adoption process then your concerns could have been addressed then.

I understand that you take the view that Council should initiate a plan change to reinstate the position prior to the current plan becoming operative. The plan change would be expensive and the costs would be met by the ratepayer. More importantly this approach would not preclude opportunity for public notice, submission, hearing and possible Environment Court involvement.

Similarly and as suggested to you, a proposal to develop your land could be undertaken by way of a resource consent. This approach also involves opportunity for public input as a resource consent application for residential use of your land is likely to be by way of a limited notification resource consent. Application for this suggested resource consent would present opportunity for you to raise the matter of the history of at least part of your land and this, no doubt, would be taken into consideration.

In short there is opportunity for public input into either an application for resource consent or for a plan change. A plan change would be considerably more expensive and is likely to warrant wider public notification.

Either I or the District Planner, Mr Kloosterman, would be happy to discuss this further with you should you so wish.

Yours faithfully



Peter Thompson

**REGULATORY SERVICES MANAGER**

pt:lma

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## TO WHOM IT MAY CONCERN

I have been self employed as a Real Estate agent in Timaru for over 20 years and I am very familiar with the demand and dynamics of the Timaru property market.

The residential zoning in Timaru, as described in the draft Growth Management Strategy, is entirely focused on the amount of currently zoned residential land available, divided by the predicted demand. This concludes that no more sections need to be identified.

This method is acceptable if the land being developed is flat and simply provides more of the same type of sites on ever expanding city edges, such as in Ashburton or the flat land of Christchurch. However, by the nature of Timaru's rolling topography some areas of land have more desirability than others, for example, unobstructed views versus south facing gully.

It is essential for any city that wishes to hold its own as a desirable place to live to allow for a wide range of choices, and to accommodate those who wish to invest significant funds into their properties by offering a selection of highly desirable sites. The on-flow economic effect of such investment should not be underestimated as it filters through the community and can often exceed up to four times that of an average property.

As a local real estate agent I am well aware that Timaru is often missing out due to the unavailability of these sites. Requests from purchasers who prefer a house or section with unobstructed, widespread views are usually left with no other option and often results in these funds being invested in other towns such as Wanaka, Queenstown, etc.

Residential zoning in Timaru in recent years has in the main limited development to where the Council would prefer to see the growth take place rather than being flexible enough to allow for a wider range of residential sites. This has resulted in the majority of sections falling into the good to very good category.

Most of the residential sections sold in the past few years have been in the \$170,000 to \$270,000 price range with very few sales of top end sections over \$300,000 due to the lack of supply. This relates directly to the lack of availability of suitably zoned residential land. With no other land currently zoned, or proposed to be zoned Residential, the demand will remain unsatisfied and opportunities will be missed.

It would therefore be prudent for the Council to zone any land on the edge of the city as Residential, albeit a small area in comparison to the total area of residential land available for subdivision. In my opinion, the strip of land that the submitters are proposing to be zoned Residential would offer some highly desirable sites and fulfil a demand that can only be of benefit to our region.

I am available to be heard on any of these comments if considered necessary.

Yours faithfully



Ann McCully AREINZ



*Ann McCully* AREINZ  
Licensed REAA 2008



# Submission Form

## Timaru District Plan Review

### Draft Growth Management Strategy



Any further comments or is there something else we should consider?

*(This section is crossed out with a large blue X)*

5. The Draft Growth Management Strategy seeks to provide a more focused approach to **Rural Residential development**, through focusing opportunities for rural residential and lifestyle allotments at specific zones peripheral to Timaru, Geraldine, Temuka and Pleasant Point, instead of the current dispersed approach throughout the Rural zone. How much do you agree or disagree with such an approach:

Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree
✓				

Please briefly explain the main reasons for your answer, or something else you'd like us to consider further?

*see attached submission*



We support the Rural Residential Zone should recognise the need for a strip of land on the north side of Pages Road which for the reasons outlined in our submission on the Timaru urban area we consider should be zoned Residential rather than Rural Residential. Further we submit that the Rural Residential Zone should include provision for the development of retirement villages on appropriate sites.

Yours faithfully



TM Gresson

[tim@gressons.co.nz](mailto:tim@gressons.co.nz)



PJ Stray

[sandyandpeter295@gmail.com](mailto:sandyandpeter295@gmail.com)

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