



**ADDERLEY
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ENVIRONMENTAL LAW SPECIALISTS

**SUBMISSION ON
TIMARU DISTRICT 2045 DRAFT GROWTH MANAGEMENT STRATEGY**

To: The Timaru District Council
PO Box 522
Timaru, 7940

Submitter: **FOODSTUFFS SOUTH ISLAND LIMITED**

C/- Adderley Head,
PO Box 16, Christchurch 8140
Attention: Chris Fowler

Proposal: Timaru District 2045 Draft Growth Management Strategy

SUBMISSION ON TIMARU DISTRICT 2045 DRAFT GROWTH MANAGEMENT STRATEGY

Submitter

- 1 The submitter is Foodstuffs South Island Limited (the submitter).
- 2 The submitter has an interest in the existing New World Supermarket located at Highfield Village Mall shown at **Figure 2** and **Figure 3, Schedule B**.

Submission

- 1 The particular parts of the proposal the submitter **supports** relate to the reinforcement and consolidation of existing commercial centres in the Timaru District and the selection of Highfield Village Mall as a priority intensification area.
- 2 The particular parts of the proposal the submitter **opposes** relate to the blanket restriction on additional commercial land within the Timaru District.
- 3 The submitter considers that high intensification of residential areas around existing commercial areas, in particular Highfield Village Mall (see **Figure 1, Schedule B**), is going to create significant pressures on existing businesses. An increase in residential density will cause an increase in population within those areas which will consequently result in an increase of patrons using existing commercial services.
- 4 The submitter therefore seeks to have the proposal amended to allow for future expansion of existing commercial centres and specifically identify those relevant commercial areas, such as Highfield Village Mall, within the proposal. This will enable existing businesses to respond to capacity and service pressures as the surrounding residential area intensifies. Provision of additional commercial land within the existing commercial centres or on the periphery of those areas is therefore necessary to cater for expansion and provide for new commercial space to respond to growth pressures.
- 5 The particular amendments sought by the submitter are set out in **Schedule A**. The submitter believes these amendments align with Timaru District Council's long term plan and vision for the area in that it provides for consolidation of existing commercial areas and provides an avenue of response to the community's desire to "enhance the vitality and range of retail and services provided in our town centres"¹. The amendments will allow the submitter to respond to capacity pressures and enhance the services provided by the submitter to the community.

¹ Timaru District 2045 Draft Growth Management Strategy

- 6 The submitter's interest is specific to Highfield Village Mall however there may be other commercial areas within the Timaru District that are affected by residential intensification. The submitter's proposed changes have been written with that in mind.

Decision Sought

- 7 Accept the suggested amendments to the proposal shown as tracked changes in **Schedule A**.
- 8 Any other alternative or additional amendments necessary to give effect to the intent of this submission.

The submitter wishes to be heard in support of this submission.

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

Thank you for the opportunity to submit on the Timaru District Council 2045 Draft Growth Management Strategy.

Dated 9th May of 2017



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SCHEDULE A

Page 15, Business Section

Business: Additional commercial and industrial land supply is unnecessary, except within or on the periphery of existing consolidated areas near areas identified for residential intensification such as Highfield Village Mall.

Page 21, Urban Form and Density

Urban Form and Density: Consolidating commercial areas, including provision for some expansion of existing commercial centres such as Highfield Village Mall near areas identified for residential intensification, utilising our industrial areas more intensively, and enhancing opportunities for higher residential densities close to our town centres will change the look and feel of Timaru's settlements. Currently there is little strategic direction in our settlement form and density. An agreed strategic approach to how our settlements are developed provides certainty over the nature of our townships into the future.

Page 32, Business – Supporting areas of economic and district strength section

Improved vitality and viability of the District's town centres will be achieved primarily through consolidation and reinvestment, as well as improvements in the public realm. Commercial centres near areas highlighted for residential intensification, such as Highfield Village Mall, will need to be expanded for development to respond to forecast growth.

Page 53, Overview & Explanation

Threats to the vitality and viability of Timaru District's commercial centres include: modest projected population growth; increases in e-tailing (purchasing goods and services via the internet); the extent of commercial land supply (including consented but not yet built developments); low productivities of existing retail floorspace; and meeting the associated costs of earthquake strengthening of commercial buildings. Those threats are best addressed through an approach that favours consolidating the existing commercial areas in comparison to an approach that provides for wider dispersal of the provision of new commercial or large format nodes. This includes granting of additional land for commercial development within or on the periphery of existing commercial areas near areas identified for residential intensification, such as Highfield Village Mall, where required to respond to growth. The consolidated approach will provide investment certainty to fuel reinvestment confidence in the existing centres and buildings. This is especially important for retaining the heritage character of Timaru's town centre.

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An approach to intensification in the residential areas of Timaru and Geraldine townships is more likely to succeed as a combination of:

- a defined urban limit and limited green field development;
- specified areas close to the Timaru and Geraldine town centres and within a 400m walking distance of the Highfield Village Mall (Chalmers and Sealy Streets) that promote greater intensification opportunities and community certainty as to outcomes, density and design;
- provision of Council investment in public realm amenity improvements and traffic calming; ~~and~~
- greater flexibility as to the provision of minor residential units, elderly persons housing and retirement complexes within remaining residential environments; and
- ensuring existing commercial centres close to residential intensification areas, such as Highfield Village Mall, can be expanded/developed so as to provide the community with a better range of services.

Page 74, Infill section

District Plan initiatives on their own will not result in a marked increase in intensification in these areas. The Council will consider targeted public amenity improvements, traffic calming measures, ~~and~~ the provision of 'green linkages' to connect residential, recreational and commercial areas, so as to make these residential locations more attractive for infill and redevelopment and the expansion/development of the existing commercial centres near residential intensification areas, such as Highfield Village Mall, to cater for forecast growth in these areas.

Page 75, Commercial section

It is not considered that any additional commercial land will be required in Timaru over the next 30 years except within or on the periphery of existing commercial centres near areas identified for residential intensification such as Highfield Village Mall where additional land is necessary to cater for growth. Existing vacant commercial zoned land, such as at Show Grounds Hill along with opportunities for further development on existing commercial zoned land within and surrounding the town centre will provide for sufficient room for growth

SCHEDULE B

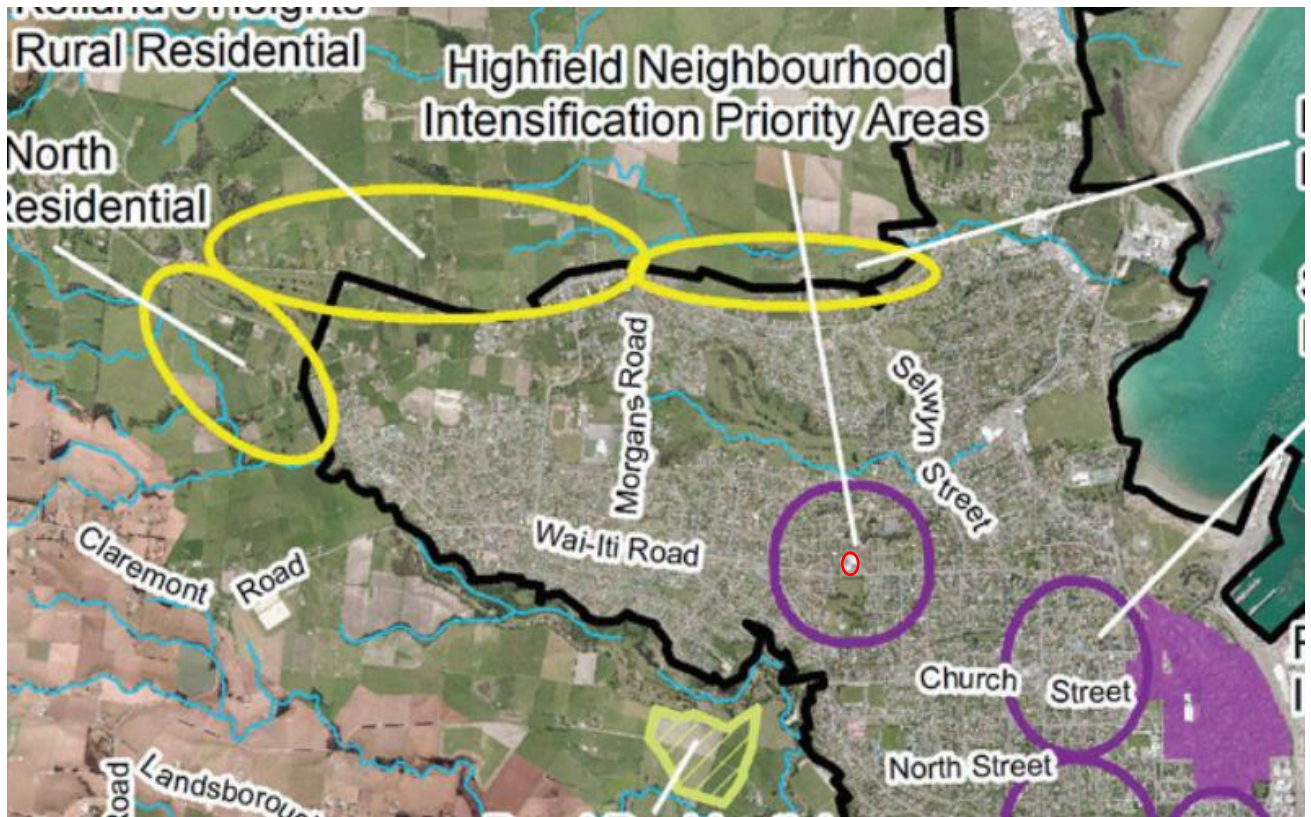


Figure 1 – Highfield Neighbourhood Intensification Priority Area². Highfield Village Mall circled in red.

² Timaru District 2045 Draft Growth Management Strategy, Fact Sheet – Neighbourhood Intensification Priority Areas

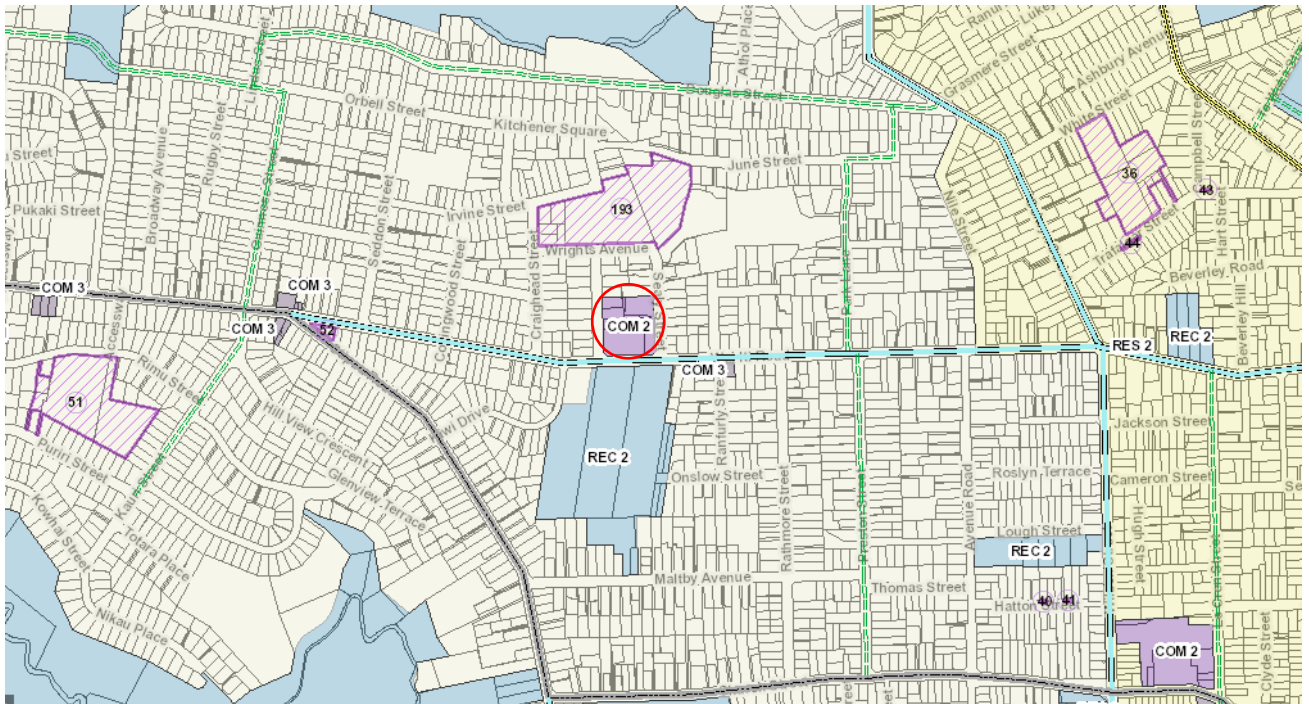


Figure 2 – Timaru District Council, District Plan

Residential

Commercial

Highfield Village Mall is circled in red



Figure 3 – New World, Highfield Village Mall, 145 Wai-Iti Road, Highfield, Timaru