

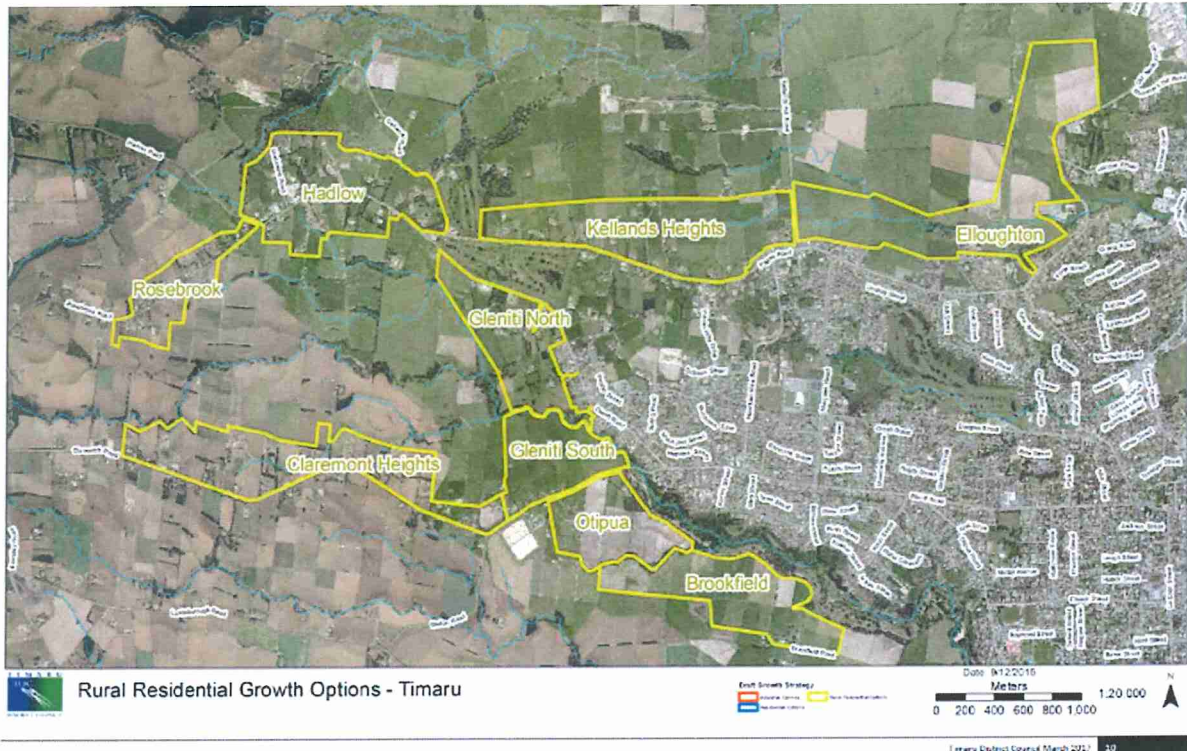
## **TIMARU DISTRICT 2045 DRAFT GROWTH MANAGEMENT STRATEGY SUBMISSION FOR G A & J L WARD & FOOTES TRUSTEES LIMITED**

### **1 INTRODUCTION AND QUALIFICATIONS**

- 1.1 This submission has been prepared on behalf of G A & J L Ward and Footes Trustees Limited being the registered owners of 264 Beaconsfield Road, Timaru, by Andrew Rabbidge, Licensed Cadastral Surveyor, Registered Professional Surveyor and Company Director of Milward Finlay Lobb Limited. I have been employed by Milward Finlay Lobb Limited since November 1995 with over 21 years local experience throughout South Canterbury and the surrounding districts.
- 1.2 I hold a Bachelor of Surveying (Credit) from the Otago University completed in 1995. I am a full member of the New Zealand Institute of Surveyors, a member of the Consulting Surveyors of New Zealand and an Associate of the New Zealand Planning Institute.
- 1.3 The purpose of this submission is to consider the Draft Growth Management Strategy with respect to 264 Beaconsfield Road, Timaru, which is legally identified as Lot 1 DP 64009 and has an area of 2 hectares (refer to Appendix 1).

### **2 EXISTING SITUATION**

- 2.1 The subject land is comprised in one certificate of title and resulted from a controlled activity subdivision within the Rural 1 zone completed by Milward Finlay Lobb Ltd in 1993. The property is elevated and located on the northern side of Beaconsfield Road, in an existing peri-urban area on the south western fringe of Timaru.
- 2.2 The property is approximately 2.6 kilometres west of State Highway 1 and encompasses a modern dwelling and associated accessory buildings.
- 2.3 Council's Draft Growth Management Strategy considers a total of ten areas as options for Rural Residential growth on the fringe of Timaru, however no options were considered by Council south of Brookfield Road. Refer to the image below from page 10 of Council's Options report.



### 3 RURAL RESIDENTIAL GROWTH ASSUMPTIONS

- 3.1 We refer to table 2 below from page 10 of Council's Growth Assumptions Report which forecasts a total of 2,211 household units for the period of 2013 to 2043 within the entire Timaru District.

Table 2: Statistics New Zealand Projections

Settlement Area Population - Stats NZ	2013	2018	2023	2028	2033	2038	2043
Pleasant Point Unit	1,320	1,400	1,470	1,560	1,640	1,720	1,800
Geraldine Area Unit	2,370	2,470	2,520	2,560	2,590	2,600	2,600
Temuka Area Unit	4,180	4,260	4,310	4,360	4,390	4,390	4,350
Timaru Urban Area Units	26,770	27,240	27,350	27,380	27,270	26,970	26,570
Timaru District	45,400	47,000	47,800	48,400	48,800	48,800	48,600
Timaru District - Households - Stats NZ	2013	2018	2023	2028	2033	2038	
High	19,300	20,600	21,600	22,500	23,300	24,000	
Medium	19,300	20,200	20,800	21,200	21,500	21,600	
Low	19,300	19,800	19,900	19,900	19,800	19,400	
Person per Dwelling Ratio - Stats NZ							
High	2.35	2.28	2.21	2.15	2.09	2.03	
Medium	2.35	2.33	2.30	2.28	2.27	2.26	2.26
Low	2.35	2.37	2.40	2.43	2.46	2.52	
Settlement Area Household Demand Changes	2013	2018	2023	2028	2033	2038	2043
Pleasant Point Unit	561	602	640	683	723	761	797
Geraldine Area Unit	1,008	1,062	1,097	1,121	1,141	1,151	1,151
Temuka Area Unit	1,777	1,831	1,875	1,910	1,934	1,943	1,925
Timaru Urban Area Units	11,380	11,707	11,901	11,993	12,014	11,938	11,760
Timaru District	19,300	20,200	20,800	21,200	21,500	21,600	21,511





- 3.2 This averages at just under 74 additional households per year, noting the peak household demand is forecast to be achieved in 2038 of 21,600 households.
- 3.3 A demand pattern analysis has been undertaken by Council for the period 2005 to 2015 which results in a predicted average of 18 new Rural Residential allotments being developed across the District, with allotment areas less than 2 hectares, per annum.
- 3.4 Whilst these figures are based on issued building consents between 2005 and 2015, we believe these figures only tell part of the story with various relevant external factors at force including:
- 3.4.1 The Pilcher v Rawlings court case [2013 NZENVC67] at 348 Gleniti Road Timaru, which declined a Discretionary Rural 1 subdivision consent in 2013.
- 3.4.2 Based on my personal knowledge of subdivision within the Rural 1 zone within the Timaru District since 1995 and the drawn out nature of the Pilcher v Rawlings case, lower than average subdivision consents for smaller rural allotments preceded the 2013 court case by at least 2 years.
- 3.4.3 The Global Financial Crisis of 2008 and 2009 had a significant impact on land development and bank lending, which in turn significantly impacted on the construction of new dwellings within the District.
- 3.4.4 The age of the current District Plan Rules in relation to subdivision entitlements within the Rural 1 zone is also relevant, as those Rules date back to 27 August 1988. The majority of land owners that desired to achieve Rural Residential subdivision for allotments under 2 hectares in area in terms of those entitlement Rules, had generally completed subdivision prior to 2005.
- 3.4.5 At the time, there was a general expectation that the Timaru District Council would introduce new subdivision rules in October 2005 (being the 10th Anniversary of the District Plan notification date), however this did not eventuate and these same Rural 1 subdivision entitlement rules still apply today.
- 3.4.6 This resulted in an increased number of subdivision entitlements being utilised for allotments with areas less than 2 hectares in the years leading up to 2005 and a corresponding lull in the subdivision of smaller rural living allotments after 2005.



3.4.7 Based on the foregoing, we believe that Council's conclusion that "18 dwellings per year will be required to service the Rural Residential needs of the District" (quoted from page 83) is substantially under estimated, particularly when this is considered in terms of Council's recommendation that only 11 (or 330 over 30 years) of those 18 dwellings per annum, should be constructed on the Timaru fringe.

#### **4 TIMARU DISTRICT 2045 – DRAFT GROWTH MANAGEMENT STRATEGY**

- 4.1 The Timaru District by definition is a rural community and this is reflected in Council's Building Consent Statistics for the period 2005–2015 where 63 percent of Building Consents were urban based and the remaining 37 percent in rural areas (refer to page 42).
- 4.2 We believe caution needs to be taken when reviewing Building Consents over the 2005–2015 period, given various relevant external factors which resulted in reduced building in Residential and also within Rural and Rural Residential areas and these have previously been addressed under paragraph 3.4 above and the associated subheadings.
- 4.3 Council's "Household Projections to 2043 identify that an additional 907 new households will be required in the urban areas of Timaru, Temuka, Geraldine and Pleasant Point". To reach the 2043 total of a further 2211 dwellings within the District, the remaining "1304 additional households are predicted for the remainder of the District, including rural areas, rural residential development, and the smaller settlements such as Cave and Pareora" (refer to page 42).
- 4.4 Allowing for the projected 540 dwellings (i.e. 18/yr x 30 years) in the Districts Rural Residential Zones, this results in a nett figure of 764 dwellings forecast to be built within the districts rural zones.
- 4.5 These figures are based on NZ Statistics forecasts which project a 3:4 household ratio in favour of Rural Residential and Rural household growth areas verses Urban household growth within the District for the 2013-2043 period.
- 4.6 The Draft Growth Management Strategy (refer to page 43) seeks to alter this 3:4 household ratio in the main settlements compared to that in the rural areas and remaining settlements to a 3:1 ratio in favour of new household growth within the existing urban areas of Timaru, Geraldine, Temuka and Pleasant Point.



- 4.7 Whilst the NZ Statistics 2013-2043 forecasts clearly demonstrates the increased aged population within the Timaru District, we foresee significant demand for modern household units to be constructed on the edge of Timaru within Rural Residential areas utilising modern building materials, double glazing, efficient heating and insulation, solar power, onsite stormwater retention and the like.
- 4.8 As a generalisation, retirees from Rural areas including the 'baby-boomer' generation (born in the period 1946-1964), we anticipate would be predominately debt free and would seek to build modern dwellings in Rural Residential areas where they have some control over landscape, topography, outlook, solar advantage, amenity and the like.
- 4.9 Such as a new dwelling may be built subsequent to selling the 'family' home and prior to the construction or purchase of a smaller unit or villa within an Urban area or community facility such as a rest home or retirement village.
- 4.10 The zoning for new Rural Residential development also needs to be considered in the context of the proximity to the Timaru CBD and the associated community facilities. With specific context to the subject property, this is relatively short one way trip in the order of 5.5 or 6 kilometres, which is considerably less than travel between Rural Residential areas and CBD's for many other regions throughout New Zealand.
- 4.11 We consider that Council's desire to achieve a 75% Residential to 25% Rural and Rural Residential ratio for new household units through to 2043 fails to recognise the rural nature of the Timaru District, which is supported by the household projections which are a 60 percent to 40 percent split in favour of Rural and Rural Residential households.
- 4.12 We are competing with all other districts throughout New Zealand for population and employment growth, which in turn generates and maintains a thriving and vibrant local economy.
- 4.13 Districts beyond South Canterbury offer extensive options for Rural Residential development, which may be more suited for a number of future retirees currently residing within the Timaru District and also new residents to the District, that do not wish to conform with the 75 percent of Residential household infill desired by Council's Growth Management Strategy over the next 30 years.





- 4.14 We note and support the concerns raised by the South Canterbury Chamber of Commerce Chief Executive, Wendy Smith with respect to the Draft Growth Management Strategy which “did not appear to reflect wider development in South Canterbury and called on the Council to be more aggressive in its growth targets.” (quoted from [www.stuff.co.nz](http://www.stuff.co.nz), refer to Appendix 4).
- 4.15 That same article also quotes to Council’s Mayor Damon Odey that “the Council was bound to using Statistics New Zealand Data and he was confident it (the Draft Growth Management Strategy) was a robust plan. My ambition and my vision, for this district is to exceed those numbers”.
- 4.16 We strongly support the Mayors future and vision for the district, however we fail to see how Council will exceed the Statistics New Zealand projections without providing for additional areas of Rural Residential development adjacent to Timaru.
- 4.17 To provide some context and with reference to our immediate northern neighbours the Ashburton District, we refer to Appendix 5 which indicates the approximate boundaries of Council’s Residential D Zones highlighted in purple adjacent to the Ashburton township.
- 4.18 Within the Residential D Zone, subdivisions can be achieved on the basis of 4,000 square metre minimum allotment areas. Significant further capacity also exists beyond the Residential D Zones within the Lake Hood complex which is some 6 kilometres southwest of Tinwald and which has capacity for a total of 500 houses.
- 4.19 Putting this into context, the Ashburton Township has a population of 19,850, with an additional 12,400 living in the wider district (refer to the Appendix 6 for weblink). By way of comparison, the Timaru District population statistics for 2013-2043 are copied from figure 13 of Council’s Draft Growth Management Strategy below.

*Figure 13 Timaru District Population 2013-2043*

Area	Current population*	Additional Population 2043	Total Population 2043
<b>Timaru</b>	26,770	-200	26,570
<b>Temuka</b>	4,180	170	4,350
<b>Geraldine</b>	2,370	230	2,600
<b>Pleasant Point</b>	1,320	480	1,800
<b>Other (includes Rural Residential)</b>	10,760	2,520	13,280
<b>Total</b>	<b>45,400</b>	<b>3,200</b>	<b>48,600</b>

*Source: Statistics NZ (\*2013 Census Base Medium Projections)*



## **5 CONCLUSION AND DECISION SOUGHT FROM COUNCIL**

- 5.1 Clearly there is a significant and striking contrast between the Ashburton and Timaru District Councils, with significantly more Rural Residential zones established on the fringe of Ashburton. (Noting that the Ashburton District is approximately 30% smaller than the Timaru District).
- 5.2 Similarly, large areas of Rural Residential expansion have been provided for in the adjacent Waimate and Mackenzie District Council's at the time of District Plan reviews.
- 5.3 Many current or future Timaru District residents may consider Ashburton District (or in fact any other District in the Country) to be a more appealing alternative in the period through to 2043, given the extensive choice available for Rural Residential Development outside of the Timaru District.
- 5.4 Based on the foregoing assessment and a review of Councils Draft Growth Management Strategy, we would now seek the adoption of an alternative option for Rural Residential Growth on the southern side of Timaru being the "Salisbury" Rural Residential Growth area as identified in Appendix 2.
- 5.5 Based on the various matters addressed previously in this submission, we cannot agree with Council's expectation of only 11 new households per year within the proposed Rural Residential areas of Timaru through until 2043. The "Salisbury" Rural Residential option we believe can provide for choice in the future Rural Residential housing market, with a total area of approximately 29.93 hectares. This area is readily accessible from existing sealed roads, can be readily serviced, is located beyond areas of flood hazard and also beyond areas of versatile soils.
- 5.6 We consider this area is already reaching peri-urban densities and therefore aligns with the management for rural residential development in terms of Environment Canterbury's Canterbury Regional Policy Statement (CRPS).
- 5.7 We note Council's suggested allotment sizes without a connection to a Council reticulated sewer network of between 0.5 and 2.0 hectares. This is considered to be practical within the proposed "Salisbury" Rural Residential Zone extension, bearing in mind the topography and soil type. We do also note that the Timaru District Council have consulted with Environment Canterbury prior to the release of the Draft Growth Management Strategy.



- 5.8 Alternatively, a Council initiated and maintained low pressure pumped sewer main to service this area may be viable and we ask that the Timaru District Council consider this further in terms of their Infrastructure Strategy, the Long Term Community Plan and also the current review of the Timaru District Plan.
- 5.9 On behalf of the registered owners of Lot 1 DP 64009, we extend an invitation to the Commissioner and hearings panel to visit the subject property at their convenience.

Prepared on behalf of:

G A & J L Ward and Footes Trustees Limited

By:

A S Rabbidge

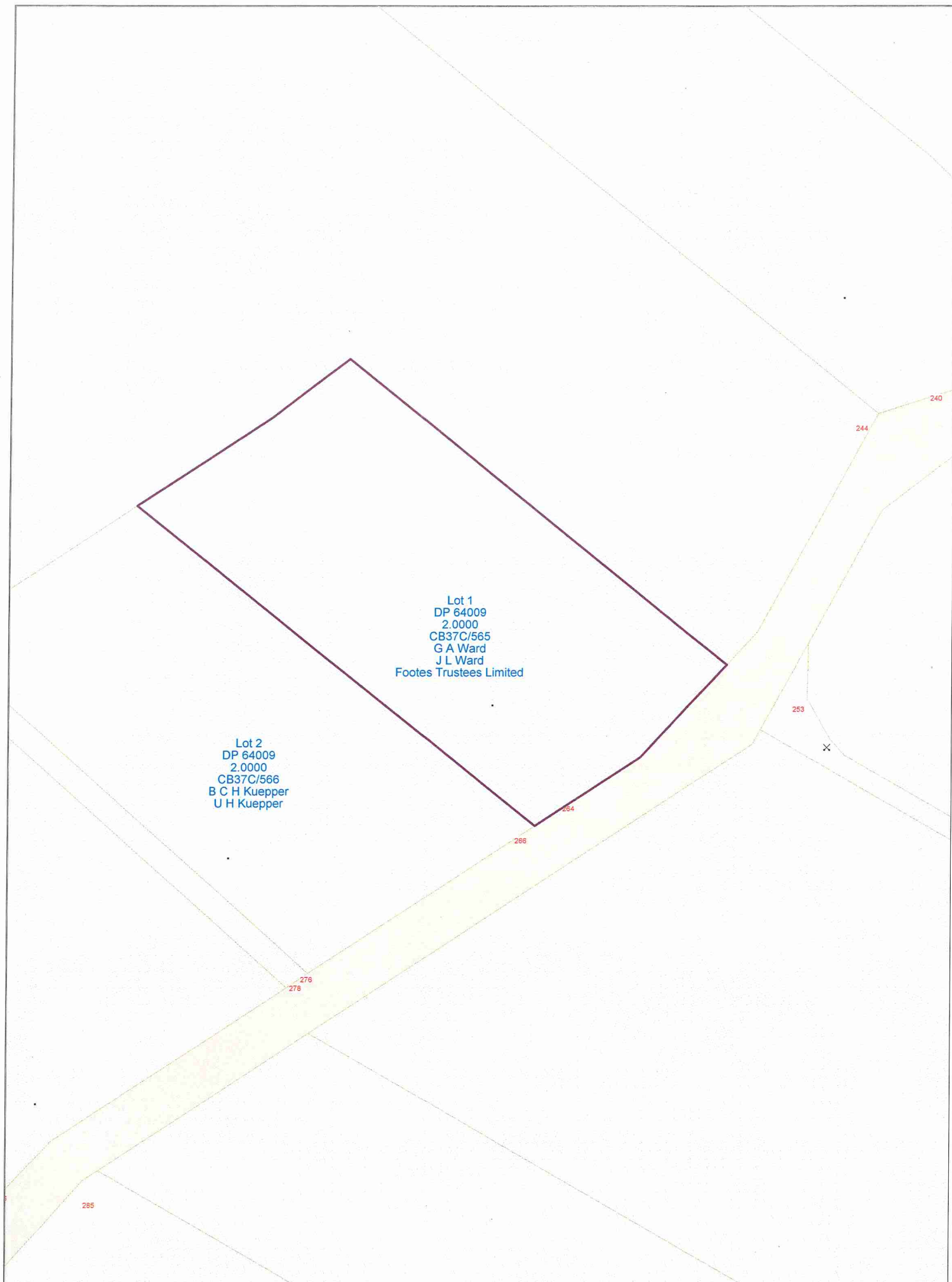
BSurv (Credit), MNZIS, CSNZ, Associate NZPI, Director – Milward Finlay Lobb Limited

11 May 2017

## ATTACHMENTS

- Appendix 1 Locality plan and aerial photograph of the land owned by G A & J L Ward and Footes Trustees Limited.
- Appendix 2 Proposed Rural Residential Growth option 'Salisbury' at a scale of 1:10,000.
- Appendix 3 Timaru District Council Zone Map 24.
- Appendix 4 [www.stuff.co.nz – Timaru Herald article dated 31 March 2017.](http://www.stuff.co.nz/timaru-herald/news/91026003/growth-management-strategy-not-ambitious-enough-for-timaru-business-leader-says)  
<http://www.stuff.co.nz/timaru-herald/news/91026003/growth-management-strategy-not-ambitious-enough-for-timaru-business-leader-says>
- Appendix 5 Ashburton District Plan – Planning Map Legend and Urban Ashburton zoning index.
- Appendix 6 <https://en.wikipedia.org/wiki/Ashburton>, weblink dated 3 May 2017.

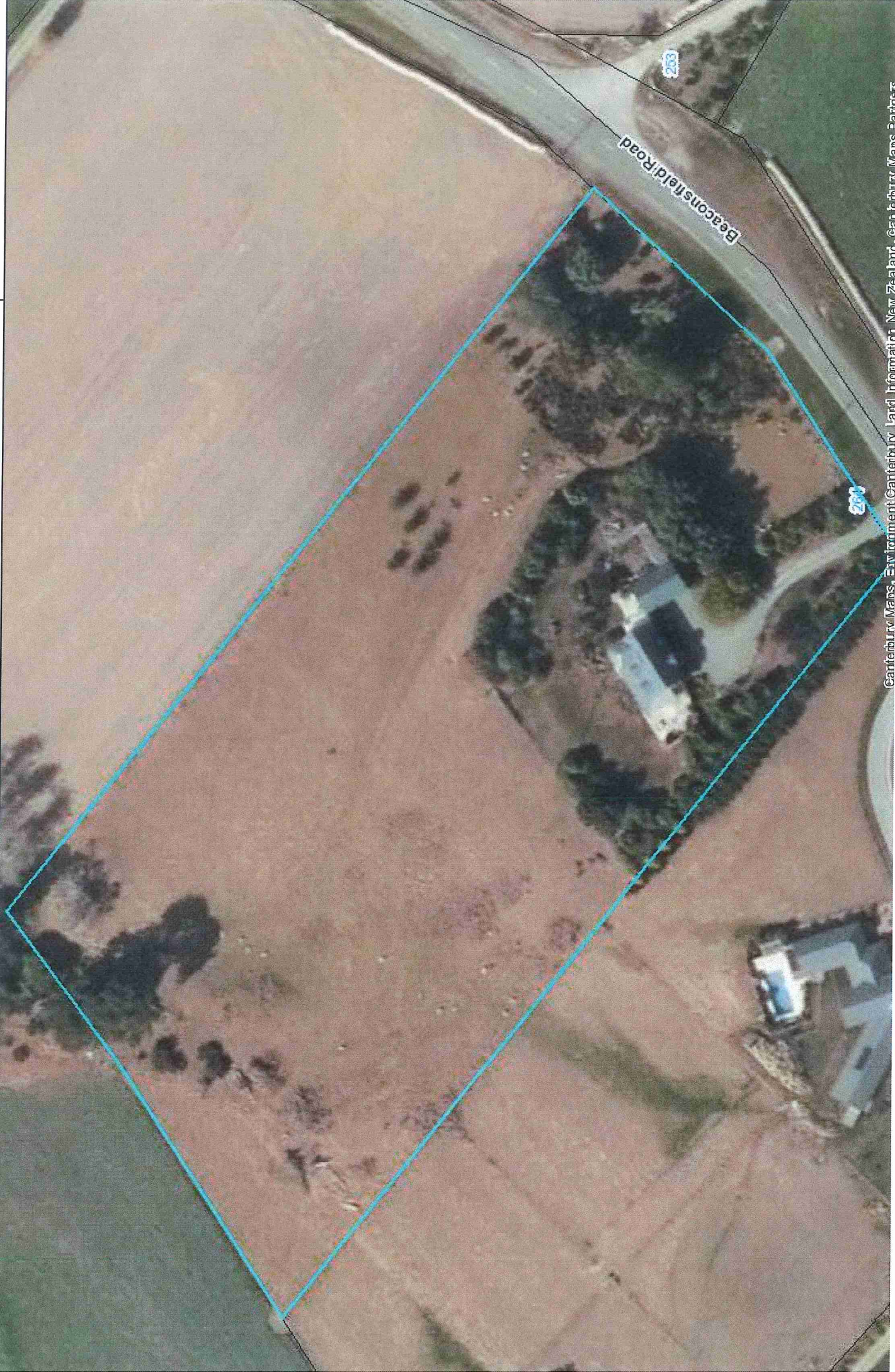




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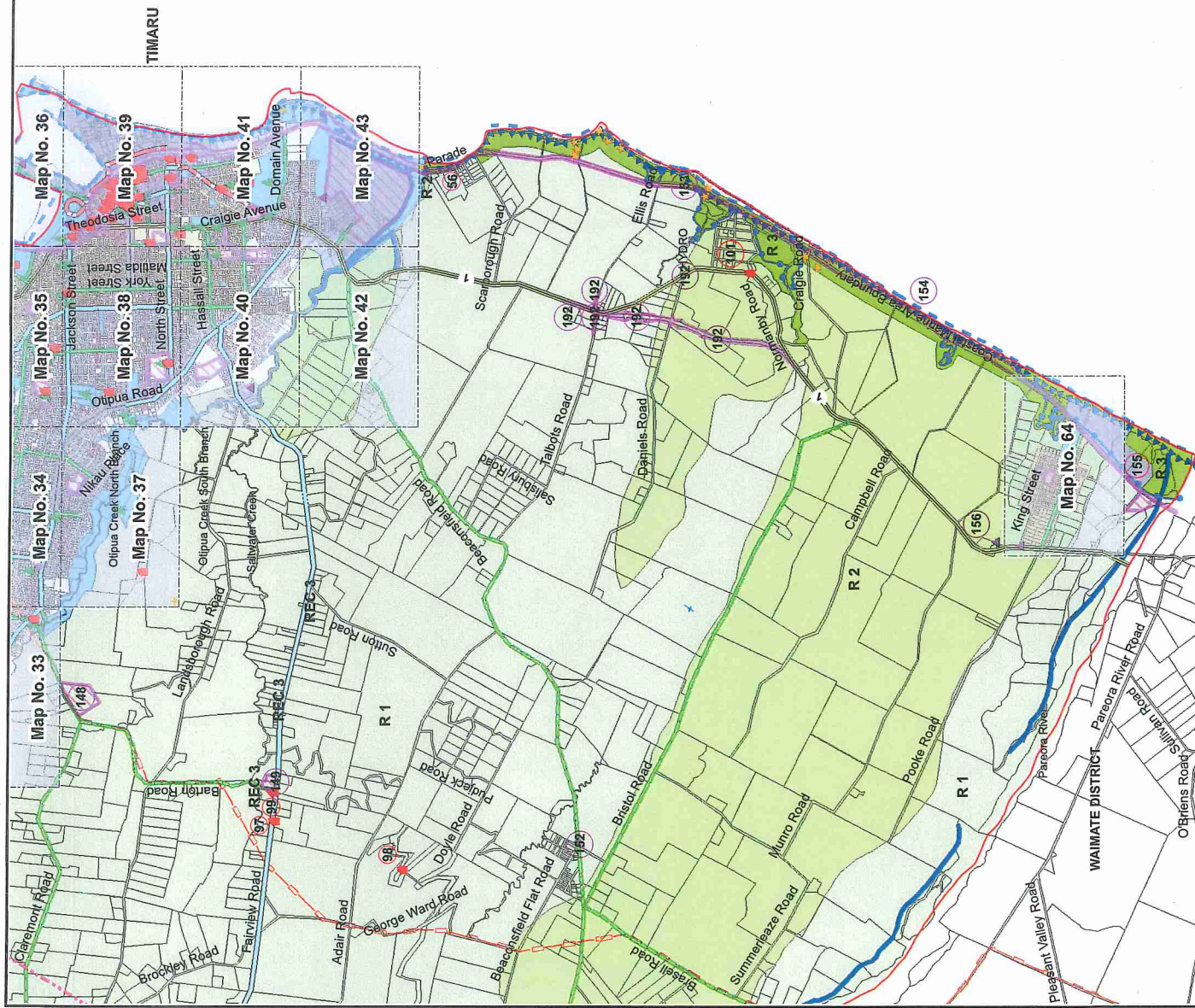












TIMARU

# TIMARU DISTRICT PLAN



Diversifying into other higher value processing, such as Fonterra's new mozzarella plant, could drive the dairy industry in the district, he said.

However, Odey said he was disappointed in Smith's comments and said the council consulted with the chamber, and other stakeholders, throughout the process.

The council had sought clarification about the stats being used in the process, "because we did challenge" them, Odey said.

"That's a pretty standard measure, to use Stats NZ data."

The council had very strict measures in place to ensure concerns around dairy intensification.

He said comments about the future of dairy intensification in Timaru were "generalist".

Dairy intensification, when done properly, and in conjunction with other work such restoring water ways, "won't cause further impact to the environment", he said.

Odey said the council was bound to using Stats NZ data, and he was confident it was a robust plan.

"My ambition, and my vision, for this district is to exceed those numbers."

The plan would be discussed at the council meeting on Tuesday during a publicly excluded session.

- Stuff

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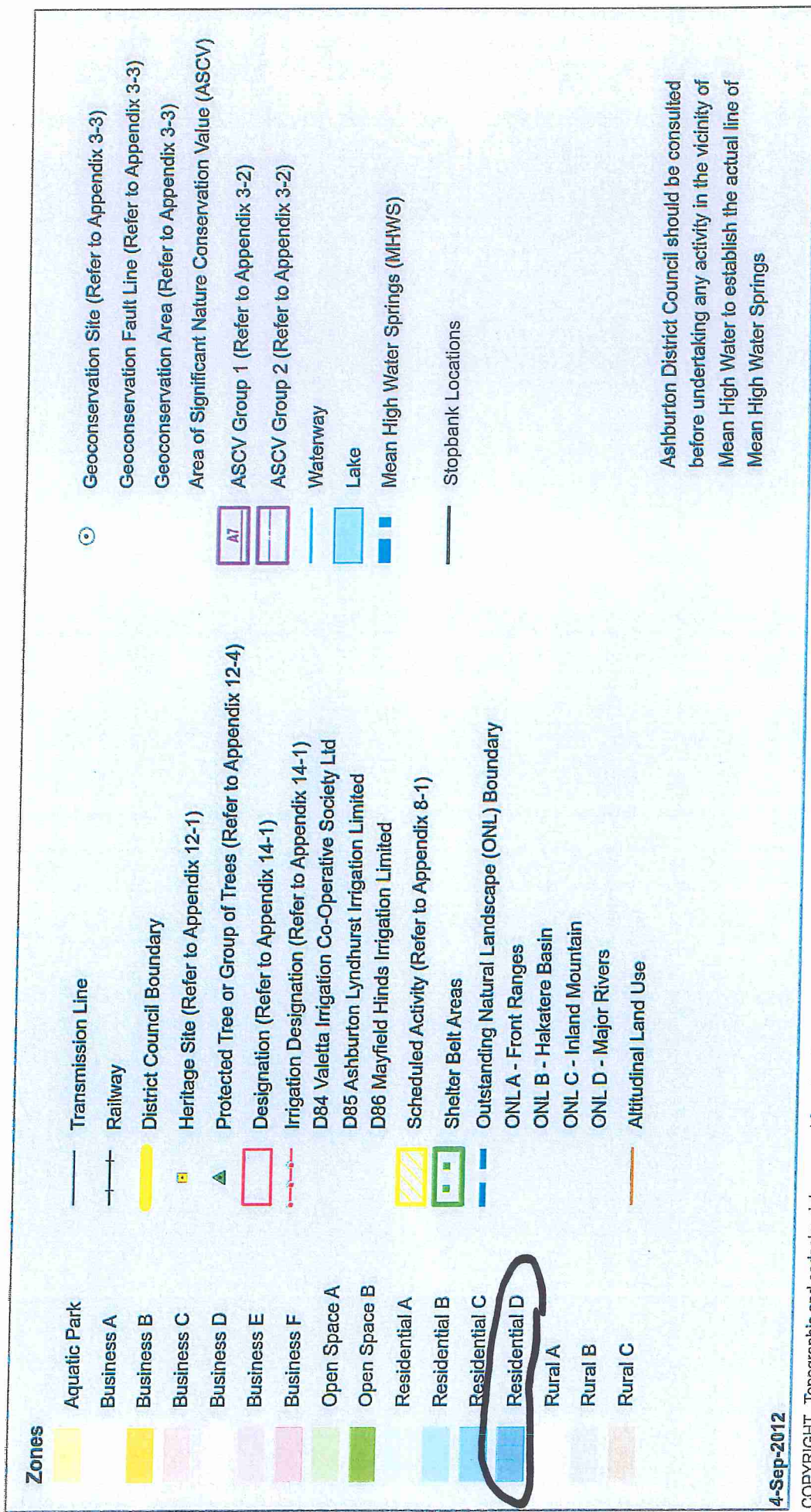
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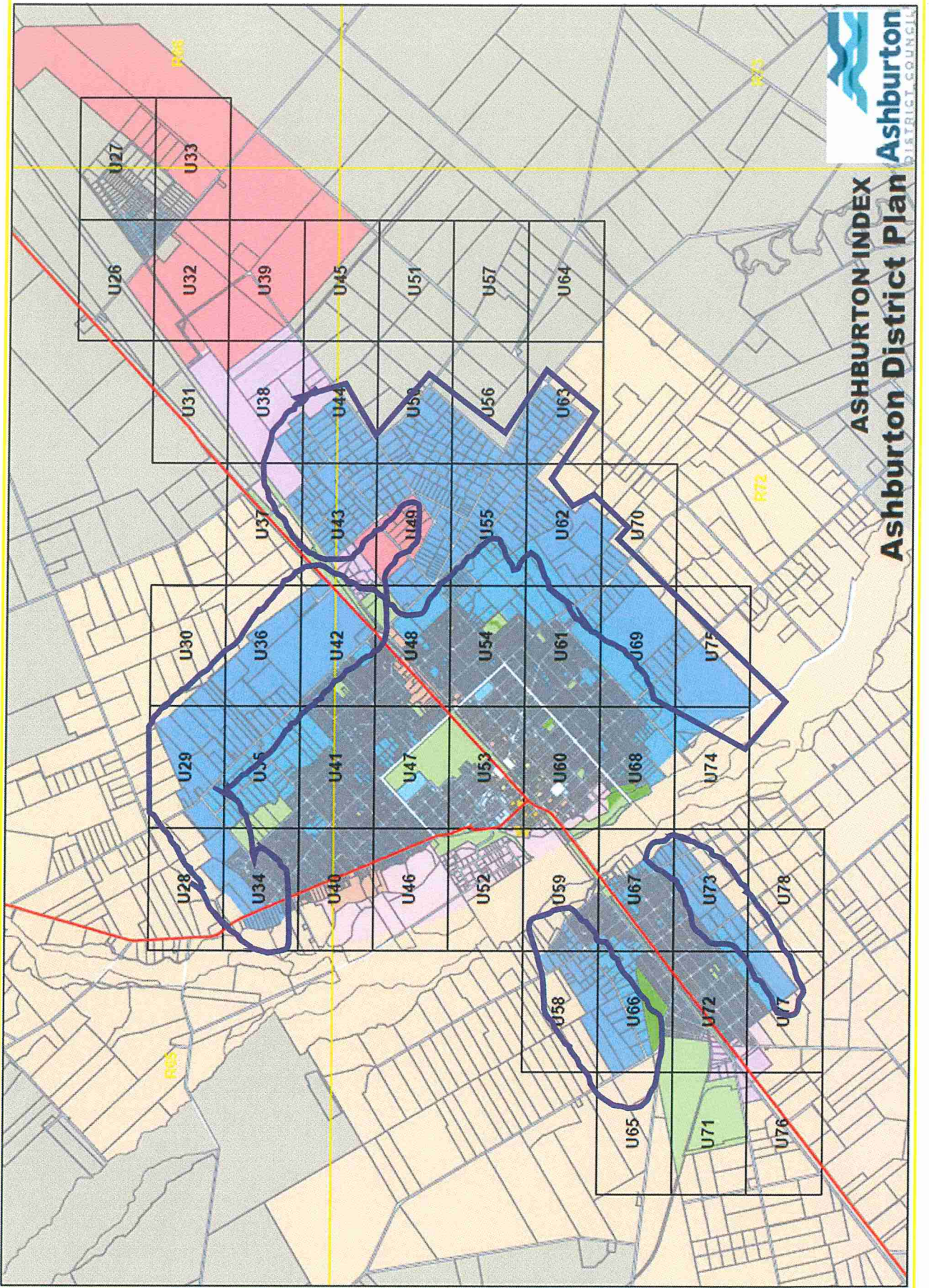
Recommended by







# ASHBURTON INDEX Ashburton District Plan





# Ashburton, New Zealand

From Wikipedia, the free encyclopedia

Coordinates: 43°54′20″S 171°44′44″E﻿ / ﻿43.90556°S 171.74556°E﻿ / -43.90556; 171.74556

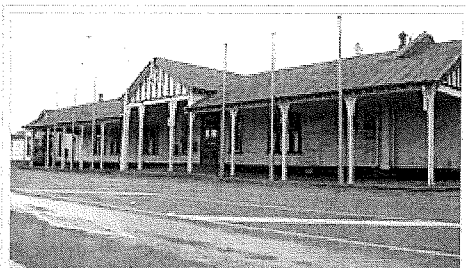
**Ashburton** (Māori: *Hakatere*) is a large town in the Canterbury Region, on the east coast of the South Island of New Zealand. The town is the seat of the **Ashburton District**, a territorial authority encompassing the town and the surrounding rural area, which is also known as Mid Canterbury. It is 85 kilometres (53 mi) south west of Christchurch and is sometimes regarded as a satellite town of Christchurch.<sup>[4]</sup>

Ashburton township has a population of 19,850, with an additional 12,400 living in the wider district. The town is the 23rd largest urban area in New Zealand and the third-largest urban area in the Canterbury Region, after Christchurch and Timaru.

## Contents

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## Naming



Ashburton's historic train station before it was demolished in 2013<sup>[5]</sup>

Baring, 3rd Baron Ashburton, who was a member of the Canterbury Association. The town is laid out around two central squares either side of the railway line and main highway, Baring Square East and Baring Square West.

"Ashvegas", Ashburton's common nickname, is an

Ashburton was named by the surveyor Captain Joseph Thomas of the New Zealand Land Association, after Francis

Ashburton
Hakatere (Māori)
Secondary urban area
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