

**TIMARU DISTRICT 2045 DRAFT GROWTH MANAGEMENT STRATEGY
JOINT SUBMISSION FOR PSE PROPERTIES 2012 LIMITED
AND HILTON HAULAGE LIMITED PARTNERSHIP**

1 INTRODUCTION AND QUALIFICATIONS

- 1.1 This joint submission has been prepared on behalf of the above parties being the registered owners of 68, 70, 72 and 86 Sheffield Street, Washdyke, 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 the above properties, which are identified with legal descriptions of Lot 4 DP 365071 and Lot 2 DP 403105, with a combined area of 9.2877 hectares (refer to Appendix 1).

2 EXISTING SITUATION

- 2.1 Lot 2 DP 403105 encompasses Paul Smith Earthmoving (2002) Limited operating as a contractor's depot. Hilton Haulage Limited operates as a transport business within Lot 4 DP 365071 in conjunction with other adjacent land which is also owned by Hilton Haulage Limited Partnership.
- 2.2 Referring to Appendix 3, the properties is currently Zoned Industrial H to the west and Rural 3 to the east. The subject properties are well serviced for Industrial land use and are in close proximity to Council's Milliscreen facility on the southern side of Aorangi Road.
- 2.3 Paul Smith Earthmoving (2002) Limited are a locally owned and operated earthworks and contracting company employing over 140 staff, of which approximately 55 are based at 86 Sheffield Street, Washdyke.
- 2.4 Hilton Haulage Limited employ in excess of 350 staff in the Canterbury and South Canterbury regions, with their head office based at Sheffield Street, Washdyke.



- 2.5 Phoenix Steel Limited (Engineering Workshop) operates from 68 Sheffield Street and Icon Precast Limited (Precast concrete panels), operates from 70 Sheffield Street.

3 TIMARU DISTRICT 2045 – DRAFT GROWTH MANAGEMENT STRATEGY

- 3.1 The Timaru District Growth Strategy 2017 'Growth Assumptions' report acknowledges the difficulty with estimating the future demand for industrial land. The 'Growth Assumptions' report also acknowledges drivers for Industrial growth such as Prime Port Timaru and increased output for rural production activities for the period through to 2045.
- 3.2 To accommodate further industrial growth associated with Paul Smith Earthmoving (2002) Limited, PSE Properties (2012) Limited request Council to extend the current Industrial H Zoning eastwards to include all of Lot 2 DP 403105.
- 3.3 Similarly, to accommodate and facilitate further industrial expansion associated with Hilton Haulage Limited, Hilton Haulage Limited Partnership request Council extend the Industrial H Zone eastwards to include all of Lot 4 DP 365071.
- 3.4 Quoting from page 121 of Council's Growth Assumptions report "The Timaru District Council and Environment Canterbury Regional Freight Study 2012 estimates that the combined output for logs, liquid milk and arable commodities will grow by 80% in the Timaru District between 2009-2041. It predicts there will be a 49% increase in liquid milk production by 2041 and an increase in horticultural and arable farm outputs of 70% by 2041. It also predicts that the quantum of logs is expected to peak between 2026-30, increasing by 4-5 times above the 2010-15 level. This growth is likely to have a significant effect on the amount of industrial land required for storage of commodities and will also have a significant impact on the District's roads".
- 3.5 Whilst acknowledging this rezoning will ultimately be considered by Council as part of the upcoming Timaru District Plan review, we consider it is important for Council to consider zone extensions to existing well established industrial activity within the Washdyke area, in terms of the Growth Management Strategy.



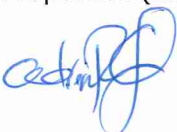
- 3.6 That part of the subject properties which is currently zoned Rural 3 is subject to some known flood hazard (as with adjacent properties), however we understand that this flood risk (bearing in mind the Industrial H land use, rather than residential activity) can be mitigated by raising floor levels in consultation with the Timaru District Council and Environment Canterbury. The raising of floor levels has been consistently applied within this area since the initial extension of Sheffield Street some 11 years ago.
- 3.7 The subject properties are well serviced for vehicle access and all other essential services and those services and vehicle access points can easily be extended further eastwards to encompass all of Lot 2 DP 403105 and Lot 4 DP 365071.

4 CONCLUSION AND DECISION SOUGHT FROM COUNCIL

- 4.1 With Council's growth strategy 2017 concluding that Washdyke will be subject to significant Industrial growth, we seek the rezoning of Lot 2 DP 403105 and Lot 4 DP 365071 from the current split industrial H and Rural 3 Zone, to being fully Zoned Industrial H.
- 4.2 We ask that this zoning request be considered both in terms of the current Growth Management Strategy and also in terms of the upcoming Timaru District Plan review. We extend an invitation for the Commissioner and the hearings panel to visit the subject properties and this can be co-ordinated via Milward Finlay Lobb Limited.

Prepared on behalf of:

PSE Properties (2012) Limited and Hilton Haulage Limited Partnership

By: 

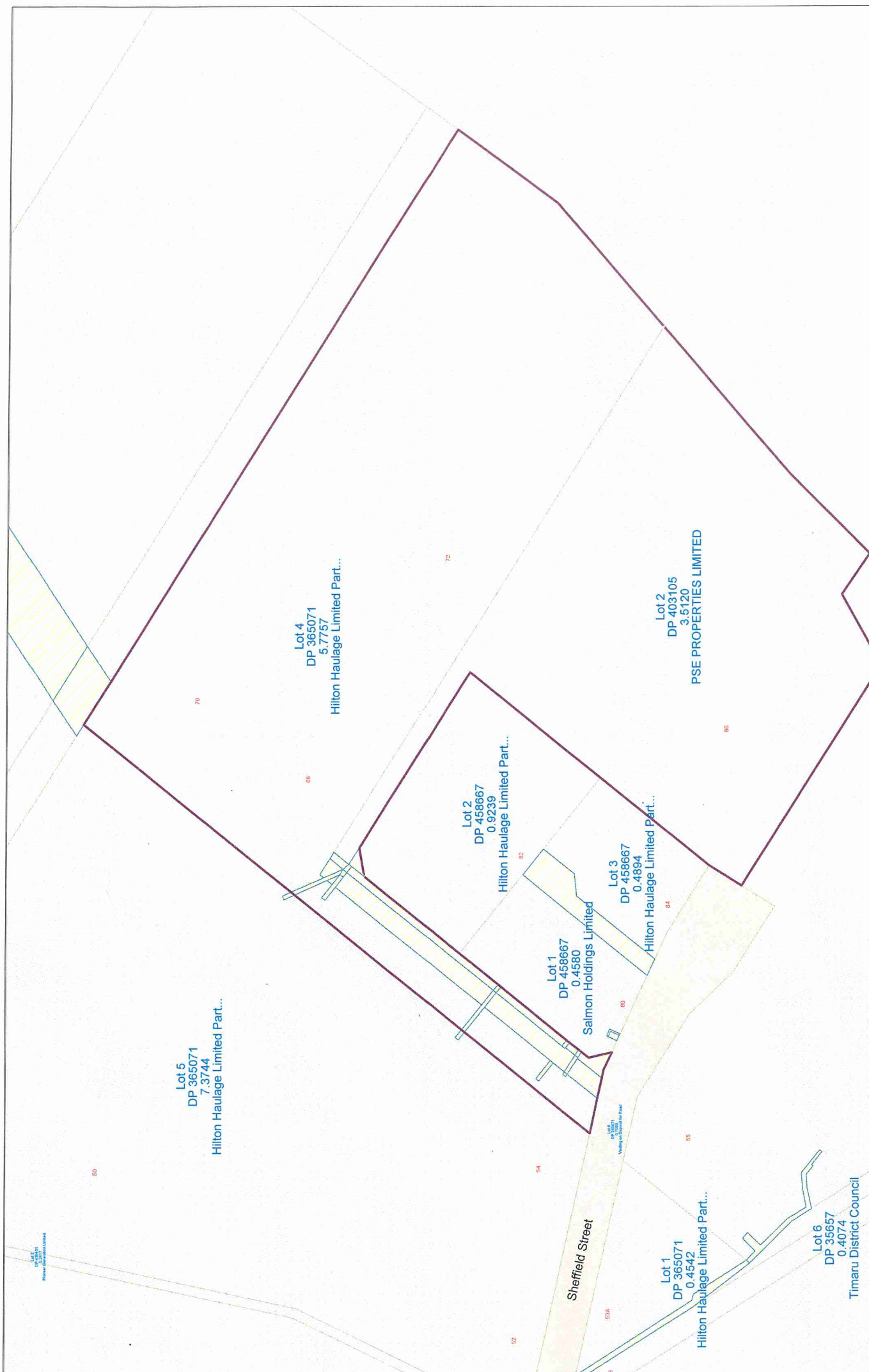
A S Rabbidge

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

12 May 2017

ATTACHMENTS

- Appendix 1 Site plan of the land owned by PSE Properties (2012) Limited and Hilton Haulage Limited Partnership at a scale of 1:2500.
- Appendix 2 Environment Canterbury - Aerial Photo sourced online on 3 May 2017.
- Appendix 3 Timaru District Council Zone Maps No 26 and 28.



Lot 5
DP 365071
7.3744
Hilton Haulage Limited Part...

Lot 4
DP 365071
5.7757
Hilton Haulage Limited Part...

Lot 2
DP 458667
0.9239
Hilton Haulage Limited Part...

Lot 1
DP 458667
0.4580
Salmon Holdings Limited

Lot 3
DP 458667
0.4894
Hilton Haulage Limited Part...

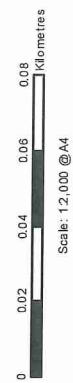
Lot 2
DP 403105
3.5120
PSE PROPERTIES LIMITED

Lot 1
DP 365071
0.4542
Hilton Haulage Limited Part...

Lot 6
DP 35657
0.4074
Timaru District Council



Any person wishing to rely on the information shown on this map must independently verify the information
Topographical and Cadastral map derived from LINZ data. Printed: 4/05/2017 10:42.



Scale: 12,000 @A4

Map Created by Canterbury Maps on 1:10:42 p.m.





WASHDYKE

Map 26

Map No 25	Map No 27
Map No 26	Map No 28



TIMARU DISTRICT PLAN



SCALE 1:5,000
(on A3 page)

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WASHDYKE

Map No 25	Map No 26
Map No 27	Map No 28
Map No 29	Map No 30
Map No 31	Map No 32



TIMARU DISTRICT PLAN



SCALE 1:5,000 (on A3 page)

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