

TIMARU DISTRICT 2045 DRAFT GROWTH MANAGEMENT STRATEGY

SUBMISSION FOR JUICE PRODUCTS NEW ZEALAND LIMITED

1 INTRODUCTION AND QUALIFICATIONS

- 1.1 This submission has been prepared on behalf of Juice Products New Zealand Limited being the registered owners of 55 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 55 Sheffield Street, Washdyke, Timaru, which is identified with a legal description of Lot 2 DP 365071 and has a total area of approximately 3.4820 hectares (refer to the locality plan and aerial photograph in Appendix 1 and 2).

2 EXISTING SITUATION

- 2.1 Lot 2 DP 365071 encompasses Juice Products New Zealand Limited (JPNZ) operating as a vegetable processing plant. Referring to Appendix 3, the subject property is currently a split zoning of Industrial H to the west and Rural 3 to the east. The Juice Products facility is well services for Industrial Land Use and is in close proximity to Council's Milliscreen Plant on Aorangi Road.
- 2.2 Juice Products New Zealand Limited (JPNZ) is a New Zealand oriented and operated processor of vegetable and fruit juice concentrate operating from 55 Sheffield Street since 2008. Prior to that date, the original business was established in 1993 and located within Timaru.



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 2043.
- 3.2 To accommodate further industrial growth associated with Juice Products New Zealand Limited (JPNZ), we would request Council extend the current Industrial H Zoning eastwards to include all of Lot 2 DP 365071.
- 3.3 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.
- 3.4 That part of the subject property 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.
- 3.5 The subject property is 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 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 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 property and this can be co-ordinated through Milward Finlay Lobb Limited on a as needed basis.



Prepared on behalf of:

Juice Products New Zealand Limited

By:

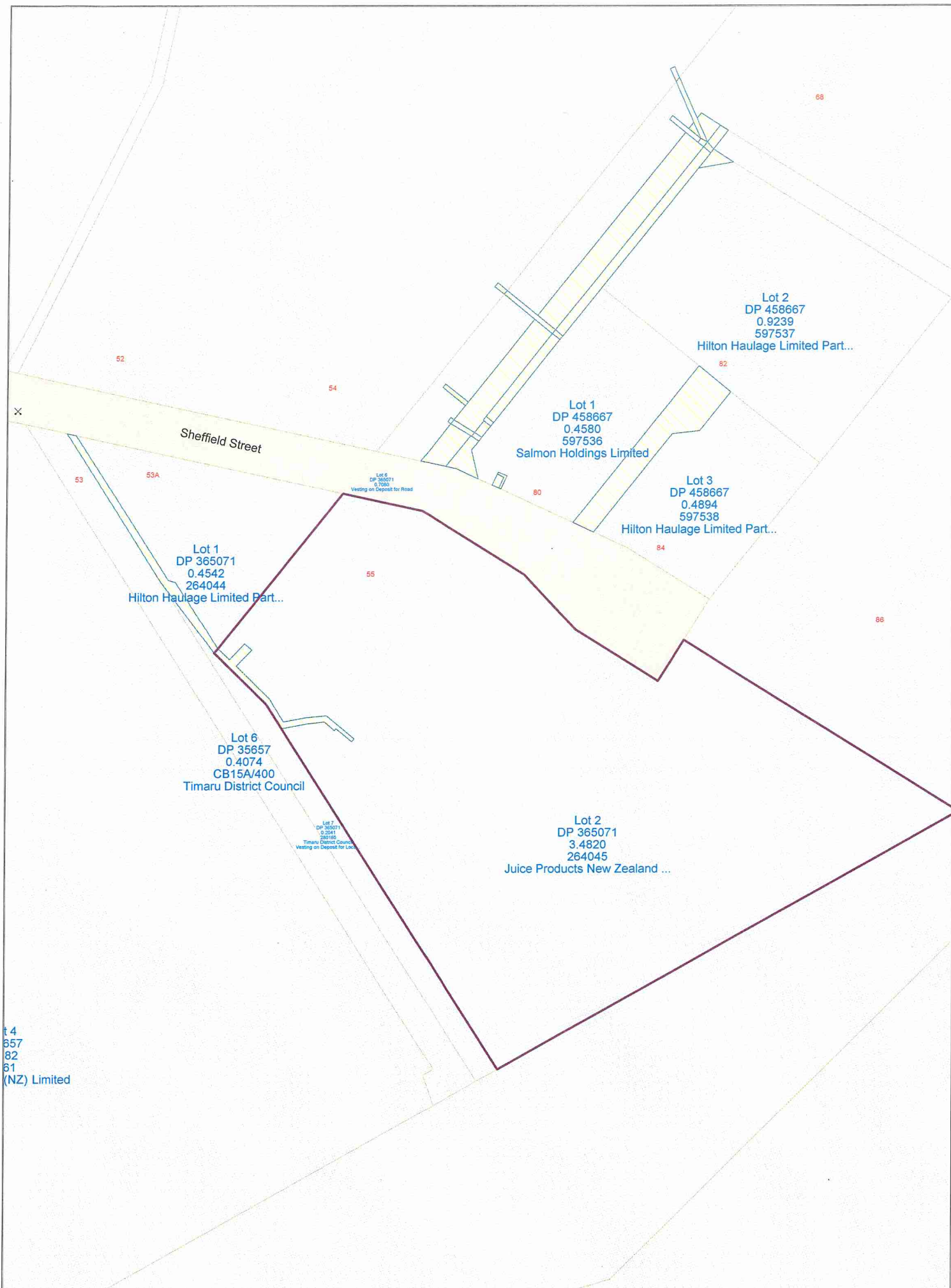
A S Rabbidge

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

11 May 2017

ATTACHMENTS

- Appendix 1 Site plan of the land owned by Juice Products New Zealand Limited and neighbouring properties at a scale of 1:2000.
- Appendix 2 Environment Canterbury - Aerial Photo sourced online on 4 May 2017.
- Appendix 3 Timaru District Council Zone Map 28.

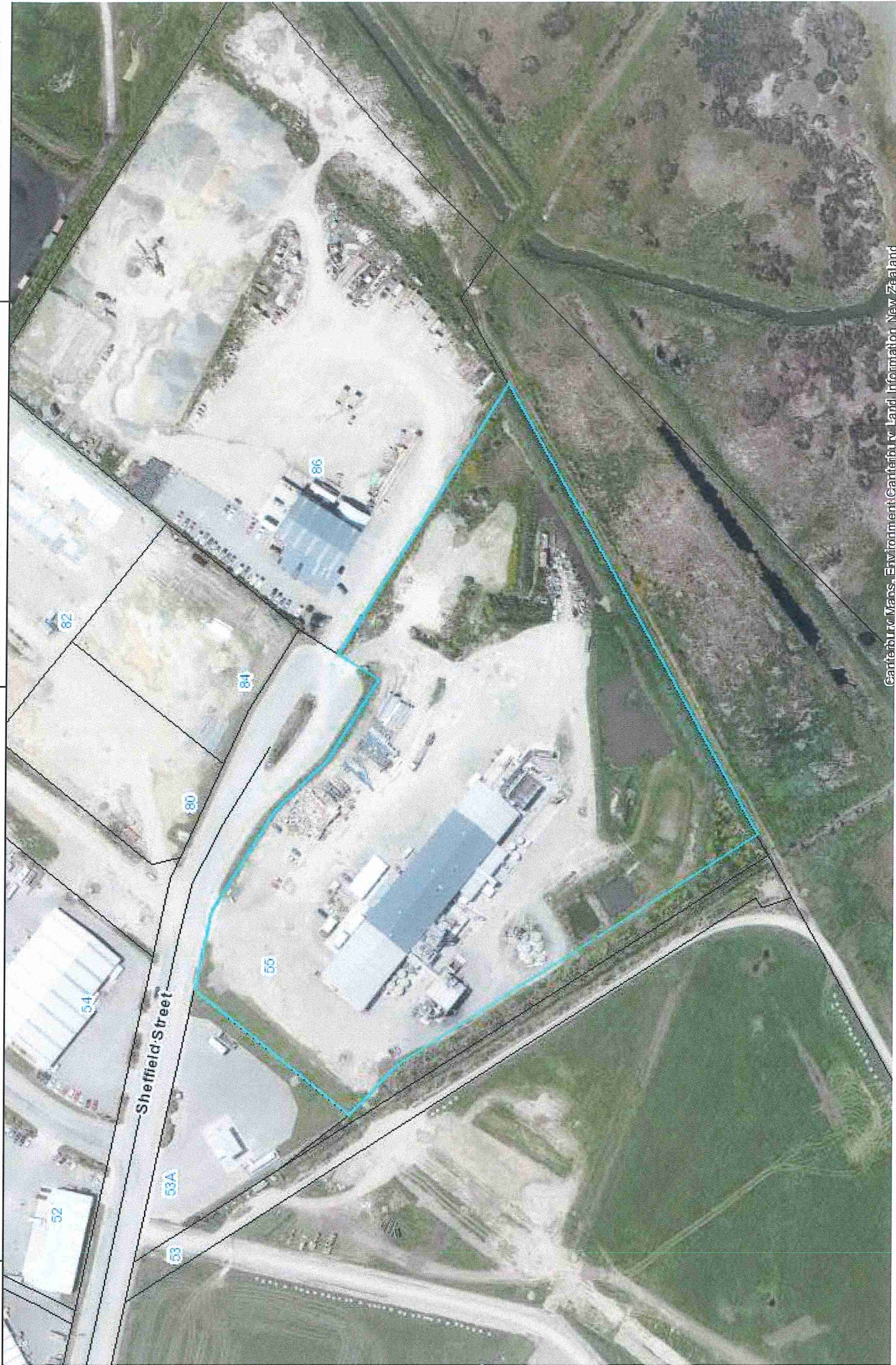


Lot 4
DP 365071
0.4074
264045
Timaru District Council
(NZ) Limited



Scale: 12,000 @A4

Map Created by Canterbury Maps on 12:45:45 p.m.





SCALE 1:5,000
(on A3 page)

0 50 100 200 300 m

Compass rose showing North (N), South (S), East (E), and West (W).

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TIMARU DISTRICT PLAN



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

WASHDYKE

Map
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