

TIMARU DISTRICT 2045 DRAFT GROWTH MANAGEMENT STRATEGY SUBMISSION FOR MAJORS DEVELOPMENT LIMITED

1 INTRODUCTION AND QUALIFICATIONS

- 1.1 This submission has been prepared on behalf of Majors Development Limited being the owners of 1 Mckechnie Street, Geraldine, 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 1 Mckechnie Street, Geraldine, legally described as Section 1 and Section 2 SO 463296, with a total area of approximately 1.276 hectares.

2 EXISTING SITUATION

- 2.1 The subject property encompasses Marsden Engineering Limited and includes a modern 1100 square metre workshop yard area, retail store and associated offices. Referring to Appendix 3, the property is currently zoned Residential 1 with Land Use Consent approval issued by the Timaru District Council (102.2012.909) for establishing and operating an Engineering workshop.
- 2.2 Marsden Engineering Limited is a Canterbury owned and operated engineering business formed in 2007 by Jarrod Marsden.

3 TIMARU DISTRICT 2045 – DRAFT GROWTH MANAGEMENT STRATEGY

- 3.1 The Timaru District Growth Strategy 2017, 'Growth Assumptions' report addresses Industrial Growth Assumptions under Chapter 5.0. As part of that Growth Strategy, we refer to Table 5.0 on the following pages which concludes that the area of useable, vacant and available Industrial zoned land within Geraldine is zero hectares.



| LOCATION OF INDUSTRIAL AREA | INDUSTRIAL ZONE TYPE LIGHT/HEAVY | AREA OF INDUSTRIAL ZONE (HA) | AREA OF VACANT INDUSTRIAL ZONED LAND (HA) | AREA OF AVAILABLE & VACANT INDUSTRIAL ZONED LAND (HA) | AREA OF USABLE, VACANT & AVAILABLE INDUSTRIAL ZONED LAND (HA) |
|--|----------------------------------|------------------------------|---|---|---|
| TIMARU CBD | L | 16.51 | 0 | 0 | 0 |
| PORT | H | 75.28 | 0 | 0 | 0 |
| | L | 7.38 | 5.19 | 5.19 | 5.19 |
| WASHDYKE | H | 191 | 48.1 | 32 | 32 |
| | L | 163 | 73 | 71 | 71 |
| REDRUTH | L | 17.65 | 0.85 | 0 | 0 |
| | H | 71.95 | 0.33 | 0 | 0 |
| SMITHFIELD | H | 25.11 | 5.62 | 5.62 | 5.62 |
| FAIRVIEW ROAD | L | 5.26 | 1.97 | 0.8 | 0.8 |
| TIMARU TOTAL | H | 363.34 | 135.06 | 114.61 | 114.61 |
| | L | 209.8 | | | |
| CLANDEBOYE | H | 103 | 64 | 26 | 26 |
| GERALDINE | L | 10.54 | 1.55 | 0.63 | 0 |
| BARKERS | L | 13 | 8.3 | 8.3 | 8.3 |
| TEMUKA | L | 48.96 | 4 | 4 | 4 |
| PLEASANT POINT | L | 3.93 | 1.45 | 1.45 | 1.45 |
| WINCHESTER | L | 5.34 | 5.77 | 5.77 | 5.77 |
| PAREORA | H | 39.92 | 13 | 0 | 0 |
| TOTAL AREA OF VACANT, AVAILABLE & USABLE INDUSTRIAL L ZONED LAND | | | | | 90.9 |
| TOTAL AREA OF VACANT, AVAILABLE & USABLE INDUSTRIAL H ZONED LAND | | | | | 69.4 |
| OVERALL TOTAL | | | | | 160.3 |

Table 5.0 – Assessment of Vacant, Usable and Available Industrial Zoned Land in Timaru District
Source: Timaru District Council

- 3.2 Page 123 of the Timaru District Growth Strategy 2017 report notes that the shortage of Industrial Zoned land in Geraldine has “led to a number of businesses either relocating out of Geraldine, or locating in areas not zoned for Industrial uses”. Based on the foregoing, Majors Development Limited request Council to amend the current Residential 1 Zoning on Sections 1 and 2 SO 463296 to Industrial L Zoning to recognise the existing land use and the dire shortage of Industrial Zoned land in Geraldine.
- 3.3 Whilst acknowledging such a zone change will ultimately be considered by Council as part of the pending review of the Timaru District Plan, such a request aligns with the current goals of the Growth Management Strategy.



- 3.4 Referring to Appendix 3 once again, we note that the surrounding properties to the north and east are also zoned Industrial L which provides for continuity of zoning and meets with a further goal of the Growth Management Strategy goal of consolidation.

4 CONCLUSION AND DECISION SOUGHT FROM COUNCIL

- 4.1 We ask that this request to rezone Sections 1 and 2 SO 463296 to Industrial L be considered both in terms of the current Growth Management Strategy and also in terms of the upcoming Timaru District Plan review.

Prepared on behalf of:

Majors Development Limited

By:

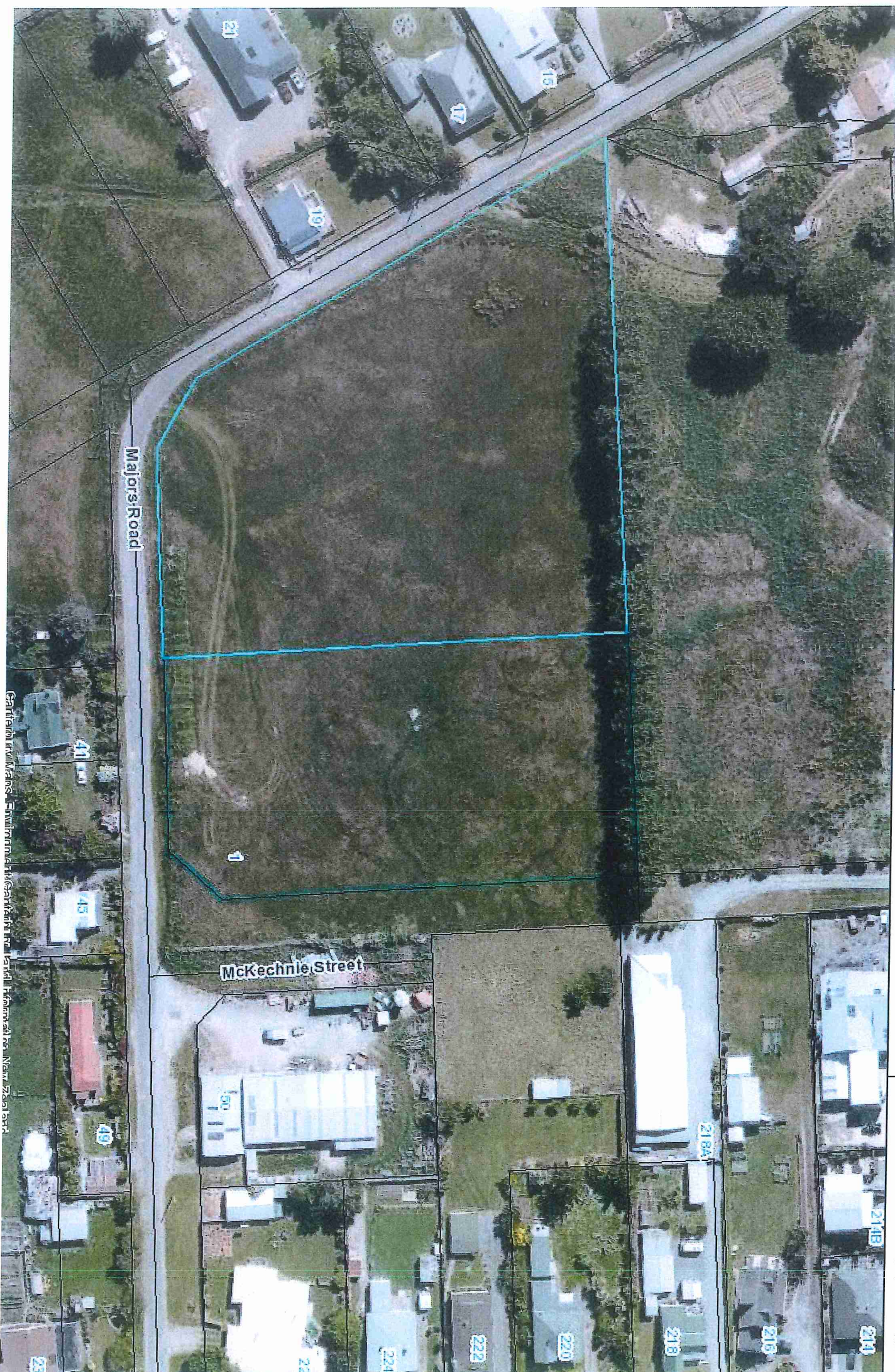
A S Rabbidge

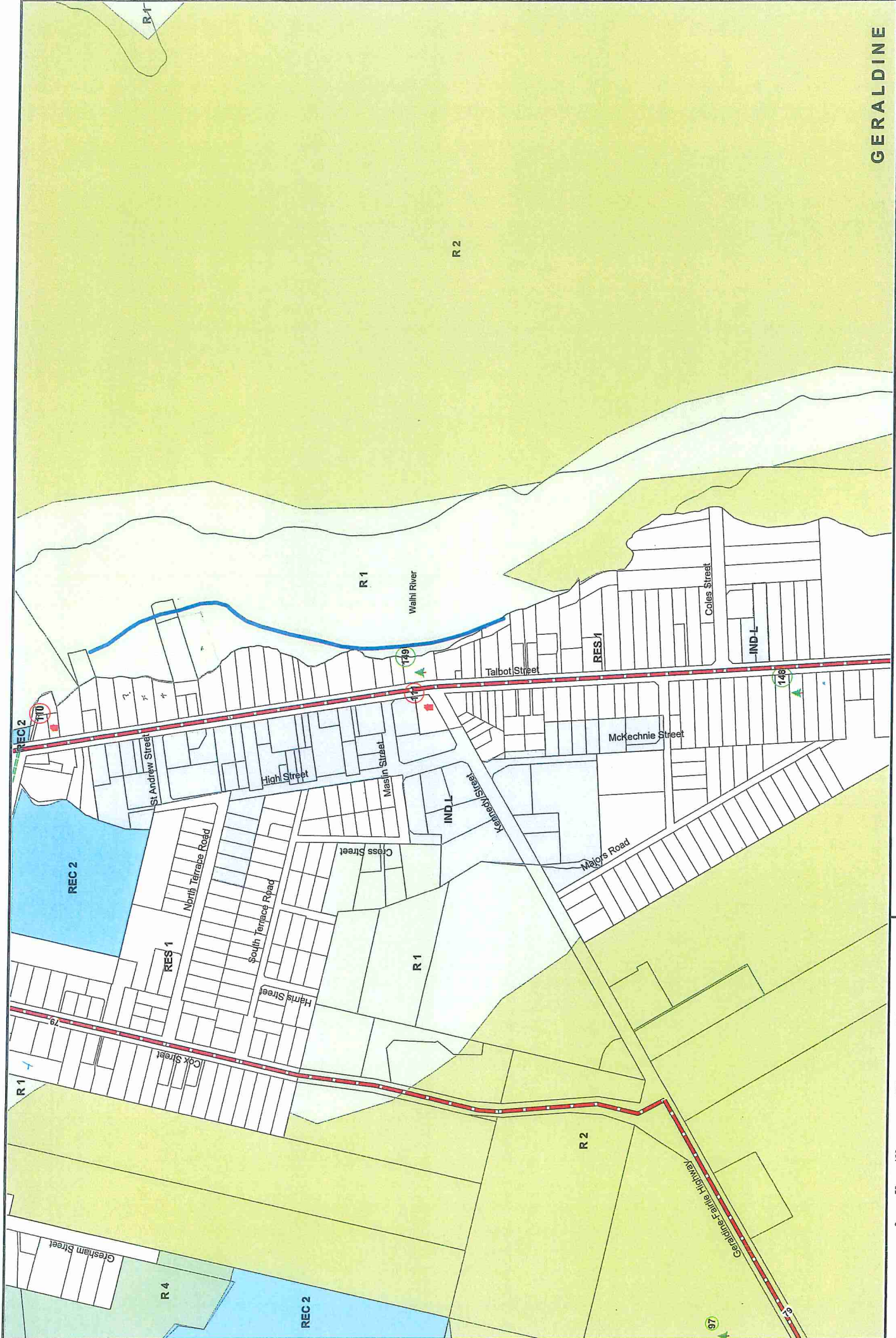
BSurv (Credit), MNZIS, CSNZ, Associate NZPI, Director – Milward Finlay Lobb Limited

12 May 2017

ATTACHMENTS

- Appendix 1 Site plan of the land owned by Majors Development Limited and neighbouring properties at a scale of 1:800.
- Appendix 2 Environment Canterbury - Aerial Photo sourced online on 20 April 2017.
- Appendix 3 Timaru District Council Zone Map No 56.





TIMARU DISTRICT PLAN



SCALE 1:5,000
(on A3 page)

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