

TIMARU DISTRICT 2045 DRAFT GROWTH MANAGEMENT STRATEGY SUBMISSION FOR S M FRASER, A J SHAW & P A JOHNSTON

1. INTRODUCTION AND QUALIFICATIONS

- 1.1. This submission has been prepared on behalf of S M Fraser, A J Shaw and P A Johnston the registered owners of 45 Washdyke Flat Road, Washdyke, 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 land owned by S M Fraser, A J Shaw and P A Johnston at 45 Washdyke Flat Road, Washdyke, which is identified with a legal description of Lot 2 DP 20104 and Part Lot 2 DP 7935, with a total area of approximately 10.1841 hectares.

2 EXISTING SITUATION

- 2.1 The subject property is currently being developed by the registered owners for container storage associated with Heartland Containers Limited. Washdyke Creek adjacent to the southern and western boundaries of the properties has been extensively developed in recent years by Environment Canterbury, which now addresses any prior flood hazard concerns in relation to Industrial development in the wider Washdyke area to the west of State Highway 1 and south of State Highway 8.
- 2.2 Referring to Appendix 3, the property is currently a mixture of Industrial L, Rural 1 and Rural 2 Zones. Part Lot 2 DP 7935 is also subject existing twin aerial Transpower New Zealand Limited lines. New underground high voltage power cables have also recently been installed within Lot 2 DP 20104 by Alpine Energy Limited as part of significant ongoing investment to provide power services for the rapidly expanding Washdyke area and beyond.



- 2.3 Heartland Containers Limited is a locally owned and operated business which is currently expanding container storage from an existing site at 54 and 56 Timaru Pareora Highway to also incorporate 45 Washdyke Flat Road.
- 2.4 The Timaru District Council have allocated significant investment to widen Washdyke Flat Road including upgrading of services and kerb and channel for the full the frontage of Lot 2 DP 20104. These works are schedule to be completed later in the year and those road improvements tie in with prior upgrades recently completed by Council in this locality, such as Laughton and Doncaster Streets and also the installation of traffic lights and associated alterations at the intersection of State Highway 1 and State Highway 8.

3 TIMARU DISTRICT GROWTH STRATEGY 2017 - GROWTH ASSUMPTIONS

- 3.1 Section 5 of the 'Growth Assumptions' report concludes that "Long term supply (of Industrial Land) will be required in Timaru, with the expectation that demand will likely occur at Washdyke" (refer to page 13). The following Industrial Supply – Demand Balance is copied from page 16 of Council's 'Growth Assumptions' report below:

INDUSTRIAL SUPPLY - DEMAND BALANCE

Applying the guidelines in the NPS-UDC for the growth demands in Timaru District as associated with Industrial demand are set out in Table 4 below for the short (2018), medium (2028) and long term (2043), along with buffer provision of 20%, (short term), 20% (medium term) and 15% (long term).

Activity	2018 (short term)	2028 (medium term)	2033 (longer term)	Supply (2016) Zoned & Serviced
Industrial (projected demand)	17.3 ha	26.7 ha	33.8 ha	76ha
Industrial buffer (projected demand + buffer)	+20% 20.76 ha	+20% 32.04 ha	+15% 38.9 ha	

- 3.2 The cumulative short, medium and long term Industrial projected demand including buffering is 91.70 hectares, which is significantly short (approximately 17%) of the 2016 supply of zoned and serviced area total of 76 hectares.



- 3.3 While acknowledging that Council's Growth Strategy has applied the guidelines setout in the NPS-UDC for Industrial growth demand, we refer to a Timaru Herald article dated 31 March 2017 (refer to Appendix 4) with the Timaru District Council Mayor Damon Odey stating that "The Council was bound to using Stats NZ 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".
- 3.4 We endorse the Mayor's ambition and vision for the district, however in order exceed the NPS-UDC forecast, we believe that additional Industrial land in Washdyke will be necessary.

4 TIMARU DISTRICT GROWTH STRATEGY 2017 – OPTIONS

- 4.1 Council's Growth Strategy Options document investigates various potential Industrial growth options on the northern side of Timaru. The subject land (excluding Part Lot 2 DP 7935) is identified within the 'Laughton' option, with a further Industrial growth option located immediately to the west on the southern side of Washdyke Flat Road being option 'Washdyke Flat'.
- 4.2 Referring to Table 15 on page 54, being the Industrial Location Options – Timaru, we note that the 'Laughton' Growth Option area had the highest weighted score of all other Industrial Growth Location options by some 10% margin on the back of good vehicle access and proximity to State Highway 1, the readily achievable provision of essential services for light Industry, mitigated flood risk given the recent upgrading of Washdyke Creek, along with a flat contour which is ideally suited for Industrial Land use.
- 4.3 With the Timaru District Council investing significant capital investment in scheduled roading and servicing improvements to service the subject land and others clearly the development of the subject properties will enable those upgraded services to be utilised for light Industry.

5 CONCLUSION AND DECISION SOUGHT FROM COUNCIL

- 5.1 On behalf of the registered owners of Lot 2 DP 20104 and Part Lot 2 DP 7935, we now seek the rezoning of these properties to Industrial L. We note that with respect to Part Lot 2 DP 7935 that such a zoning also synchronises with existing Industrial L zoning adjacent to its eastern boundary.



- 5.2 We ask that this zoning request be considered both in terms of the current Growth Management Strategy and also in terms of the pending Timaru District Plan review.

Prepared on behalf of:

S M Fraser, A J Shaw and P A Johnston

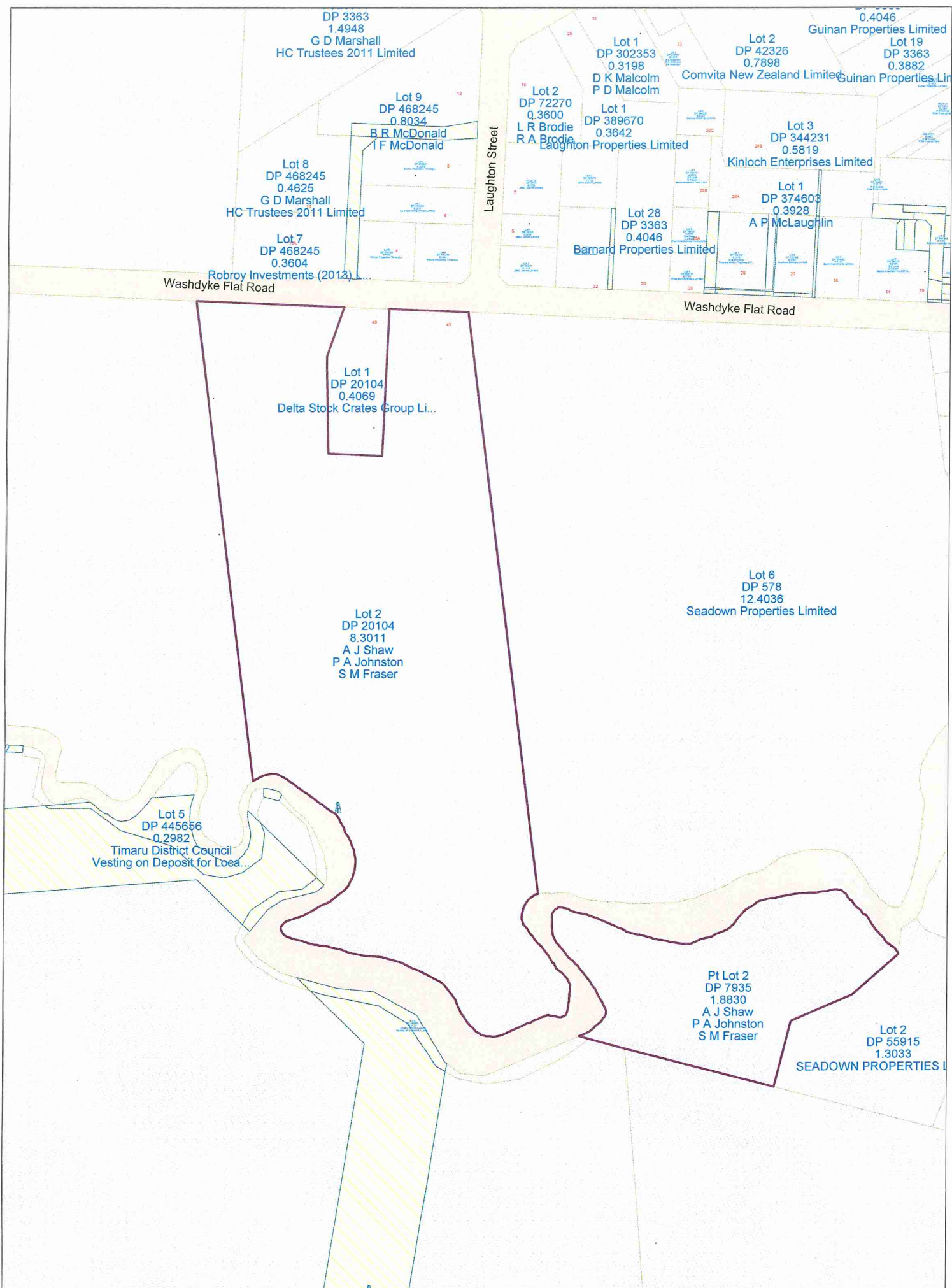
By:

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 S M Fraser, A J Shaw and P A Johnston and neighbouring properties at a scale of 1:3400.
- Appendix 2 Environment Canterbury - Aerial Photo sourced online on 20 April 2017.
- Appendix 3 Timaru District Council Zone Map Number 27.
- Appendix 4 Timaru Herald article dated 31 March 2017, accessed online on 29 April 2017.
<http://www.stuff.co.nz/timaru-herald/news/91026003/growth-management-strategy-not-ambitious-enough-for-timaru-business-leader-says>



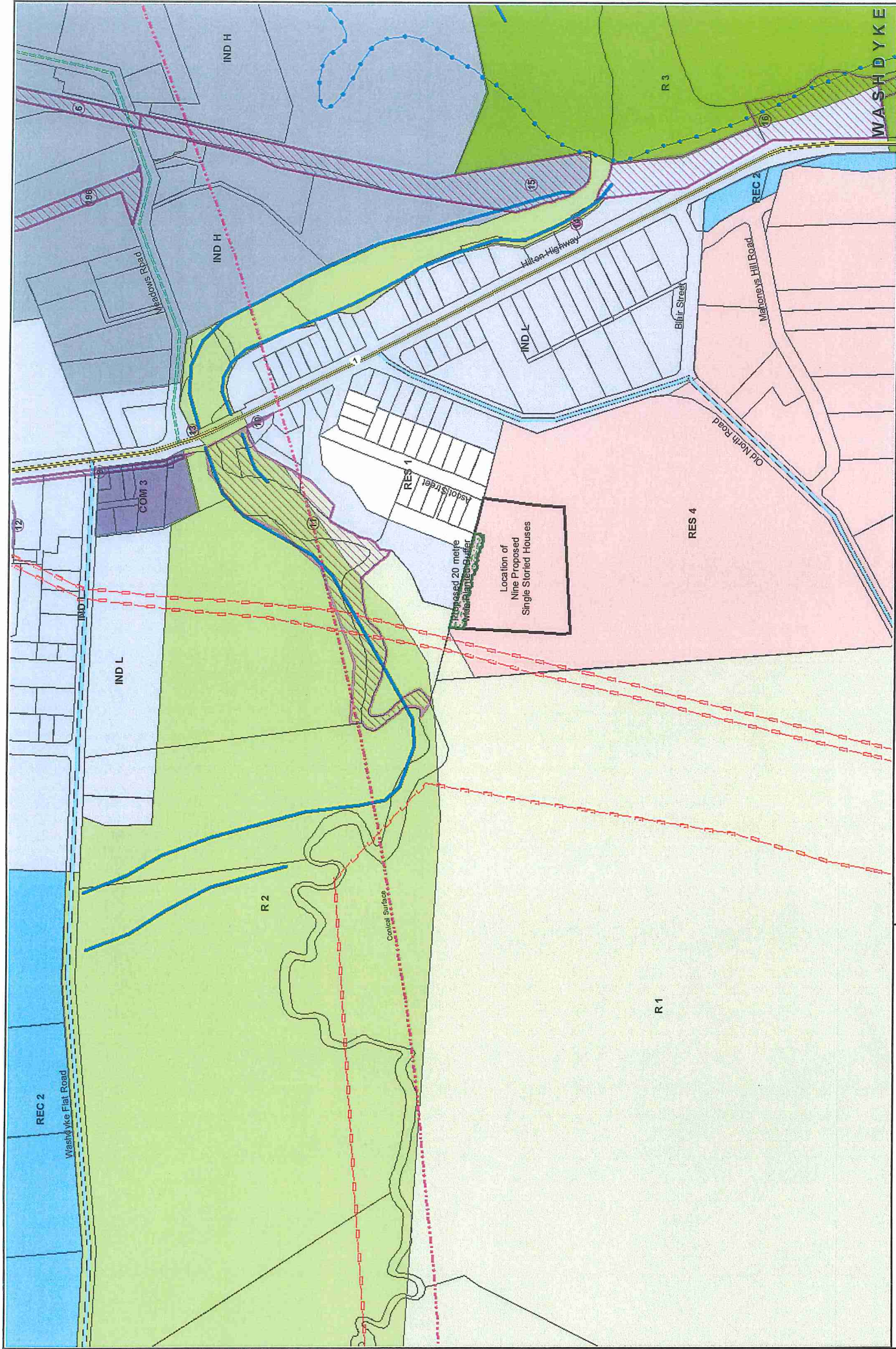
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Scale: 1:4,000 @A4

Map Created by Canterbury Maps on 12:12:01 p.m.

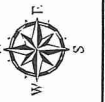




TIMARU DISTRICT PLAN

Map **27**

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



SCALE 1:5,000 (on A3 paper)

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stuff

Growth Management Strategy not 'ambitious' enough for Timaru, business leader says

LIAM CAVANAGH

Last updated 19:39, March 31 2017

TETSURO MITOMO/FAIRFAX NZ

The South Canterbury Chamber of Commerce chief executive says the Timaru District Council's Growth Management Strategy was not ambitious enough.

Divisions appear to be emerging between the South Canterbury Chamber of Commerce and the Timaru District Council following claims the council's draft Growth Management Strategy is not "ambitious" enough.

Chamber of Commerce chief executive Wendy Smith said the newly released strategy, which uses Statistics New Zealand data, did not appear to reflect wider development in South Canterbury, and called on the council to be more aggressive in its growth targets.

Meanwhile a senior economist says the council should be planning for a future where dairy intensification is not a key driver of the regional economy because of growing environmental concerns.

JOHN BISSET/FAIRFAX NZ

South Canterbury Chamber of Commerce chief executive Wendy Smith.

Timaru District mayor Damon Odey was disappointed by Smith's comments and said the chamber should be working with the council.

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"[The] Chamber is looking like a big wheel when they should be working alongside the council."

MYTCHALL BRANSGROVE/FAIRFAX NZ

Timaru District Mayor Damon Odey.

Suggestions about dairy intensification in the regional economy were generalist, and if done properly, dairy intensification would not further impact the environment, he said.

Their comments follow the release of the council's Growth Management Strategy on Thursday. The draft strategy is a 30-year blueprint which allows the district to respond to growth pressures and changing demographics.

The draft document indicates dairy intensification, alongside expansion of Washdyke and Timaru's port, local factories, forestry and the freight sectors, was expected to remain a major driver and contributor to the local economy over the next 30 years.

JOHN BISSET/FAIRFAX NZ

Council district planning manager Mark Geddes holds the draft Growth Management Strategy on Thursday.

Chamber chief executive Wendy Smith was pleased the council had carried out the work on the strategy.

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However, she believed it was not as ambitious as it should be.

The extent of development taking place, with tourism development in the Mackenzie Country and associated growth, the impact of the Port of Tauranga investments, impact of irrigation now and further irrigation projects in the works, might not be accounted for in "typical Statistics New Zealand numbers", Smith said.

"We would suggest them to be more ambitious in its growth strategies."

The council should look to further growth, with a two-stage approach, ensuring an ambitious growth plan and a separate model for infrastructure and investment, she said.

A second, more conservative, model would protect the council from "unreasonable obligations".

Infometrics senior economist Benje Patterson said, while the district had seen "enormous" expansion in the dairy industry, dairy farm intensification was likely to "stop" because of

growing environmental concerns.

The district would eventually see a dairy "de-intensification", but when that would occur was "difficult and uncertain to predict", Patterson said.

In the year 2000, there were approximately 28,000 cows in the Timaru District. Now there were more than 130,000 cows, he said.

There was growing public awareness of the impact dairy intensification has on waterways, significant media coverage, and global concerns around environment.

He urged the council to start considering what the "downside" could be for Timaru.

"That's not to say the dairy sector couldn't continue to grow."

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.

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