

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 54 and 56 Timaru-Pareora Highway, 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 54 and 56 Timaru-Pareora Highway, Timaru, which is identified with a legal description of Lot 2 DP 18857 and Lot 1 DP 33121 and a total area of approximately 1.2889 hectares.

2 EXISTING SITUATION

- 2.1 The subject properties lie immediately south of the Timaru Urban Area and fall within the Rural 1 and 2 Zones in terms of the operative Timaru District Plan. The properties have direct access onto Timaru Pareora Highway (State Highway 1) and currently encompass Heartland Haulage Limited (formerly Steve Fraser Contracting Limited) which operates as a transport depot, heavy machinery servicing workshop and also Heartland Containers for storage of shipping containers.
- 2.2 The rear of the property encompasses Aoraki Alternative Education Centre associated with Timaru District Council Land Use Consent Number 102.2015.52 to establish and operate an education facility within the former Indoor Bowling Club.



- 2.3 A further Land Use Consent application (102.2017.64) has been prepared by Milward Finlay Lobb and was recently lodged with Timaru District Council, to also encompass Family Friends Timaru within the existing building at the front of Lot 1 DP 33121 (56 Timaru Pareora Highway). Family Friends Timaru operates as a pet crematoria on a part time basis.

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- 3.1 The Timaru District Growth Strategy 2017, 'Growth Assumptions' report thoroughly investigates future demand for Industrial land within Timaru North (Washdyke) and also Timaru South adjacent to Saltwater Creek. We note the Timaru South Industrial growth option terminates on the northern side of Beaconsfield Road and adjoins the Timaru Pareora Highway which is in close proximity to the subject properties.
- 3.2 Bearing in mind the location, topography and significant site investment by the registered owners and the well established land uses within the subject properties, we would now request Council rezone the subject properties from the current split Rural 1 and Rural 2 zonings to Industrial L zoning.
- 3.3 Whilst acknowledging that ultimately this rezoning request would be considering as part of the upcoming Timaru District Plan review, nonetheless we consider it is important for Council to consider rezoning to acknowledge existing activities and also existing Timaru District Council Land Use Consents, as part of the current Growth Management Strategy.

4 CONCLUSION AND DECISION SOUGHT FROM COUNCIL

- 4.1 With the Timaru District 2045 Draft Growth Management Strategy looking to accommodate Industrial growth, we seek the rezoning of Lot 1 DP 33121 and Lot 2 DP 18857 from the current split Rural 1 and Rural 2 zones, to being fully Zoned Industrial L.
- 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.



Prepared on behalf of:

S M Fraser, A J Shaw and P A Johnston

By:

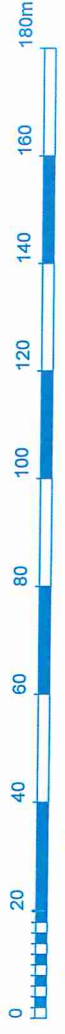
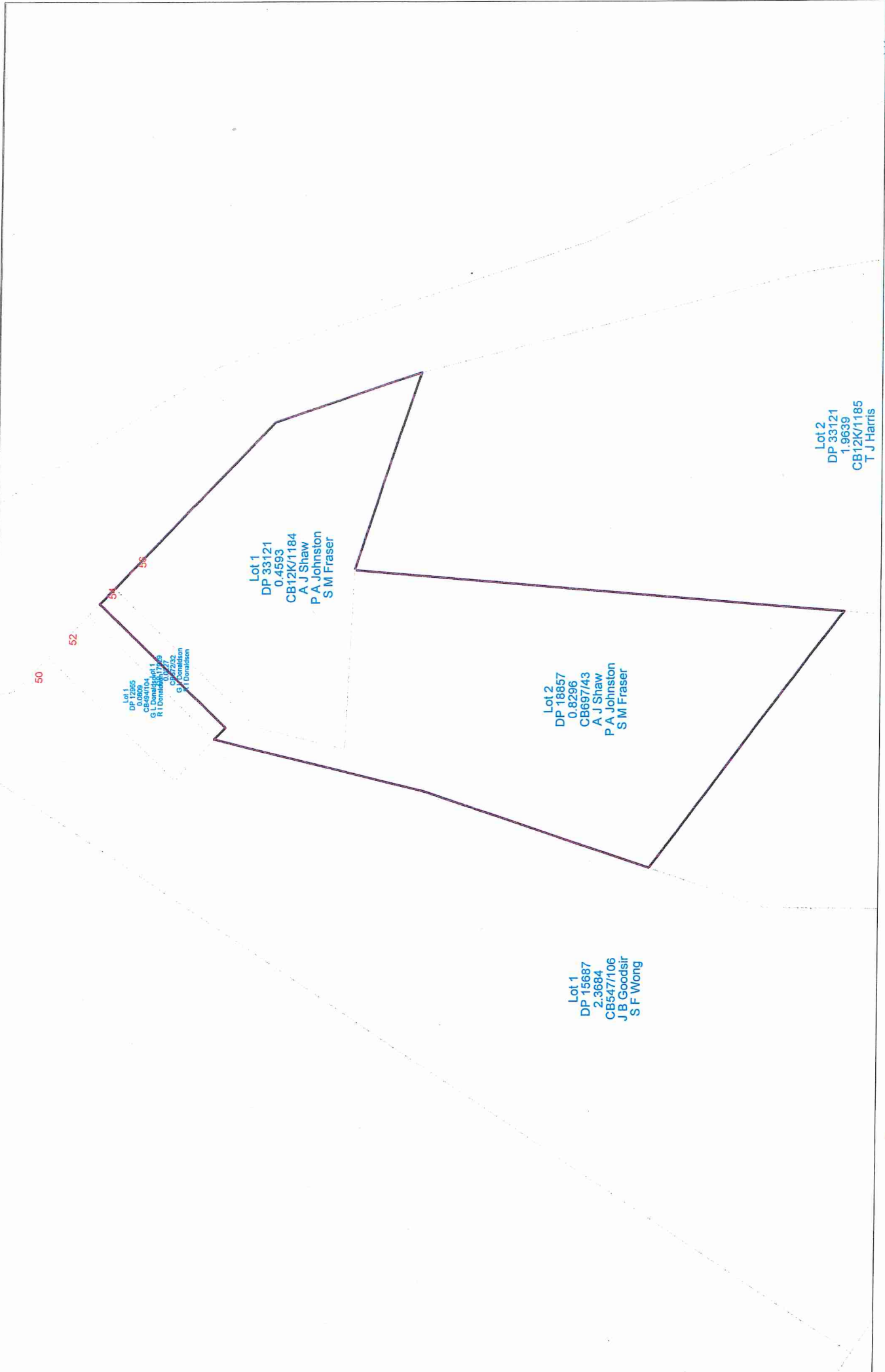
A S Rabbidge

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 1:1400.
- Appendix 2 Environment Canterbury - Aerial Photo sourced online on 20 April 2017.
- Appendix 3 Timaru District Council Zone Map Number 42.



Information in this map has been derived from various sources including the Kaikoura District, Hurunui District, Waimakariri District, Christchurch District, Environment Canterbury Regional Council, Selwyn District, Ashburton District, Waimate District, Mackenzie District, Timaru District and Waitaki District's databases.

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0 0.015 0.03 0.045 0.06 Kilometres

Scale: 1:1,000 @A4

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TIMARU DISTRICT PLAN



Map No 40	Map No 41
Map No 42	Map No 43

Map
42

SCALE 1:5,000
(on A3 page)



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