

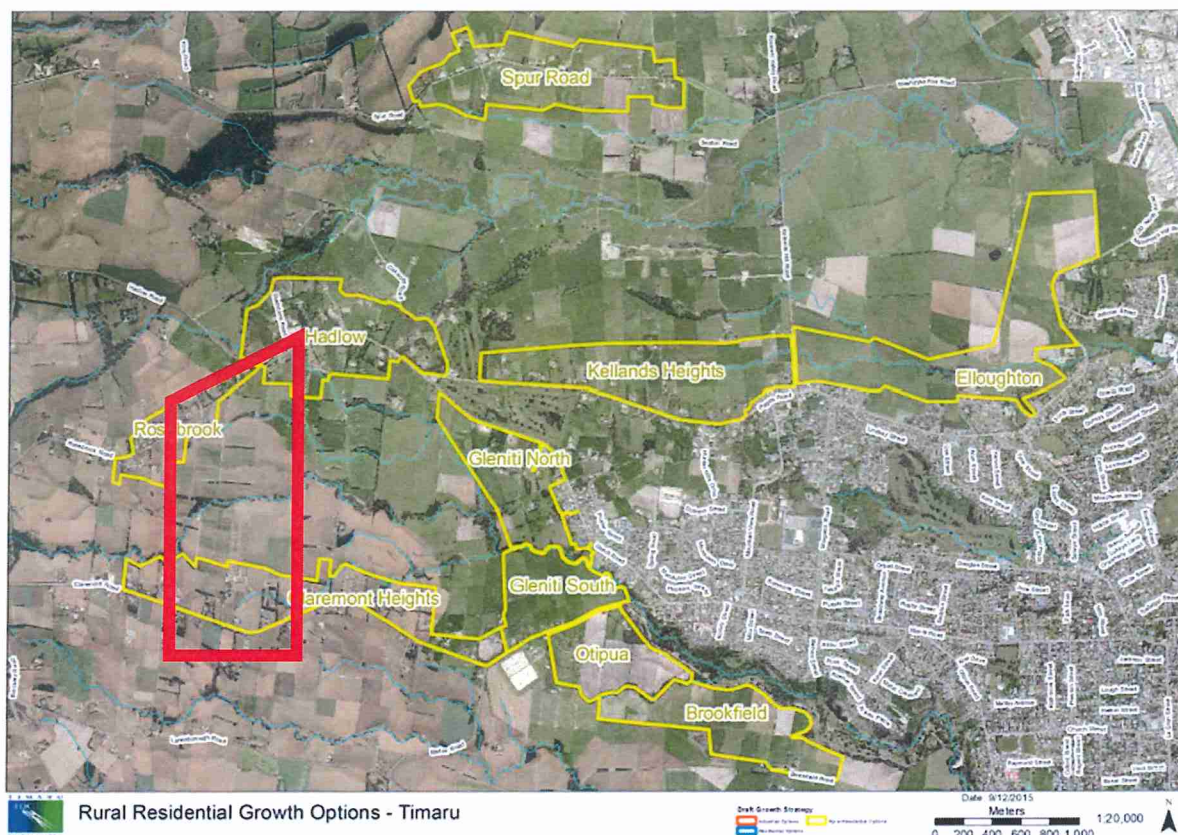
## **TIMARU DISTRICT 2045 DRAFT GROWTH MANAGEMENT STRATEGY SUBMISSION FOR CLAREBROOK FARMS LIMITED**

### **1 INTRODUCTION AND QUALIFICATIONS**

- 1.1 This submission has been prepared on behalf of Clarebrook Farms Limited, 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 subdivision and planning 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 Clarebrook Farms Limited at 362 and 376 Claremont Road, Timaru, which is identified with legal descriptions of Lot 4 DP 73829, Lot 2 DP 357414, Lot 2 DP 304117, Lot 2 DP 485156, Lot 1 DP 444516 and Section 12 Rosebrook Settlement and has a total area of approximately 102.6341 hectares.

### **2 EXISTING SITUATION**

- 2.1 The subject properties are comprised in a total of four certificates of title (refer to Appendix's 1 and 2), which resulted from controlled activity Rural 1 subdivision or discretionary boundary alterations, with the exception of Section 12 Rosebrook Settlement which was subdivided in 1895.
- 2.2 The Rural Residential nature of this locality is well established and this was recognised in Council's Draft Management Strategy Options Report which considered part of subject properties within the 'Rosebrook' and 'Claremont Heights' as options for Rural Residential Growth. Refer to the 'Rural Residential Growth Options – Timaru' map on the following page.



- 2.3 The property is currently operating as a dairy farm by Clarebrook Farms Limited and this includes permitted activity on site farmer worker's accommodation.

### 3 TIMARU DISTRICT GROWTH STRATEGY 2017 – GROWTH ASSUMPTIONS

- 3.1 We refer to table 2 below from page 10 of Council's Growth Assumptions Report, which forecasts a total of 2,211 household units for the period of 2013 to 2043 within the entire Timaru District.

Table 2: Statistics New Zealand Projections

Settlement Area Population - Stats NZ		2013	2018	2023	2028	2033	2038	2043
Pleasant Point Unit		1,320	1,400	1,470	1,560	1,640	1,720	1,800
Geraldine Area Unit		2,370	2,470	2,520	2,560	2,590	2,600	2,600
Temuka Area Unit		4,180	4,260	4,310	4,360	4,390	4,390	4,350
Timaru Urban Area Units		26,770	27,240	27,350	27,380	27,270	26,970	26,570
Timaru District		45,400	47,000	47,800	48,400	48,800	48,800	48,600
Timaru District - Households - Stats NZ		2013	2018	2023	2028	2033	2038	
High		19,300	20,600	21,600	22,500	23,300	24,000	
Medium		19,300	20,200	20,800	21,200	21,500	21,600	
Low		19,300	19,800	19,900	19,900	19,800	19,400	
Person per Dwelling Ratio - Stats NZ								
High		2.35	2.28	2.21	2.15	2.09	2.03	
Medium		2.35	2.33	2.30	2.28	2.27	2.26	2.26
Low		2.35	2.37	2.40	2.43	2.46	2.52	
Settlement Area Household Demand Changes		2013	2018	2023	2028	2033	2038	2043
Pleasant Point Unit		561	602	640	683	723	761	797
Geraldine Area Unit		1,008	1,062	1,097	1,121	1,141	1,151	1,151
Temuka Area Unit		1,777	1,831	1,875	1,910	1,934	1,943	1,925
Timaru Urban Area Units		11,380	11,707	11,901	11,993	12,014	11,938	11,760
Timaru District		19,300	20,200	20,800	21,200	21,500	21,600	21,511



- 3.2 This averages at just under 74 additional households per year, noting the peak household demand is forecast to be achieved in 2038 of 21,600 households.
- 3.3 With Council's capacity assessment of existing developable Residential land within the Timaru District comprising 62.4 hectares as at December 2016 (refer to page 12 of the Growth Assumptions Report), we foresee considerable demand for Rural Residential/Lifestyle development, bearing in mind the rural nature of our district.
- 3.4 Based on our experience of the local land development market (Milward Finlay Lobb Limited is a locally owned and operated business that can trace its origins back to 1877), we consider the capacity assessment of 62.4 hectares to be optimistic. The existing Urban Timaru Residential Zones were established since 1995 and the majority of land suitable for economic and feasible Residential development has previously been completed (excluding the balance of the Residential 6 Zone in Gleniti).
- 3.5 Land development is complex by nature with a number of external factors at force which we consider will further reduce the 62.4 hectares of land identified by Council for developable Residential land including:
  - 3.5.1 Land values, location and topography.
  - 3.5.2 Development costs, including the provision of vehicle access and essential services.
  - 3.5.3 Sale prices.
  - 3.5.4 Capital investment, taxation, GST and the initial land purchase.
  - 3.5.5 Borrowing costs.
  - 3.5.6 Council development contributions.
  - 3.5.7 Reliance on prior downstream development to provide access and/or the provision of essential services.
  - 3.5.8 Other concurrent residential development within the Timaru urban and also rural within Rural Residential areas.
  - 3.5.9 External factors beyond the Timaru District such as the Canterbury Earthquakes, Government Policy (such as KiwiSaver) or lending requirements from Banks.
- 3.6 Based on the foregoing and particularly bearing in mind the predicted 2033 peak, we disagree with Council's conclusion by the application of the NPS-UDC that, "there is sufficient vacant and large Residential Zoned allotments in Timaru to accommodate the predicted residential growth in the next 30 years" (refer to page 70 of the Growth Assumptions Report).

4.4 As a consequence of paragraph 3.6 above, for what is considered to be insufficient land for residential growth, we foresee additional demand for larger areas of Rural Residential and also Rural Lifestyle expansion beyond those areas currently preferred by the Timaru District Council in the Draft Growth Management Strategy.



- 4.5 We believe that the subject properties which are the largest combined area of Rural 1 land held in common ownership within the area bordered by Rosebrook Road, Claremont Road, Gleniti Road and Brockley Road are unique in this area and is ideally located to achieve a 'Rural Lifestyle' Zone to serve as a transition between the Rural Residential zoning to the east and the Rural Zoning to the west.
- 4.6 A demand pattern analysis has been undertaken by Council for the period 2005 to 2015 which results in a predicted average of 18 new Rural Residential allotments being developed on Rural properties across the District, with allotment areas less than 2 hectares, per annum.
- 4.7 Whilst these figures are based on issued building consents, we believe these figures only tell part of the story with various relevant external factors at force including:
- 4.7.1 The Pilcher v Rawlings court case [2013 NZENVC67] at 348 Gleniti Road, Timaru, which declined a Discretionary Rural 1 subdivision consent in 2013.
  - 4.7.2 Subdivision within the Rural 1 Zone within the Timaru District since 1995 and the drawn out nature of the Pilcher v Rawlings case, lower than average subdivision consents for smaller rural allotments preceded the 2013 court case by at least 2 years.
  - 4.7.3 The Global Financial Crisis of 2008 and 2009 had a significant impact on land development and bank lending, which in turn significantly impacted on the construction of new dwellings within the District.
  - 4.7.4 The age of the current District Plan Rules in relation to subdivision entitlements within the Rural 1 Zone is also relevant, as those Rules date back to 27 August 1988. The majority of land owners that desired to achieve Rural Residential subdivision for allotments under 2 hectares in area in terms of those entitlement Rules, had generally completed subdivision prior to 2005.
  - 4.7.5 At the time, there was a general expectation that the Timaru District Council would introduce new subdivision rules in October 2005 (being the 10th Anniversary of the District Plan notification date), however this did not eventuate and these same Rural 1 subdivision entitlement rules still apply today.
  - 4.7.6 This resulted in an increased number of subdivision entitlements being utilised for allotments with areas less than 2 hectares, in the years leading up to 2005 and a corresponding lull in the subdivision of smaller rural living allotments after 2005.



4.7.7 Based on the foregoing, we believe that Council's conclusion that "18 dwellings per year will be required to service the Rural Residential needs of the District" (quoted from page 83) is substantially under estimated, particularly when this is considered in terms of Council's recommendation that only 11 of those 18 dwellings per annum, should be constructed on the Timaru fringe.

4.8 Policy 5.3.1 of the Canterbury Regional Policy Statement refers to "limited rural residential households that must be attached to urban areas to achieve consolidated settlement patterns". This is under pinned, by a decision to strategically manage infrastructure, however the Timaru District Council has indicated throughout the draft Growth Management Strategy that there should be no expectation of public funded service provisions of stormwater, wastewater or road infrastructure of a form and function as provided in urban areas.

4.9 Accordingly, subject to private land owners providing the services which avoids or mitigates adverse effects on the environment and human health, there is no need to require Rural Lifestyle development be attached to Urban areas.

4.10 The subject properties are currently serviced for water supply from the Downlands Water Supply. Ample additional water is also available to service future Rural Residential/Lifestyle properties from two existing deep bores within the subject properties, if required until additional Downlands Water becomes available.

## **5 TIMARU DISTRICT 2045 – DRAFT GROWTH MANAGEMENT STRATEGY**

5.1 Timaru District by definition is a rural community and this is reflected in Council's Building Consent Statistics for the period 2005–2015 where 63% of Building Consents were Urban based and the remaining 37% in Rural areas (refer to page 42).

5.2 Caution needs to be taken when reviewing Building Consents over the 2005–2015 period, given various relevant external factors which resulted in reduced building in Residential, Rural and Rural Residential areas and these have previously been addressed under paragraphs 4.7 and the associated subheadings.

5.3 "Household Projections to 2043 identify that an additional 907 new households will be required in the urban areas of Timaru, Temuka, Geraldine and Pleasant Point. By comparison 1304 additional households are predicted for the remainder of the District, including Rural areas, Rural Residential development, and the smaller settlements such as Cave and Pareora" (refer to page 42).



- 5.4 Allowing for the projected 540 dwellings (i.e. 18/yr x 30 years) in the Districts Rural Residential Zones, this results in a nett figure of 764 dwellings forecast to be built within the districts Rural Zones.
- 5.5 These figures are based on NZ Statistics forecasts, which predict a 3:4 household ratio in favour of Rural Residential and Rural household growth areas versus Urban household growth with the District for the 2013-2043 period.
- 5.6 The Draft Growth Management Strategy (refer to page 43), seeks to alter this 3:4 household ratio in the main settlements compared to that in the rural area and remaining settlements to a 3:1 ratio in favour of new household growth within the existing urban areas of Timaru, Geraldine, Temuka and Pleasant Point.
- 5.7 Whilst the NZ Statistics 2013-2043 forecasts clearly demonstrates the increased aged population within the Timaru District, we foresee significant demand for modern household units to be constructed Rural Residential and Rural Lifestyle areas utilising modern building materials, double glazing, efficient heating and insulation, solar power and the like, close to amenities and areas for passive recreation such as the Gleniti Golf Club and the Scenic Reserve.
- 5.8 As a generalisation, retirees from Rural areas including the 'baby-boomer' generation (born in the period 1946-1964), we anticipate would be predominately debt free and would seek to build modern dwellings in Rural Lifestyle areas where they have some control over landscape, topography, outlook, solar advantage, amenity and the like.
- 5.9 Such a new dwelling may be built subsequent to selling the 'family home' and prior to the construction or purchase of a smaller unit or villa within an urban area or community facility such as a rest home or retirement village.
- 5.10 New Rural Lifestyle development also need to be considered in the context of the proximity to the employment community to Timaru. In this case, it is a relatively short one way trip of 7-10 kilometres, which is considerably less than travel between Rural Lifestyle areas and CBD's for many other regions throughout New Zealand.

## **6 CONCLUSION AND DECISION SOUGHT FROM COUNCIL**

- 6.1 We consider that Council's desire to achieve a 75% Residential to 25% Rural and Rural Residential ratio for new household units through to 2043 fails to recognise the rural nature of the Timaru District, which is supported by the household projections which are a 60% to 40% split in favour of Rural and Rural Residential households.



- 6.2 We are competing with other districts for population and employment growth, which in turn generates and maintains a thriving and vibrant local economy.
- 6.3 Districts beyond South Canterbury offer extensive options for Rural Residential and Rural Lifestyle development which may be more suited for a number of future retirees currently residing within the Timaru District and also new residents to the District, that do not wish to conform with the 75% of Residential household infill desired by Council's Growth Management Strategy for the 2013-2043 period.
- 6.4 We note and support the concerns raised by the South Canterbury Chamber of Commerce Chief Executive, Wendy Smith with respect to the Draft Growth Management Strategy which "did not appear to reflect wider development in South Canterbury and called on the Council to be more aggressive in its growth targets." (quoted from [www.stuff.co.nz](http://www.stuff.co.nz), refer to Appendix 5).
- 6.5 That same article also refers to Council's Mayor Damon Odey stating that "the Council was bound to using Statistics New Zealand Data and he was confident it (the Draft Growth Strategy) was a robust plan. My ambition and my vision, for this district is to exceed those numbers".
- 6.6 We strongly support the Mayors future and vision for the district, however we fail to see how Council will exceed the Statistics New Zealand projections without providing for larger areas of Rural Residential/Lifestyle development.
- 6.7 We do also note that the Council were only bound to using Statistics New Zealand Data for the Timaru Urban Area to comply with the NPS-UDC. Refer to the final paragraph on page 6 of the Growth Assumptions Report to confirm the situation.
- 6.8 To provide some context, with reference to our immediate northern neighbours the Ashburton District, we refer to Appendix 9 which indicates the approximate boundaries of that Council's Residential D Zones highlighted in purple.
- 6.9 Within the Residential D Zone, subdivisions can be achieved on the basis of 4,000 square metre minimum allotment areas. Significant further capacity also exists within the Lake Hood complex, which has capacity for a total of 500 household units.
- 6.10 Putting this into context once again, the Ashburton Township has a population of 19,850, with an additional 12,400 living in the wider district (refer to the Appendix 10 for weblink). The Timaru District population statistics for 2013-2043 are copied from figure 13 of Council's Draft Growth Management Strategy on the following page.



Figure 13 Timaru District Population 2013-2043

Area	Current population*	Additional Population 2043	Total Population 2043
Timaru	26,770	-200	26,570
Temuka	4,180	170	4,350
Geraldine	2,370	230	2,600
Pleasant Point	1,320	480	1,800
Other (includes Rural Residential)	10,760	2,520	13,280
<b>Total</b>	<b>45,400</b>	<b>3,200</b>	<b>48,600</b>

Source: Statistics NZ (\*2013 Census Base Medium Projections)

- 6.11 Clearly there is a significant and striking contrast between the Ashburton and Timaru District Councils, with significantly more Rural Residential/Lifestyle Zones established in the Ashburton District. (Noting that the Ashburton District is approximately 30% smaller than the Timaru District).
- 6.12 Similarly, large areas of Rural Residential/Lifestyle expansion have been provided for in the adjacent Waimate and Mackenzie Districts. In terms of the Operative Waimate District Plan, allotments can be achieved throughout the Waimate District within the Rural Zone subject to vacant lots having an area of at least 4 hectares (i.e a 42 hectare block could create a total of 10 allotments, with areas in excess of 4 hectares each). In addition, Rural allotments encompassing a dwelling built prior to 31 December 1999, can be reduced below 4 hectares in area.
- 6.13 Within Mackenzie District, beyond the Mackenzie basin subzone (approximately all land to the east of Burkes Pass), there is no minimum rural allotment size or cap on the number of Rural or Rural Residential allotments created.
- 6.14 Many current or future Timaru District residents may consider the Ashburton, Mackenzie or Waimate Districts (or in fact any other District in the Country) to be a more appealing alternative in the period through to 2043, given the extensive choice available for Rural Residential/Lifestyle opportunities outside of the Timaru District.
- 6.15 Based on the foregoing assessment and a review of Councils Draft Growth Management Strategy, we would now seek the adoption of an alternative option for Rural Lifestyle Growth being the 'Clarebrook Lifestyle subzone' as identified in Appendix 4.
- 6.16 Based on the various matters addressed previously in this submission, we cannot agree with Council's expectation of only 11 new households per year within the proposed Rural Residential areas, on the Timaru Urban Fringe until 2043. The 'Clarebrook Lifestyle subzone' option we believe can provide for choice in the future Rural Lifestyle housing market, with a total area of approximately 102.6341 hectares.



- 6.17 To enable the coordinated, sustainable and consolidated integration of the Rural Residential land to the east and the Rural land to the west, we proposed the 'Clarebrook Lifestyle subzone' be limited to a total of 21 allotments, which is an approximate average of 4.9 hectares for each allotment and that this area be subject to a Timaru District Council Approved Outline Development Plan.
- 6.18 This area is readily accessible from existing sealed roads, can be readily serviced by private means (with respect to water supply, stormwater control and management and on site effluent disposal, noting that water may also be possible from the Downlands Water Supply), and also beyond areas of versatile soils based on the existing Rural 1 Zoning. The 'Clarebrook Lifestyle subzone' is considered to be similar to 'Rosebrook' and 'Claremont Heights' in terms of the relevant weighted attributes applied by Council in the draft Growth Management Strategy.
- 6.19 In terms of a comparison between Council's 'Rosebrook' and 'Claremont Heights' Rural Residential options and the proposed 'Clarebrook Lifestyle subzone', we note the following advantages of the 'Clarebrook Lifestyle subzone' option.
- 6.19.1 Capping the number of number of households at 21 is an effective method of achieving consolidation and manageable growth via a Timaru District Council Approved Outline Development Plan.
  - 6.19.2 As mentioned previously, the subject properties are the largest area of land held in common ownership in the catchment bordered by Gleniti Road, Brockley Road, Claremont Road and Rosebrook Road. This avoids any issues with multiple land owners and can enable development to proceed in a coordinated manner.
  - 6.19.3 Referring to Appendix 4, provision has been made for a new internal road to connect Rosebrook Road and Claremont Road. This is a significant positive attribute of the 'Clarebrook Lifestyle subzone' to enable efficient road linkages and also a linkage for passive recreation which can benefit the wider community.
  - 6.19.4 The approximate 4.9 hectare allotment average is an efficient method of controlling and achieving sustainable on site effluent and stormwater disposal, with no reliance on the Timaru District Council to provide these services. The natural topography provides for a number of areas suitable for efficient stormwater management and control without any subsequent effect on downstream properties.



- 6.19.5 The land adjacent to the Otipua Creek North Branch is well suited for public recreation as part of Rural Lifestyle zoning. Parts of this waterway within the land owned by Clarebrook Farms Limited are already subject to esplanade strips and those esplanade strips could be extended and ultimately connected to the new proposed internal access road as part of a Timaru District Council Approved Outline Development Plan.
- 6.19.6 Any issues associated with reserve sensitivity from permitted rural land use (the current land use is a dairy farm) for adjacent rural residential activities to the east and Rural land uses to the west are managed and mitigated by a Council Approved Outline Development Plan and associated zone rules as part of the pending review of the Timaru District Plan.
- 6.20 With a Timaru District Council Approved Outline Development Plan proposed for the 'Clarebrook Lifestyle subzone', this proposal aligns with the fundamental policies and objectives of the Environment Canterbury's Canterbury Regional Policy Statement (CRPS) for managed and planned development.
- 6.21 On behalf of Clarebrook Farms Limited, we extend an invitation to the Commissioner and hearings panel to visit the subject properties at their convenience and this can be co-ordinated through Milward Finlay Lobb Limited on an as needed basis.
- 6.22 We wish to thank you for your time in considering this submission.

Prepared on behalf of:  
Clarebrook Farms Limited

By:  
A S Rabbidge  
BSurv (Credit), MNZIS, CSNZ, Associate NZPI, Director – Milward Finlay Lobb Limited

16 May 2017



## ATTACHMENTS

- Appendix 1 Site plan of the land owned by Clarebrook Farms Limited and neighbouring properties at a scale of 1:7500.
- Appendix 2 Environment Canterbury – Aerial Photo sourced online on 5 May 2017.
- Appendix 3 Timaru District Council Zone Maps 22 and 24.
- Appendix 4 Proposed 'Clarebrook Lifestyle subzone' Growth Option.
- Appendix 5 www.stuff.co.nz – Timaru Herald article dated 31 March 2017.  
<http://www.stuff.co.nz/timaru-herald/news/91026003/growth-management-strategy-not-ambitious-enough-for-timaru-business-leader-says>
- Appendix 6 Ashburton District Plan – Planning Map Legend and Urban Ashburton Zoning Index.
- Appendix 7 <https://en.wikipedia.org/wiki/Ashburton>, weblink dated 3 May 2017.



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 Wairarapa District's databases.

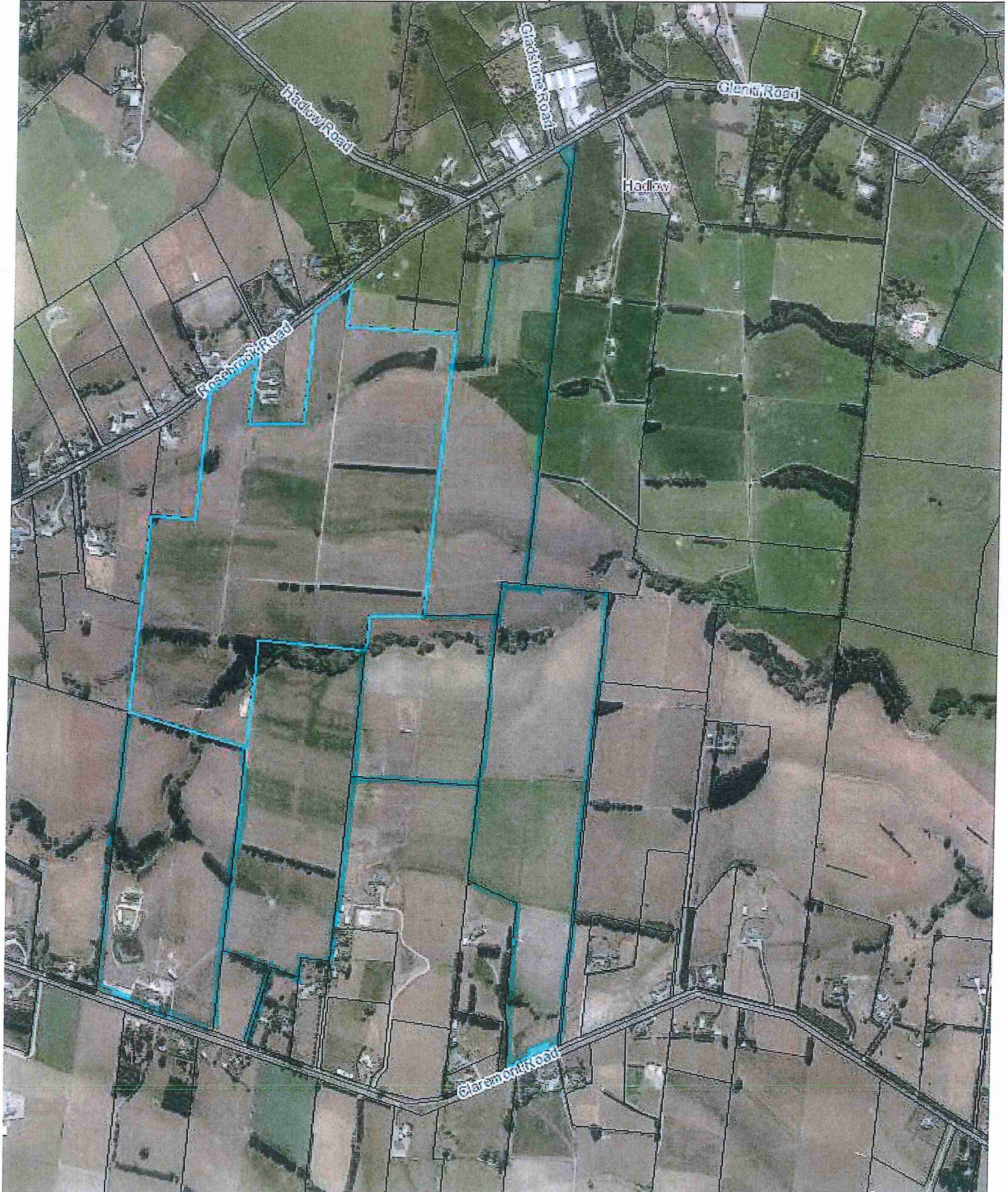
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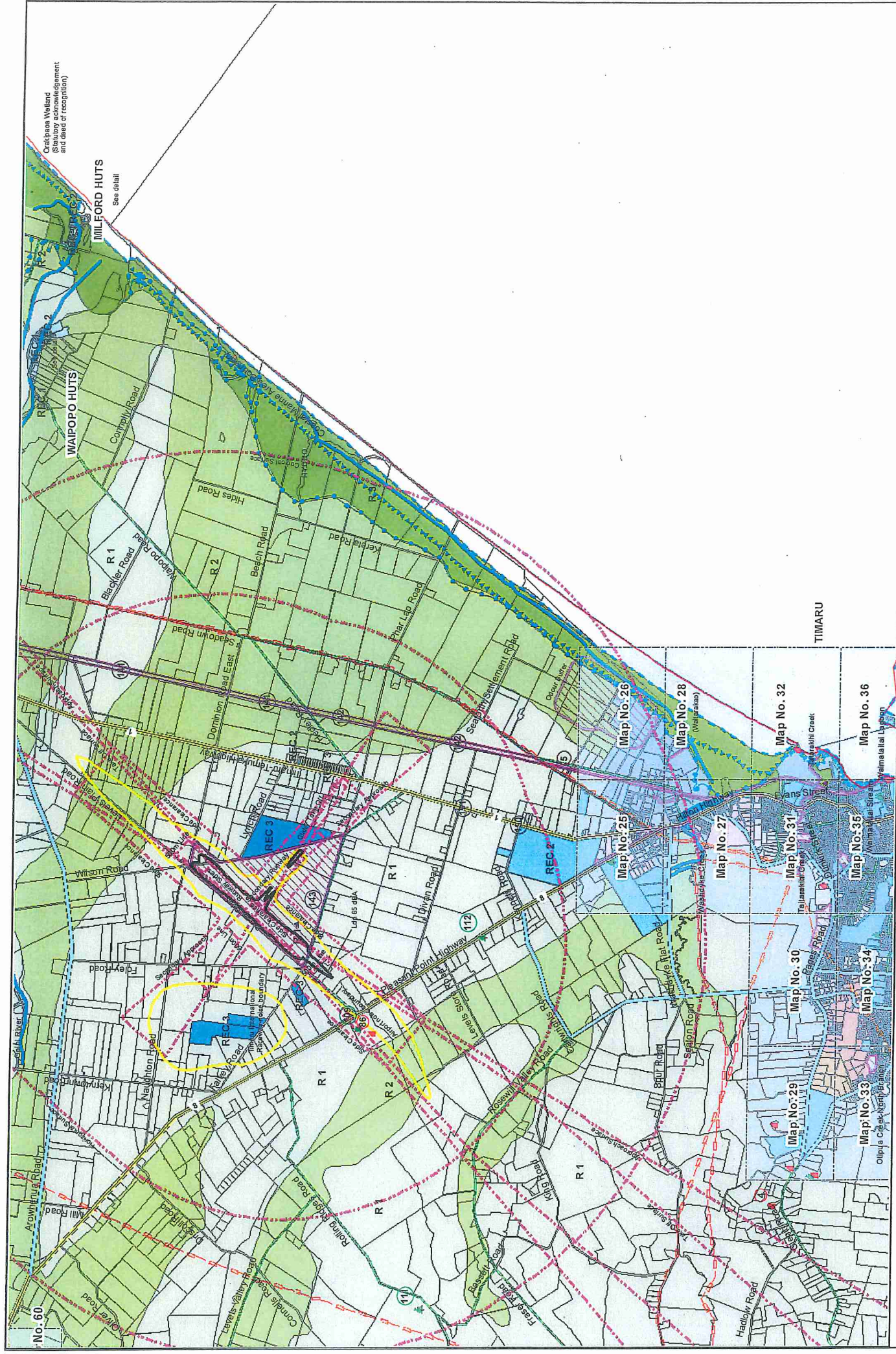
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Map 18	Map 19	Map 20
Map 21	Map 22	Map 23
Map 24		



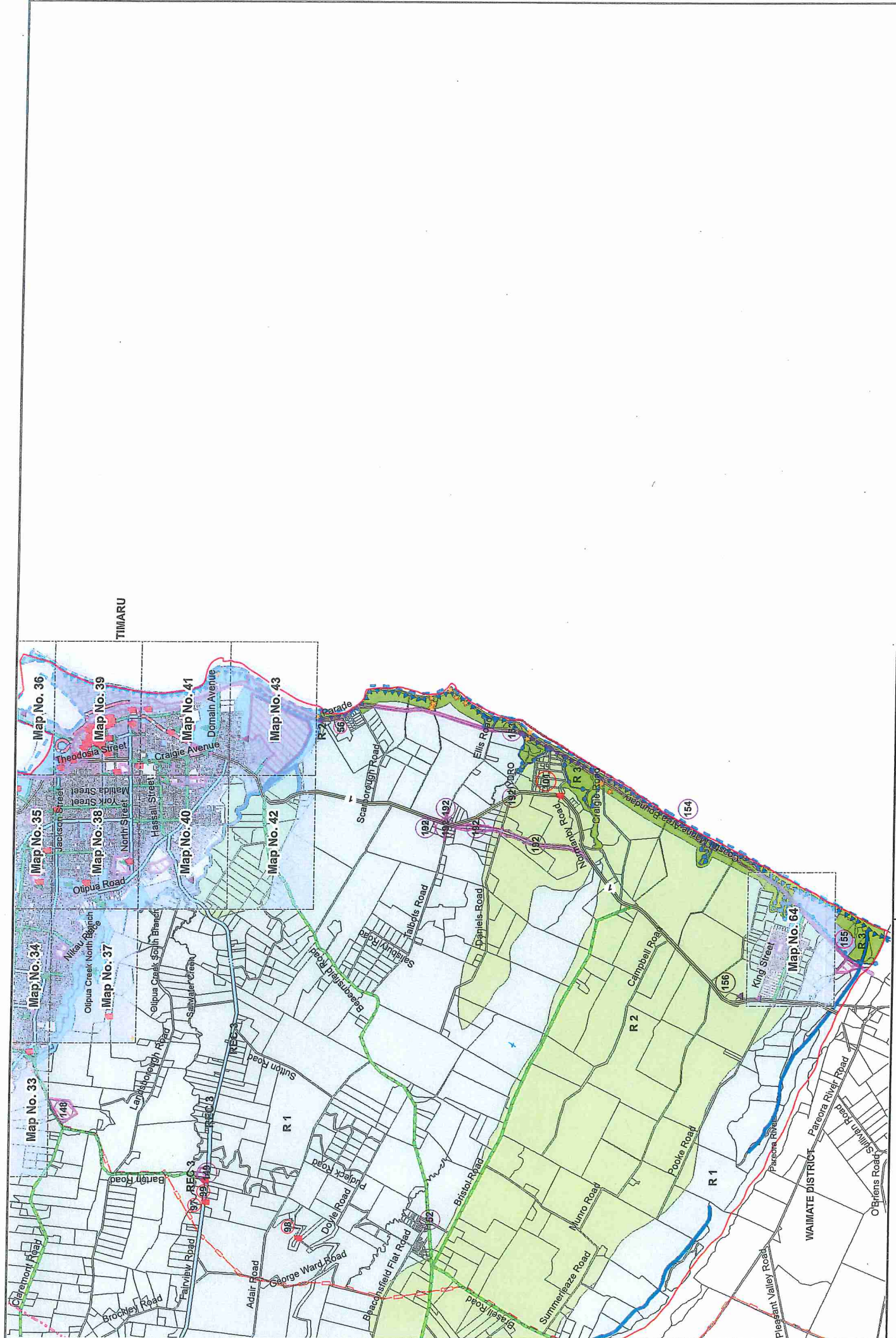
# TIMARU DISTRICT PLAN

SCALE 1:50,000 (on A3 page)

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North Arrow

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TIMARU

# TIMARU DISTRICT PLAN

Map 24

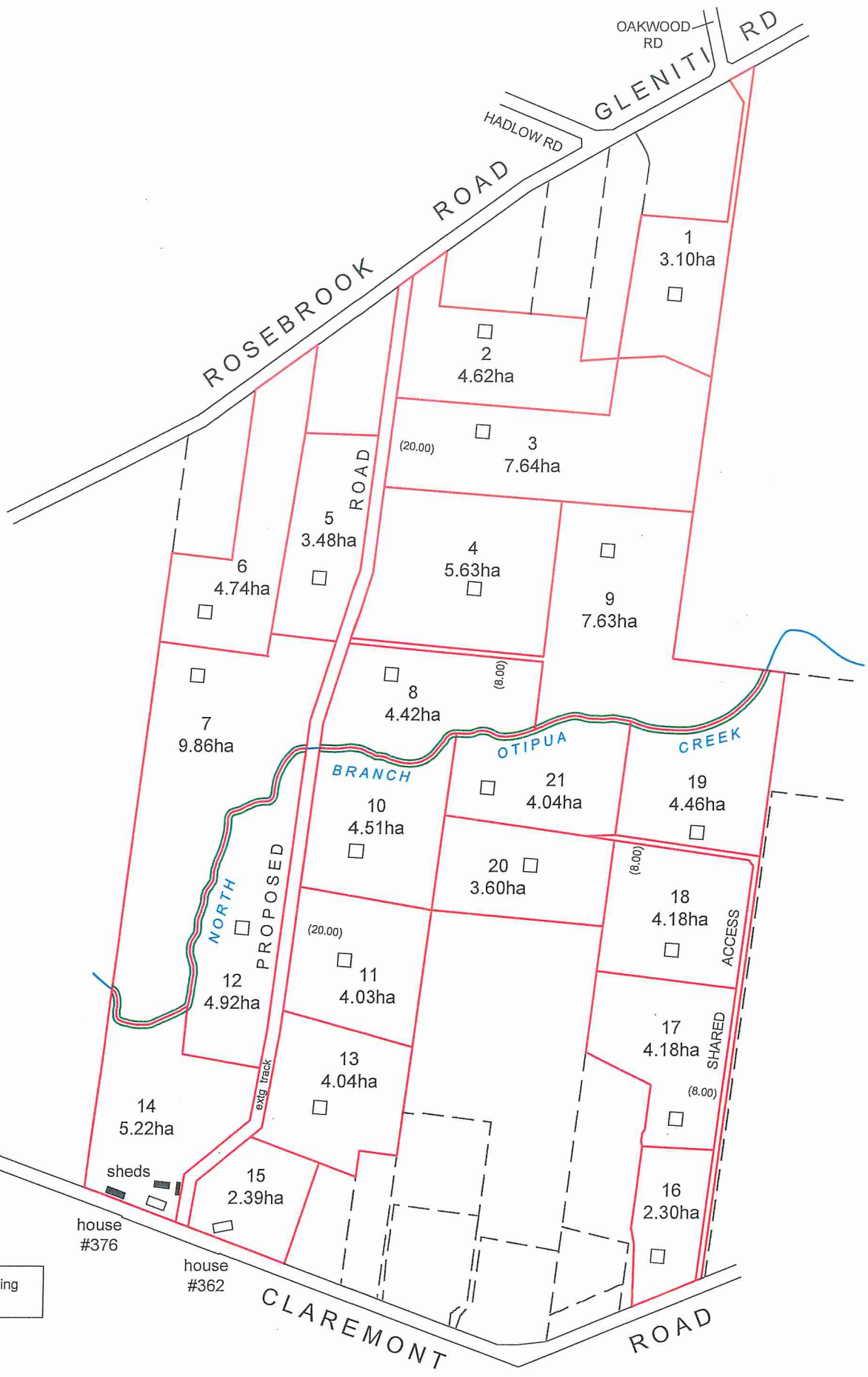
Map 21 Map 22 Map 23



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□ Possible Building Area

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TIMARU DISTRICT

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SCALE: 1: 6000 @ A3		Date: 16 May 2017	
Applicants: Clarebrook Farms Ltd		Surveyed	ASR
C/- P Stewart		Drawn	CJB
57 Rockdale Road		Amended	
RD 5 TIMARU 7972		Amended	

## CLAREBROOK LIFESTYLE SUBZONE CONCEPT PLAN - 21 Allotments



1 The Terrace, Timaru 7810  
PO BOX 454, Timaru 7840  
P 03 624 7822  
E admin@mfll.co.nz  
www.mfll.co.nz

Client Job No.  
125963/02  
Sheet 1 of 1

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

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.

### READ MORE:

\* **2000 more homes needed to cope with growth**

\* **Long-term strategy required to address ad-hoc development in Timaru**

"[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.

Ad Feedback



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.

- Stuff

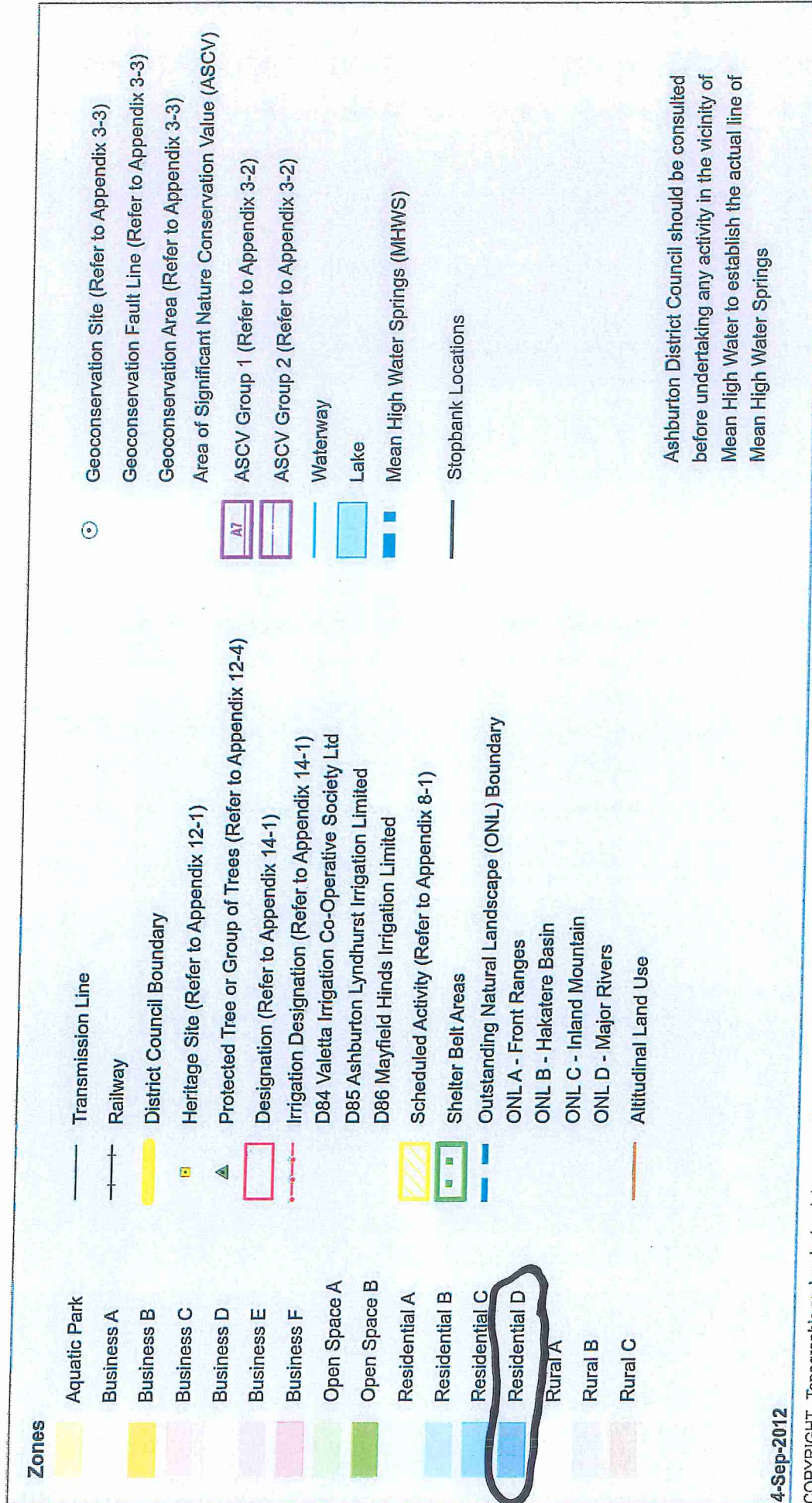
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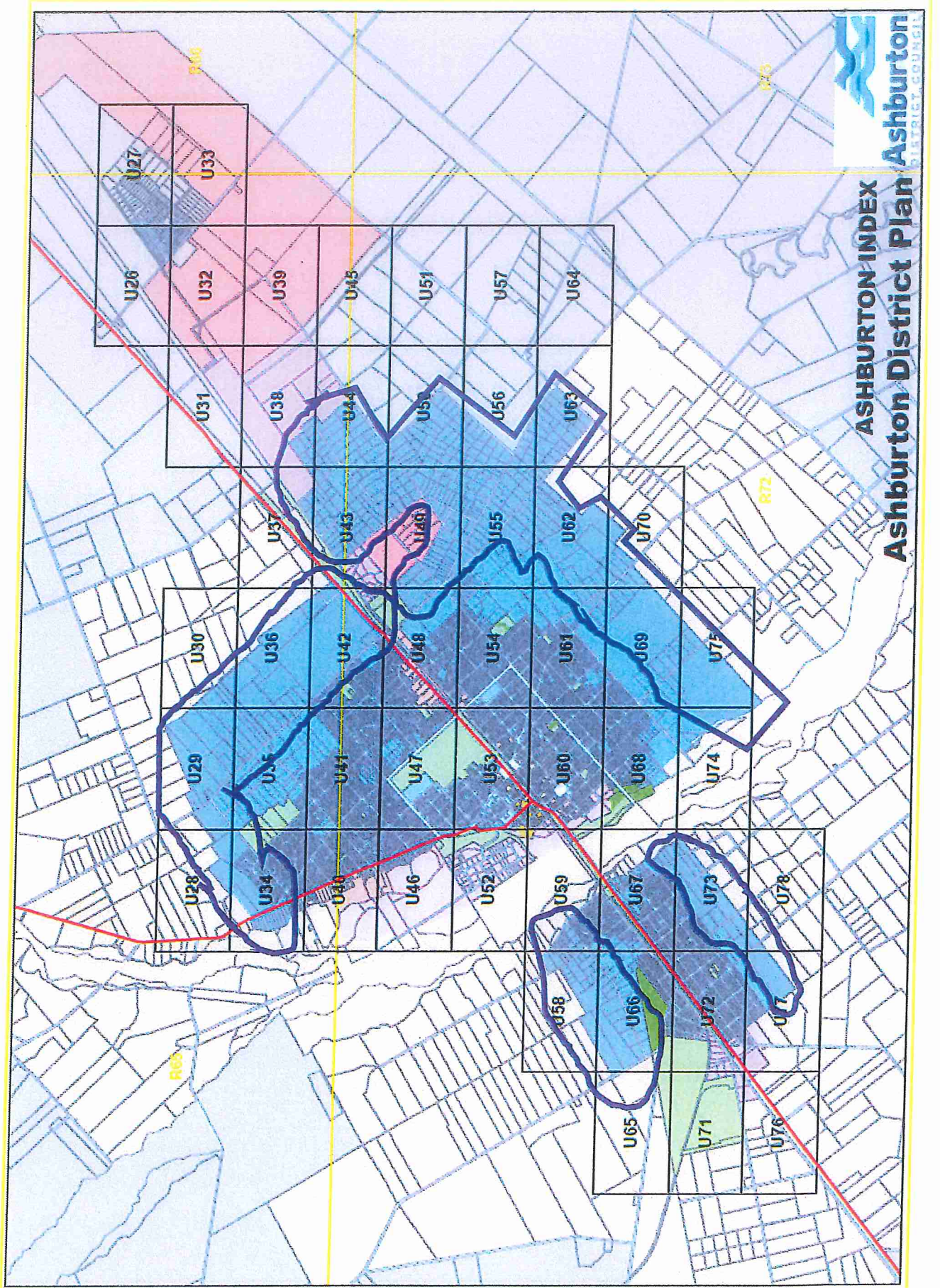
Recommended by



4-Sep-2012

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## Ashburton District Plan - Planning Map Legend



# Ashburton, New Zealand

From Wikipedia, the free encyclopedia

Coordinates: 43°54′20″S 171°44′44″E﻿ / ﻿43.90556°S 171.74556°E﻿ / -43.90556; 171.74556

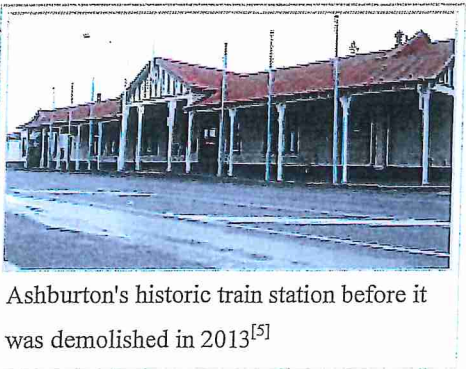
**Ashburton** (Māori: *Hakatere*) is a large town in the Canterbury Region, on the east coast of the South Island of New Zealand. The town is the seat of the **Ashburton District**, a territorial authority encompassing the town and the surrounding rural area, which is also known as Mid Canterbury. It is 85 kilometres (53 mi) south west of Christchurch and is sometimes regarded as a satellite town of Christchurch.<sup>[4]</sup>

Ashburton township has a population of 19,850, with an additional 12,400 living in the wider district. The town is the 23rd largest urban area in New Zealand and the third-largest urban area in the Canterbury Region, after Christchurch and Timaru.

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## Naming



Ashburton's historic train station before it was demolished in 2013<sup>[5]</sup>

Ashburton was named by the surveyor Captain Joseph Thomas of the New Zealand Land Association, after Francis

Baring, 3rd Baron Ashburton, who was a member of the Canterbury Association. The town is laid out around two central squares either side of the railway line and main highway, Baring Square East and Baring Square West.

"Ashvegas", Ashburton's common nickname, is an

Ashburton Hakatere (Māori)	
Secondary urban area	
<div><div><div><span></span><div><div><span><span></span></span></div><div><div>Aerial view of Ashburton, looking west. The Ashburton River or Hakatere is visible at left.</div></div></div></div></div></div>	
Nickname(s): Ashvegas	
<div><div><div><div><span></span><div><div><span><span></span></span></div><div><div>Ashburton</div></div></div></div><div></div><span>Ashburton</span></div></div></div> <div><div>Coordinates: <span><span><span><span><span>43°54′20″S</span> <span>171°44′44″E</span></span></span><span><span>﻿</span> / <span>﻿</span></span><span><span>43.90556°S 171.74556°E</span><span><span>﻿</span> / <span>-43.90556; 171.74556</span></span></span></span></span></div></div>	
Country	<span><span><span></span></span> </span> New Zealand
Region	Canterbury
Territorial authority	Ashburton District
Electorates	<div><div>Rangitata</div><div>Te Tai Tonga (Maori electorate)<sup>[1]</sup></div></div>
Government <sup>[2]</sup>	
<span> </span> • <span> </span> Mayor	Donna Favel