

TIMARU DISTRICT 2045 DRAFT GROWTH MANAGEMENT STRATEGY SUBMISSION FOR B A & T L ELLERY.

1 INTRODUCTION AND QUALIFICATIONS

- 1.1 This submission has been prepared on behalf B A & T L Ellery being the registered owners of 14 Grange Settlement Road, Temuka, 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 14 Grange Settlement Road, Temuka, which is identified with a legal description of Pt RS 3152 and has a total area of 1.2140 hectares.

2 EXISTING SITUATION

- 2.1 The subject property encompasses a modern dwelling at 14 Grange Settlement Road as generally indicated in the attached aerial photograph (refer to Appendix 2).
- 2.2 The property is currently Zoned Rural 1 in terms of the Operative Timaru District Plan and immediately joins the Residential 1 Zone to the south. The property is well serviced along its eastern and western boundaries with sealed road frontages and Council's sewer main is readily available and services adjacent properties to the north at 20 and 24 Grange Settlement Road, Temuka.



3 TIMARU DISTRICT GROWTH STRATEGY 2017 – GROWTH ASSUMPTIONS

- 3.1 Rural Residential Growth Assumptions are contained within Chapter 3.0 with Temuka being confirmed as the second largest Urban Centre within the Timaru District. Page 84 of the Growth Assumptions Report notes a “Modest historical demand patterns for new Rural Residential titles”.
- 3.2 Such a statement needs to be considered in context with the requirements of the Operative Timaru District Plan. We refer to Appendix 3 for a copy of Council’s District Plan Map 19, which indicates extensive areas of Rural 2 Zoned land surrounding the Temuka Township, with the exception of relatively small areas of Rural 1 land adjacent to the Temuka river to the west and south of the Temuka township.
- 3.3 Based on my local subdivision experience in the Timaru District since 1995, Council’s Rural 2 subdivision allotment size of 10 hectares, has been strictly reinforced in the immediate vicinity of Temuka with relatively few exceptions and generally limited to properties in close proximity to the subject land. This is enforced by Figure 3.9 below from page 97 of the Growth Assumptions Report.

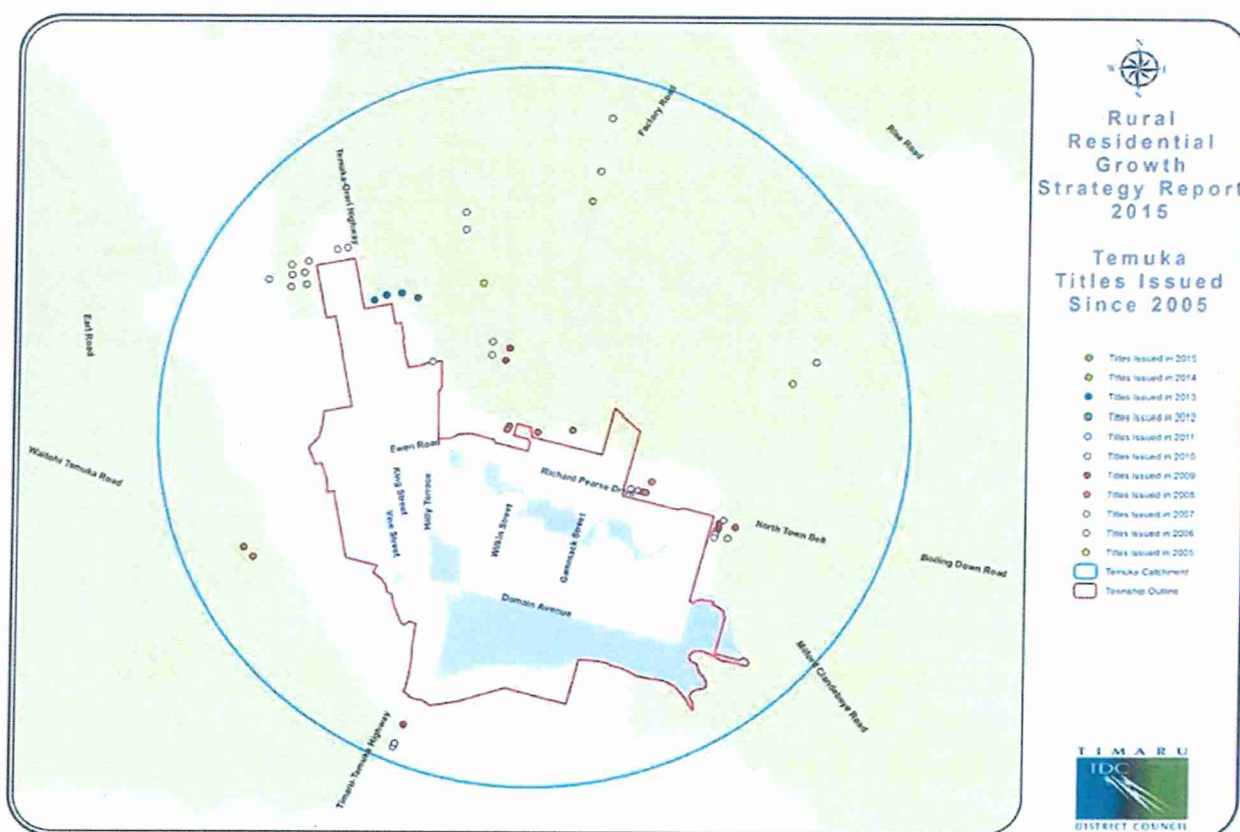


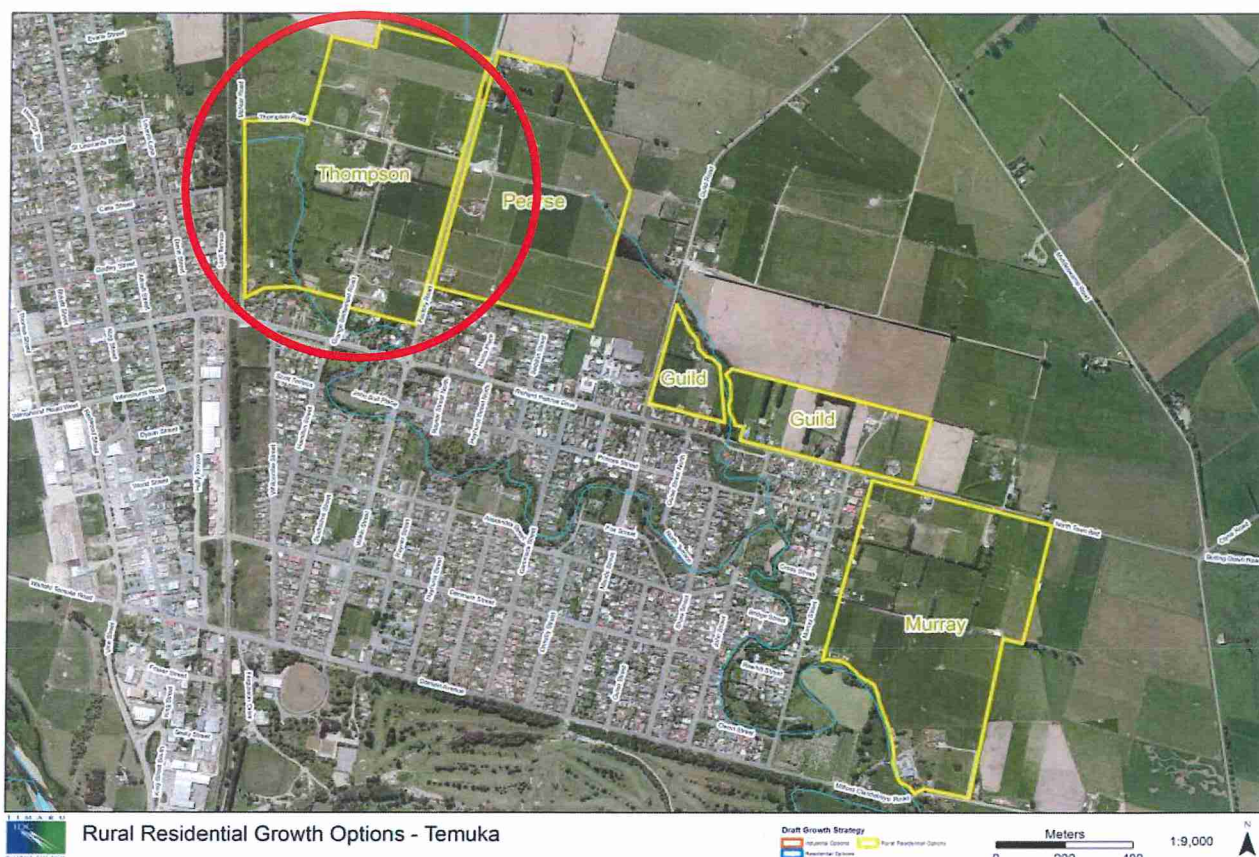
Figure 3.9-Temuka Titles Issued since 2005



- 3.4 With Council's Rural 2 Zoning controlling the creation of Rural Residential allotments since 1995, this naturally leads to the modest historical demand identified in the Growth Assumptions Report.

4 TIMARU DISTRICT GROWTH STRATEGY 2017 – OPTIONS

- 4.1 Council's Options Report considers four Rural Residential Growth Options, with the subject land falling within the "Thompson Road" option (refer to the map below).



- 4.2 Subsequently, Council's Draft Growth Management Strategy recommends the "Thompson Road" Rural Residential Zone be established.
- 4.3 The owners of 14 Grange Settlement Road, B A & T L Ellery confirm their support of Council's intention to rezone their property to Rural Residential within the Growth Management Strategy and ultimately as part of the current review of the Timaru District Plan.
- 4.4 Based on the proximity of their property to the Residential 1 Zone, the availability of Council's piped sewer network (which services adjoining properties to the northwest) and to recognise existing subdivision on the northern boundary of the property, we agree with Council's opinion that this area is appropriate for Rural Residential land use.



5 CONCLUSION & DECISIONS SOUGHT FROM COUNCIL

- 5.1 We support Council's intention to rezone the subject property within the "Thompson Road" Rural Residential option.
- 5.2 Based on the foregoing assessment, we propose a minimum allotment size of 2,000 square metres for the subject land, which may yield a total of six allotments/household units and given some recognition to the existing 'L' shape allotments.
- 5.3 A minimum area requirement of 2,000 square metres allotment size would enable a transition between the immediately adjacent Residential 1 Zoning and the balance of the "Thompson Road" Rural Residential Zone with allotment areas between 5000 square metres and 2 hectares.
- 5.4 On behalf of the land owners, we extend an invitation for the Commissioner and hearings panel to visit the subject property and this can be coordinated through Milward Finlay Lobb Limited on an as needed basis.

Prepared on behalf of:

B A & T L Ellery.

By:

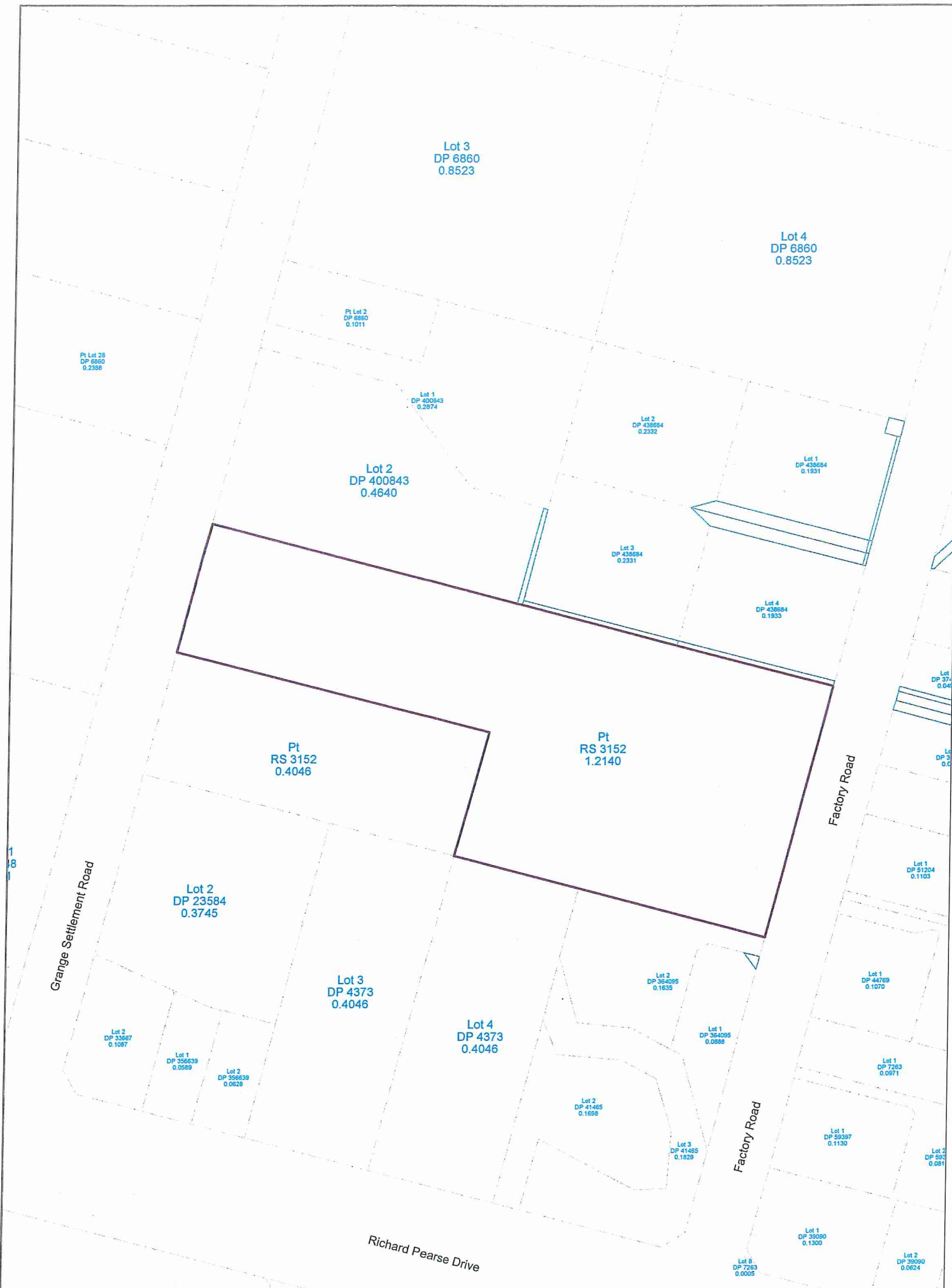
A S Rabbidge

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

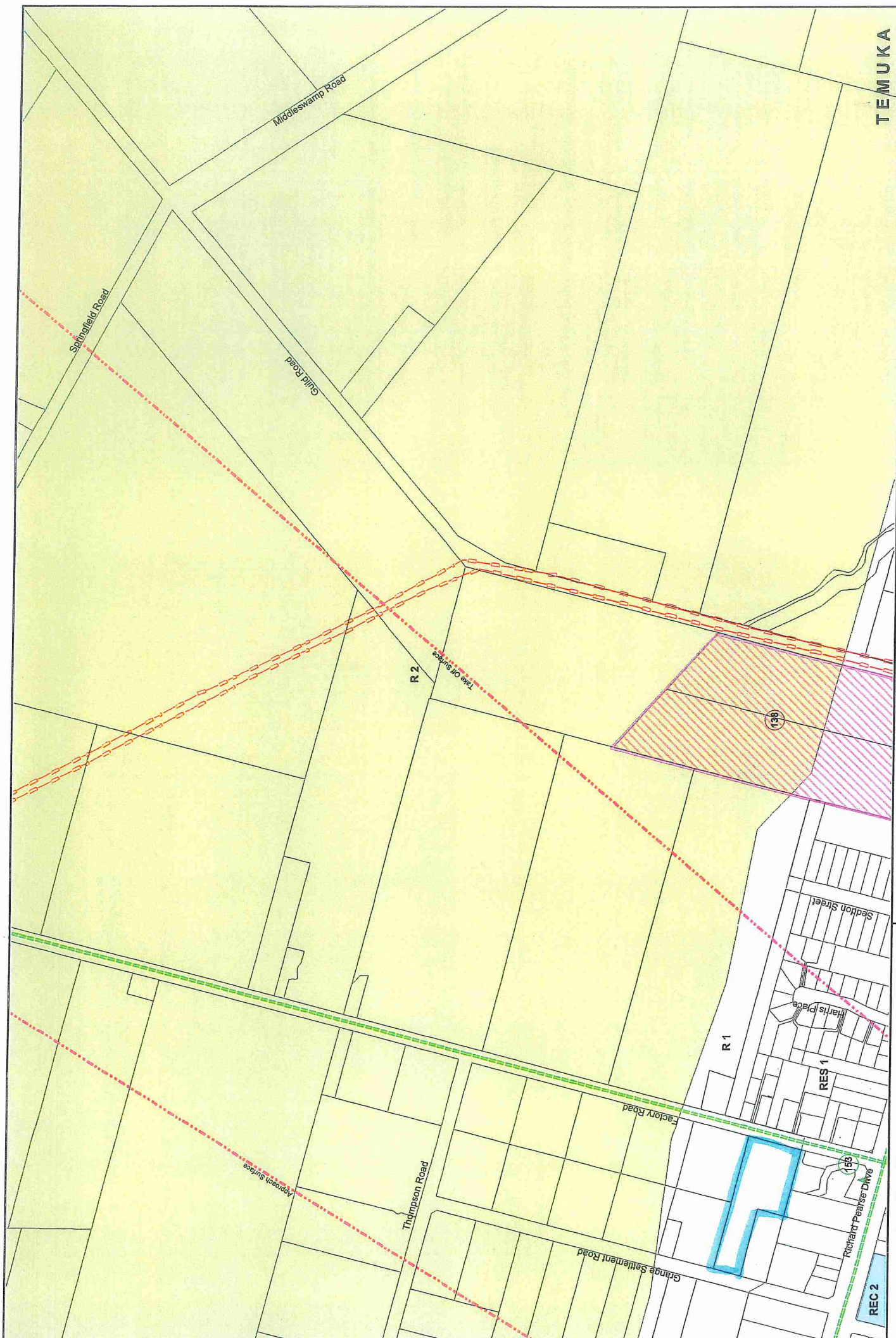
15 May 2017

ATTACHMENTS

- Appendix 1 Site plan of the land owned by B A & T L Ellery and neighbouring properties at a scale of 1:1500.
- Appendix 2 Environment Canterbury – Aerial Photo sourced online on 5 May 2017.
- Appendix 3 Timaru District Council Zoning Maps 19 & 46.







TEMUKA

Map 46

Map No 44	Map No 45	Map No 47	Map No 48
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TIMARU DISTRICT PLAN



SCALE 1:5,000
(on A3 page)

0 50 100 200 300 m

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