

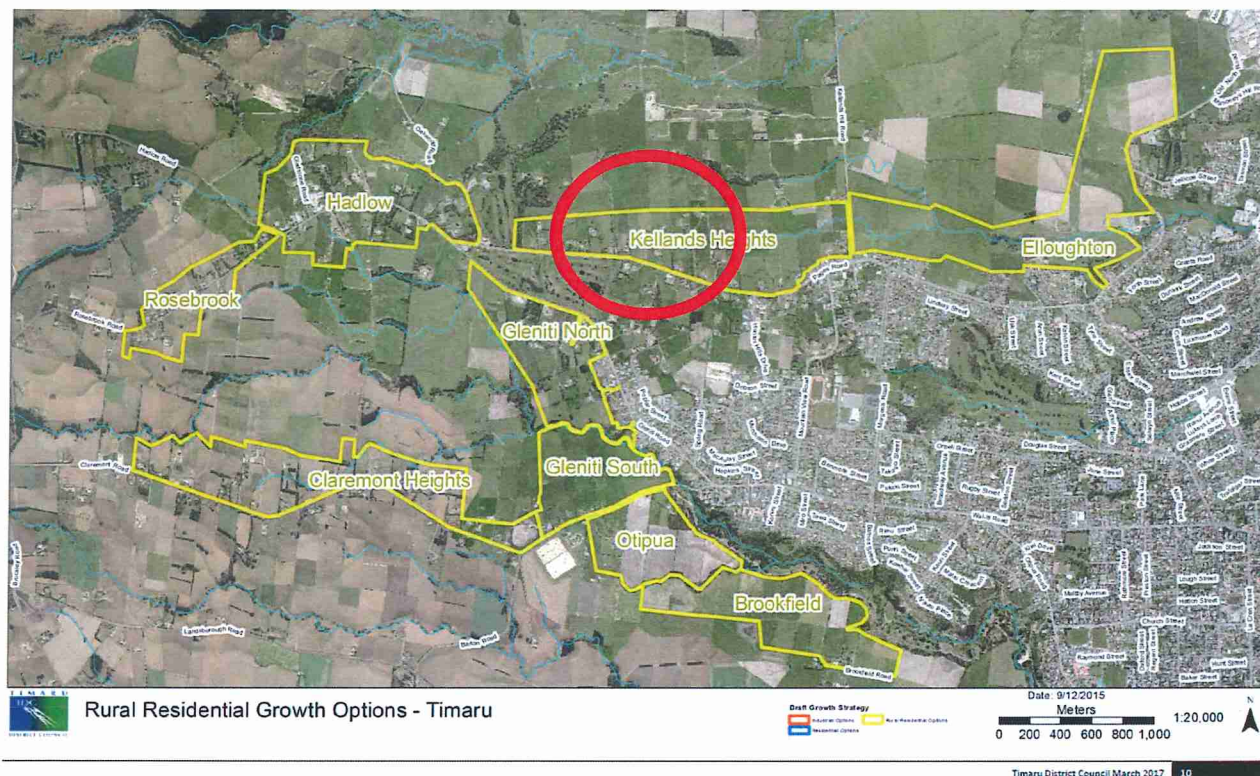
**TIMARU DISTRICT 2045 DRAFT GROWTH MANAGEMENT STRATEGY
JOINT SUBMISSION FOR D A & R M COUPLAND & MHS TRUST MANAGEMENT
LIMITED, M L S & R E TALBOT, C I & D I MACKENZIE
AND E H & K P ANDREWS & E O SULLIVAN**

1 INTRODUCTION AND QUALIFICATIONS

- 1.1 This submission has been prepared on behalf of the above parties 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 various properties owned by the joint submitters on the northern side of Pages Road, Timaru. Those properties are specifically identified in Appendix 1 and comprise a total land area of approximately 8.4319 hectares.

2 EXISTING SITUATION

- 2.1 The subject properties are held in four individual certificates of title. The properties are currently Zoned Rural 1 in terms of the Operative Timaru District Plan and encompass dwellings and associated accessory buildings at 385, 397, 403 and 469 Pages Road, Timaru.
- 2.2 Land on the north side of Pages Road is currently recommended in Council's Draft Growth Management Strategy, as being suitable for Rural Residential growth within the "Kellands Heights" area and all of the subject properties lie within this Council preferred growth option (refer to the map on the following page).



3 TIMARU DISTRICT GROWTH STRATEGY 2017 – GROWTH ASSUMPTIONS

- 3.1 Rural Residential Growth Assumptions are contained within Chapter 3.0. A number of significant and relevant factors that resulted in artificially low building consent figures, within the Timaru District between 2005 and 2015 for Rural Residential allotments, has been well canvassed in other concurrent Growth Management Strategy submissions prepared by Milward Finlay Lobb Limited.
- 3.2 To summarise, we consider that Council's projection for 11 new houses per year to be built on the Timaru fringe with Rural Residential Zones to be inadequate for the period through to 2043.

4 TIMARU DISTRICT GROWTH STRATEGY 2017 – OPTIONS

- 4.1 Council's Options Report considered a total of ten Rural Residential Growth Options, with the subject land falling within one of the three options that were recommended to be established in the draft Growth Management Strategy being the "Kellands Heights" option.
- 4.2 The owners of 385, 397, 403 and 469 Pages Road, confirm their support of Council's intention to rezone their properties to Rural Residential within the Growth Management Strategy and ultimately as part of the current review of the Timaru District Plan.



5 CONCLUSION & DECISIONS SOUGHT FROM COUNCIL

- 5.1 We support Council's intention to rezone the subject properties within the "Kellands Heights" Rural Residential option.
- 5.2 We note Council's suggested allotment sizes without a connection to a Council reticulated sewer network of between 0.5 and 2.0 hectares. This is considered to be practical within the proposed "Kellands Heights" Rural Residential Zone, bearing in mind the topography and soil type. Importantly we do also note that the Timaru District Council have consulted with Environment Canterbury, prior to the release of the Draft Growth Management Strategy.
- 5.3 Clearly the preference for effluent disposal in this area (and beyond), would be for a Council initiated and maintained low pressure pumped sewer main and we formally request that the Timaru District Council consider this further in terms of their Infrastructure Strategy, the Long Term Community Plan and also the current review of the Timaru District Plan.
- 5.4 On behalf of the various owners comprising this joint submission, we extend an invitation for the Commissioner and hearings panel to view the subject properties and site access can be co-ordinated through Milward Finlay Lobb Limited on an as needed basis.

Prepared on behalf of:

D A & R M Coupland & MHS Trust Management Limited, M L S & R E Talbot, C I & D I Mackenzie and E H & K P Andrews & E O Sullivan

By:

A S Rabbidge

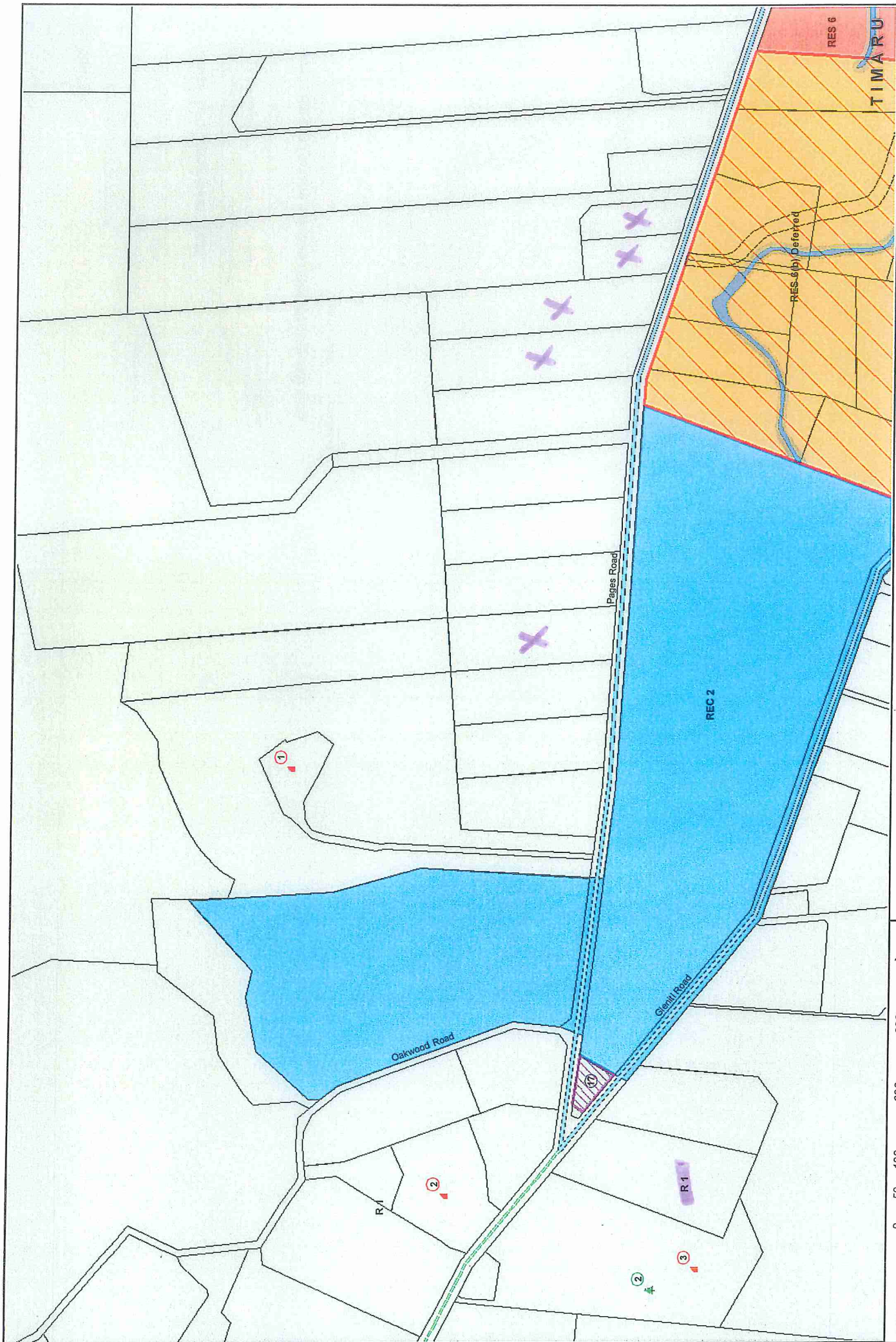
BSurv (Credit), MNZIS, CSNZ, Associate NZPI, Director – Milward Finlay Lobb Limited

16 May 2017

ATTACHMENTS

- Appendix 1 Site plan of the various land parcels subject to this submission at a scale of 1:3000.
- Appendix 2 Environment Canterbury - Aerial Photo sourced online on 12 May 2017 at a scale of 1:4000.
- Appendix 3 Timaru District Council Zone Map 29.





TIMARU DISTRICT PLAN

SCALE 1:5,000
(on A3 page)

0 50 100 200 300 m

Map 29

Map No 29	Map No 30
Map No 31	Map No 32
Map No 33	Map No 34

TIMARU DISTRICT COUNCIL

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