

TIMARU DISTRICT 2045 DRAFT GROWTH MANAGEMENT STRATEGY
JOINT SUBMISSION FOR RIVERSIDE ESTATE (2008) LIMITED,
D E NGAHA & J M HAMMOND

1 INTRODUCTION AND QUALIFICATIONS

- 1.1 This submission has been prepared on behalf of the above parties being the registered owners of land on the western side of Grant Street, 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 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 Lot 1 DP 76910 and Lot 2 DP 387529 which comprise a total area of approximately 3.6065 hectares.

2 EXISTING SITUATION

- 2.1 Lot 1 DP 76910 at 9 Grant Street, Temuka encompasses a modern dwelling which has been constructed since the latest aerial imagery available on the Canterbury Maps Website (refer to Appendix 2). Lot 2 DP 387529 is located approximately 100 metres further north and this allotment is currently vacant Rural land.
- 2.2 The subject properties form part of the deferred Residential 1 Zoning introduced by the Timaru District Council by way of a Plan Change within the Temuka West area some years ago, with an underlying Rural 2 Zoning.



3 TIMARU DISTRICT 2045 – DRAFT GROWTH MANAGEMENT STRATEGY

- 3.1 Table 3 Council's Growth Assumptions Report as below, indicates longer term capacity for the 2013-2043 period including a 15 percent buffer, equates to 170 new household units for the Temuka Urban (Settlement) area.

Table 3: Projected Household Demand (NZ Statistics Medium Projections) and NPS-UDC Capacity

Settlement	2018 (short term)	2028 (medium term)	2043 (longer term)
Timaru Settlement	327	613	380
Timaru Settlement + buffer	+20% (392)	+20% (734)	+15% (437)
Temuka Settlement	54	133	148
Temuka Settlement + buffer	+20% (65)	+20% (159)	+15% (170)
Geraldine Settlement	54	113	143
Geraldine Settlement + buffer	+20% (65)	+20% (136)	+15% (164)
Pleasant Point Settlement	41	122	236
Pleasant Point Settlement + buffer	+20% (49)	+20% (146)	+15% (271)

Table 5: Household Supply December 2016, and difference with February 2016 Survey

Settlement	Area – Growth Assumptions Report (Feb 2016)	Area – Feasibility Review (Dec 2016)	Household Yield	Difference (HH Yield) Feb vs Dec 2016
Timaru	78ha 30ha (Gleniti Res 6b)	62.4ha	667	-473
Temuka	10.73ha 24.00ha (Temuka NW)	13.1ha	141	-232
Geraldine	12.8ha	7.83ha	84	- 54
Pleasant Point	18.35	11.98ha	129	- 68



- 3.2 Table 5 (on page 2) refers to a feasible and developable Residential area of 13.1 hectares yielding a total of 141 household units, which we note is less than Council's medium term (2018-2028) and also longer term predictions (2028-2043). With page 6 of Council's Growth Assumptions Report confirming that "within Timaru District itself, **only the Timaru Urban area** will be subject to the requirements of the NPS-UDC", we note nonetheless the NPS-UDC has still been applied to forecast the short, medium and longer term demands in Temuka?.
- 3.3 Council's application of the NPS-UDC we believe to be incorrect given that Temuka is not part of the Timaru Urban area, nor is it an area of medium or high growth in terms of the NPS-UDC. Therefore, we believe that Council's pre March 2017 figures for predicted household units required in Temuka by 2043 should be applied. Referring to page 45 of Council's Growth Assumptions Report, this indicates a range "between 187 and 372 additional households will be required in Temuka by 2043".
- 3.4 Council's Draft Growth Management Strategy does not make any provision for additional Residential land within the current Temuka Urban area for the 2013-2043 period. Therefore, it is critical for the growth of Temuka that the Temuka west area, which is currently deferred for Residential 1 Zoning, is developed to its full potential within this 30 year period.
- 3.5 To date, development has not proceeded as anticipated by Council within this deferred Zone, due to we believe a number of factors including:
- 3.5.1 The underlying land value verses sale prices.
 - 3.5.2 Development costs including the provision of vehicle access and essential services.
One of the key impediments to development in this area has been the availability of public sewer. Currently Council's piped sewer network is within private property on the east side of Grant Street. We understand that there is also currently Council sewer capacity issues downstream of the Temuka West deferred Residential Zone.
 - 3.5.3 The existing land fragmentation and associated high number of land owners with relatively small land areas.
 - 3.5.4 Capital investment, taxation, GST and initial land purchase.
 - 3.5.5 Borrowing costs.
 - 3.5.6 Timaru District Council Capital/Development Contributions.
 - 3.5.7 Reliance on prior downstream development to provide access and/or the provision of essential services (particularly a piped sewer network).
 - 3.5.8 Other concurrent Residential development within Temuka.



3.5.9 External factors beyond the Timaru District such as the Canterbury Earthquakes, Government Policy (such as Kiwi Saver) or bank lending requirements.

4 CONCLUSION AND DECISION SOUGHT FROM COUNCIL

- 4.1 Based on the forgoing, to enable the deferred Temuka West Residential 1 area to be developed within the Growth Management Strategy period, we consider that amendments to this relatively modern zone are necessary in terms of the pending Timaru District Plan Review. We suggest this should be modelled on the recent Brouchs Gully area on the northern side of Timaru with respect to capital contributions for roading and associated essential services.
- 4.2 This would allow for development to proceed by the payment of contributions to the Timaru District Council, without reliance on the downstream property developing first, which is currently the case for a number of land parcels in the Temuka West Zone change area.
- 4.3 The other key area of concern within this Temuka West area is the availability of a public sewer network and we would request Council provide that necessary public sewer connection (with costs recovered by way of capital contributions), in order for Council's projected Residential growth to be accommodated in this locality.
- 4.4 We are aware of a number of private landowners have attempted over the years to extend the sewer network from private land to service land on the west side of Grant Street and also the north side of Donald Street without success.
- 4.5 We would ask that this submission be considered both in terms of Council's current Growth Management Strategy and also in terms of the pending Timaru District Plan Review.

Prepared on behalf of:

Riverside Estate (2008) Limited, D E Nagaha & J M Hammond

By:

A S Rabbidge

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

12 May 2017

**ATTACHMENTS**

- Appendix 1 Locality plan of the land owned by Riverside Estate (2008) Limited, D E Ngaha & J M Hammond and neighbouring properties at a scale of 1:2500.
- Appendix 2 Environment Canterbury - Aerial Photo sourced online on 4 May 2017 at a scale of 1:20,000.
- Appendix 3 Timaru District Council Zone Maps No 44 & 45.

RS 2735
4.2340
H P Johnson
J A Johnson

Pt Lot 1
DP 9611
0.8493
D W Broomhall
D P Broomhall
Hubbard Trustees Limited

Lot 2
DP 74887
2.0370
A M Everett
V M Littlejohn

Lot 1
DP 79047
0.4460
C D Taylor
R S Taylor

Lot 2
DP 79047
0.4460
J R Cochrane
W H Cochrane

Lot 45
DP 2593
0.4451
M J Adams
S A Adams

Lot 3
DP 74887
0.3140
Timaru District Council
Local Purpose Reserve (Espl...)

Lot 2
DP 376369
1.5700
J W Keen
P L Keen

Lot 3
DP 387529
1.2570
C A McSaveney

Lot 2
DP 387529
0.9125
D E Ngaha
J M Hammond

Lot 1
DP 387529
0.9920
Timaru District Council

Lot 4
DP 387529
1.6900
J F Hancock
N J Hastie

Lot 3
DP 76910
0.3650
Timaru District Council
Vesting on Deposit for Loca...

Lot 1
DP 76910
2.6940
Riverside Estate (2008) Lim...

Lot 70
DP 2593
1.7022
K J Tarrant
R E Tarrant
T M Simpson

Lot 2
DP 47399
0.5405
H J Fitzgerald
M R Fitzgerald

Lot 71
DP 2593
1.4138
K J Tarrant
R E Tarrant
T M Simpson

Lot 72
DP 2593
0.7006
G E King

Lot 73
DP 2593
0.6184

Temuka River

Lachlan Street

Grant Street

Donald Str





SCALE 1:5,000
(on A3 page)

0 50 100 200 300 m

TIMARU DISTRICT PLAN

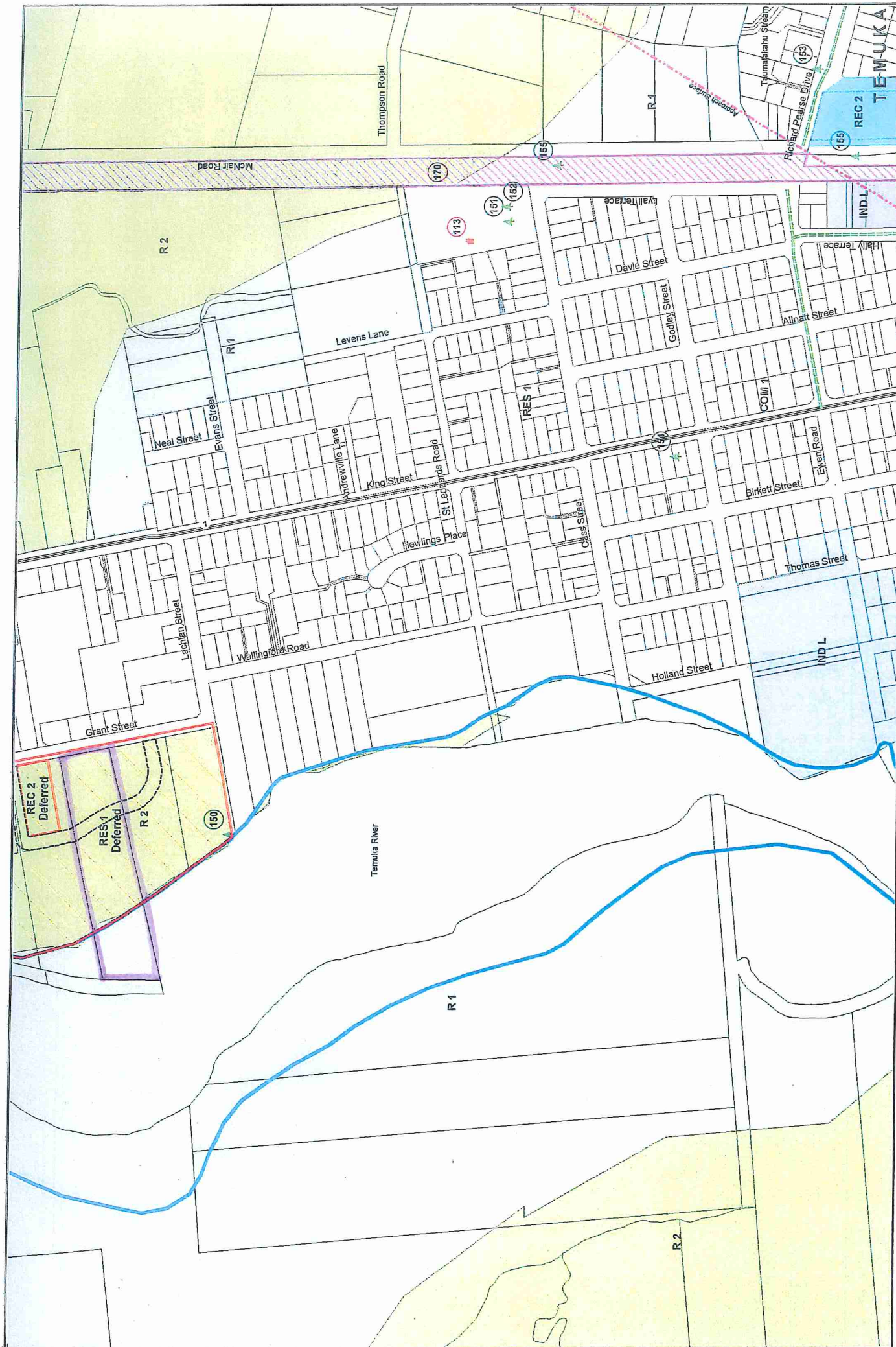


Map 44

Map No 44	Map No 45
Map No 46	Map No 47

Version 0.01, June 2011

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Map No 44	Map No 45	Map No 46
Map No 47	Map No 48	Map No 49



TIMARU DISTRICT PLAN

SCALE 1:5,000 (at A3 paper)

0 50 100 200 300 m

N
W
E
S

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