

Megan Geng

From: Jason Bolitho <jason@mflnz.co.nz>
Sent: Tuesday, 16 May 2017 4:53 p.m.
To: Growth Management Strategy
Cc: Kylie Galbraith; Mark Geddes
Subject: Submission on Timaru District 2045 Draft Growth Management Strategy by the South Canterbury Branch of New Zealand Institute of Surveyors

To: Timaru District Council

Subject: Submission on Timaru District 2045 Draft Growth Management Strategy

By: South Canterbury Branch, New Zealand Institute of Surveyors (SC-NZIS)

Introduction:

Members of the SC-NZIS have reviewed Council's recently released Timaru District 2045 Draft Growth Management Strategy and have collectively prepared this submission report. This submission report is intended to be non-specific to any one or number of land parcels. Instead this submission report is intended to address generally the Draft Growth Management Strategy as it is seen influencing the growth and development of South Canterbury moving forward to 2045.

The members who have participated in the preparation of this submission report actively work in the Surveying and closely related Professions. Their involvement with the District's growth and development across the residential, rural, commercial and industrial sectors occurs daily through hands on contact with private, commercial and public sector clients.

Purpose of Submission:

The purpose of this submission is to oppose the estimated growth assumptions (as being low) and resultant low levels of proposed residential and rural-residential re-zoning district wide.

Estimated Growth Assumptions:

One of our members, Mr Andrew Rabbidge of Milward Finlay Lobb Ltd, has investigated the growth assumptions stated in the Draft Growth Management Strategy in detail, and has reported on this in a number of private client submissions. We are authorised by Mr Rabbidge to refer this submission to any and all of his private client submissions in respect of their growth assumption discussions. It is the view of SC-NZIS, as is the view expressed in Mr Rabbidge's private client submissions, that the Draft Growth Management Strategy underestimates the future demand for residential and rural-residential development moving forward to 2045.

Residential and Rural-Residential Re-Zoning Level – Key Points Raised by Members.

- Timaru is a town that supports a large rural population. By stopping/restricting subdivisions in the rural zones one risk is that retired farmers will have limited succession planning or options to stay in the homestead. This might encourage them to leave the Timaru District effectively contradicting the assumption of more "elderly" moving to within the town boundaries. Allowances need to be provided for boundary adjustments, non-buildable allotments and lifestyle blocks.
- The impact of lifestyle blocks is not as significant as it once was with advancement of servicing and relevant planning provisions, such as the systems for roof water (even tanking water in due to low rainfall of region), modern septic tank systems, landscaping etc. The country lifestyle is a NZ iconic way of life and as such these are desirable properties for many, in particular the young families of NZ. The young families group is a very important demographic that I would think the District Plan would want to cater for to allow for a sustainable district. My concern is that by severely restricting lifestyle blocks the demand will outweigh supply which will push lifestyle blocks out of the financial reach of many young families (may be a consideration in deciding to settle in Timaru versus other centres?) . This could easily be allowed for now with the provision of zoning of land for both lifestyle residential and deferred lifestyle residential, effectively minimising the possible "land-grab" reflex to the current proposal.

- Over planning for population growth will have much less of a negative impact than under planning resulting in restriction.
- Planning/deferred zoning now will save time and money in future as opposed to a plan change later.
- Not enough zoned residential land may result in increased competition, compounding in inflated land values.
- Not 100% of the land proposed to be re-zoned for future development will be developable (gullies, south facing, servicing constraints etc)
- The desirable characteristics of Timaru is the open space/semi-rural feel. Forcing in-fill development is not why people from outside the area choose to move to Timaru.
- Limited provision for rural/farm owners to succession plan
- Zero consideration of commercial land in western Timaru (expansions of Hunter Hills Drive towards the golf course)
- Limited rural lifestyle blocks will make it less desirable for retirees to stay within the district
- Increasing tourism (cruise ships etc) therefore increasing the service sector could lead to a growing population

Further Discussion:

In general it is felt by members that the Draft Growth Management Strategy is overly conservative in its projections of residential and rural-residential growth across the District moving forward to 2045. Possibly compounding this further is the Strategy's prediction of achieving much of Timaru's residential growth through intensification of existing residential land in the central zone. While infill housing is occurring currently within the central zone, and will likely continue to do so as and when land becomes available, we do see this tapering off as the quality of this land decreases. There will be a certain percentage of this central zone land which will remain unavailable, uneconomic, or simply undesirable to develop.

Our members report that the demand for rural-residential living is higher than the Draft Growth Management Strategy predicts. Difficulties in recent years with supplying rural-residential or lifestyle living allotments to the market we predict is the reason for the perceived low demand. Our members report regular enquiries concerning rural living allotments.

It is not overlooked that the provision of essential services becomes of key concern in the zoning assessment for residential land. Not only this, but the development of that land should then ideally proceed in a logical sequence that enables the services to be extended in a progressive manner. We would offer that "deferred zoning", such as that employed in Gleniti Zone 6, is a practical way of ensuring that a larger area of zoned land can be developed in a predictable manner.

Decision Sought:

We would encourage Council to consider the following actions before adopting the Draft Growth Management Strategy:

1. To look beyond the NPS-UDC requirement to base growth assumptions on Statistics New Zealand data, and further consider local "real-world" data with the assistance of local groups and organisations such as SC-NZIS, South Canterbury Chamber of Commerce, South Canterbury Property Lawyers, local Valuers, Real Estate, Builders and Private Developers.
2. To consider the re-zoning of more residential and rural-residential land district wide for the reasons discussed above
3. To consider deferred zoning as a means of controlling the progressive development of re-zoned residential and rural-residential land.
4. To account for work being undertaken by public and private groups to promote and encourage industrial, commercial and economic investment in our region, recognising its associated social growth possibilities.

Hearing:

We confirm at this time that SC-NZIS wishes to be heard in support of this submission at the forthcoming hearing. The SC-NZIS member appointed to speak will be advised once a hearing date has been set.

Disclaimer:

Please note that the content of this submission represents the views expressed by SC-NZIS members, as prepared collectively by those members. The National Office of New Zealand Institute of Surveyors has not been consulted in the preparation of this submission.

Kind Regards,

Jason Bolitho (BSurv, RPSurv, MZNIS)

Chairperson - South Canterbury Branch, New Zealand Institute of Surveyors