

SUBMISSION ON NOTIFIED PROPOSED PLAN

Clause 6 First Schedule, Resource Management Act 1991

TO: Planning Policy Team
Timaru District Council
PO Box 522
2 King George Place
TIMARU 7910

By email: pdp@timdc.govt.nz

Name of submitter:

1 Pages Trust and Russell Trust (**Submitters**)

Address: C/- Gresson Dorman & Co
PO Box 244
TIMARU 7940

Contact: Georgina Hamilton

Email: georgina@gressons.co.nz

Trade competition statement:

2 The Submitters could not gain an advantage in trade competition through this submission.

Proposal this submission relates to is:

3 This submission is on the Proposed Timaru District Plan (**Proposed Plan**), which was publicly notified on 22 September 2022.

The specific provisions of the Proposed Plan that this submission relates to:

4 This submission relates to the proposed zoning of the properties comprising Lot 1 DP 531735, Lot 1 DP 75196 and Lot 2 DP 73425 at 273, 279 and 295 Pages Road respectively (**Properties**) and the proposed sequencing for development of the Properties.

5 Specifically, the submission relates to:

(a) The planning maps that apply to the Properties, and in particular:

(i) The proposed General Rural Zoning of the Properties;

(ii) The proposed *FDA2 – Kellands Heights East Future Development Area – Residential Development Overlay (FDA2 Overlay)*, which the Properties are subject to;

- (b) The proposed sequencing of development for land within the FDA2 Overlay that is set out in Schedule 15 - Schedule of Future Development Areas of the Proposed Plan; and
- (c) The Future Development Area Chapter of the Proposed Plan, and all provisions (Introduction, Objectives, Policies and Rules) applying to the FDA2 Overlay.

Submission

Background

- 6 The Properties lie to the north of Pages Road and west of Kellands Hill Road.
- 7 The Properties are zoned General Rural under the Proposed Plan and are subject to the FDA2 Overlay.
- 8 Under Proposed Policy FDA-P2, development of land within the FDA2 Overlay is required to:
 - (a) *be undertaken in accordance with [the] sequence set out in SCHED 15 – Schedule of Future Development Areas in order to avoid adverse effects on urban consolidation; and*
 - (b) *be developed in accordance with the anticipated land use set out in SCHED 15 – Schedule of Future Development Area; and*
 - (c) *submit a plan change that includes a Development Area Plan prepared in accordance with FDA-P4.*
- 9 The sequencing for development, and anticipated use, of land that is subject to the FDA2 Overlay as set out in SCHED 15 is as follows:

Unique identifier	Name	Anticipated Zone	Timeframe for DAP	Additional Requirement
FDA2	FDA2 – Kellands Heights East Future Development Area – Residential Development	General Residential Zone	Priority area – 5 years	Development Area Plan to be developed in conjunction with Kellands Heights West

- 10 Davis Ogilvie has recently been engaged by the Timaru District Council (**Council**) to investigate options for extending the existing Council wastewater main on Pages Road to service land identified within the Proposed Plan that is subject to the FDA2 Overlay as part of work being completed in relation to roading improvements to Pages Road from Mountain View Road to 325 Pages Road. The findings of that investigation are set out in the Memorandum Report, dated 4 October 2022, which is **attached as Annexure A** to this submission (**DO Report**).

11 The DO Report concludes that:

- (a) Those parts of 251 and 273 Pages Road that are shown in blue in Figure 3 below could be serviced from the existing Council wastewater main on Pages Road.

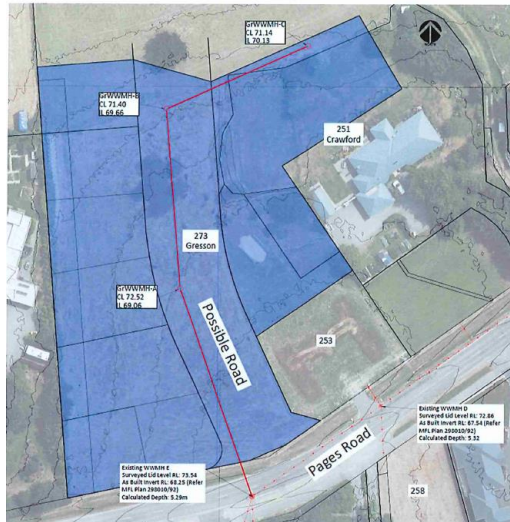


Figure 3: 251 & 273 Serviceable Area for Wastewater.

- (b) Those parts of 279 and 295 Pages Road shown in blue in Figure 4 of the DO Report below could be serviced from an extension of the existing Council wastewater main on Pages Road.

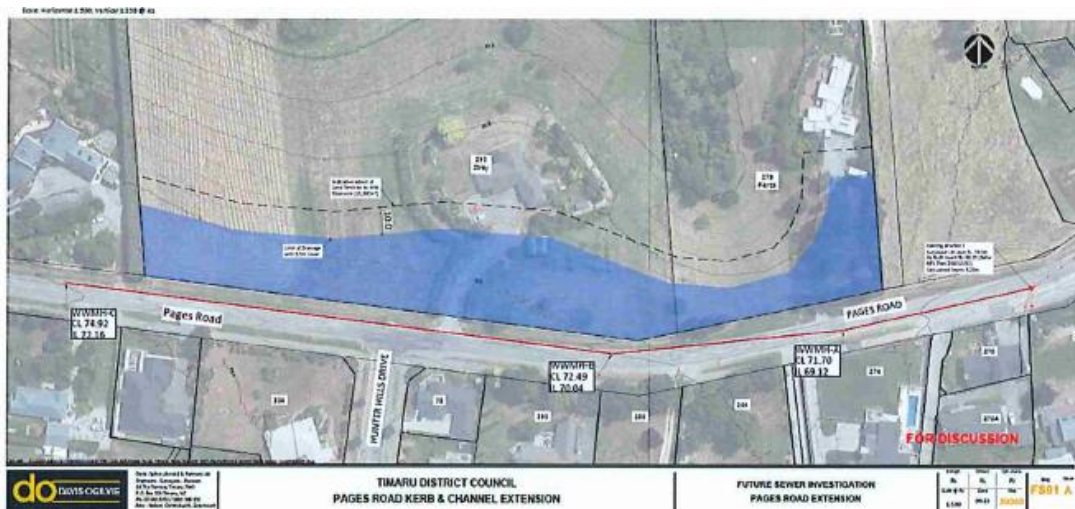


Figure 4: Pages Road Wastewater Extension

Submitters position

12 The Submitters oppose:

- (a) The proposed General Rural Zoning of the Properties; and

- (b) The proposed *FDA2 – Kellands Heights East Future Development Area – Residential Development Overlay (FDA2 Overlay)*, which the Properties are subject to.
- 13 The Submitters consider that the General Rural Zoning for the Properties and FD2 Overlay, which contemplates a 5 year timeframe for development and rezoning via private plan change does not recognise:
- (a) The unsatisfied demand for residential sections on the northern side of Pages Road that has been reported regularly by real estate agents and media over a number of years and also identified in submissions made by the Submitters on the Draft Timaru District Growth Management Strategy and supporting evidence from Mrs A McCully and Mr R Blackham, and updated statement by Mr J Blanchard, REINZ authorised spokesperson for South Canterbury (**attached as Annexure B**).
- (b) The recommendation of the Planz Consultants report entitled Timaru District Council Growth Management Strategy Review dated April 2022 (**Planz Report**) as follows:¹
- Amend the zoning of the western end of the Pages Road/Kellands Hill Road site (shown as DEV5 and zoned RLZ in the Draft District Plan) from GRUZ to GRZ. This land is not as intensively developed with rural lifestyle properties as the western end of DEV5 and is a logical next step for extending Timaru and is again close facilities including, Aorangi Park, Mountain View High School and primary schools. It is assumed that approximately 6 ha of this area will not be developed due to existing rural lifestyle development and waterways, accordingly the area available equates to approximately 29 ha. At 12 HH/ha, the site could yield up to 348 HH over the life of the Plan*
- (c) The conclusions of the DO Report into the future servicing of this area, which identifies existing services that could allow practical development of land falling within the FDA2 Overlay area almost immediately.²
- (d) The Submitters' understanding that Council's roading division is currently designing kerbing and filtration plantings to address the extra stormwater which has resulted from the increase in the hard surface area in the residential subdivisions to the south of Pages Road, together with stormwater that originally flowed to other natural catchment areas. These are in addition to the larger rain events currently experienced. This is causing levels of surface water to flood down Pages Road resulting in damage to the road reserve, road surface and adjoining properties.

¹ Timaru District Council Growth Management Strategy Review, Planz Consultants, April 2022, at page 22, clause (b).

² DO Report, sections 4.1.and 4.2.

- (e) The DO Report indicates that all of the land falling within the FDA2 Overlay area can be developed before a future gravity fed sewer system is constructed through the proposed FDA1 area from Old North Road to Kellands Hill Road.³ This can be achieved by gravity feeding the remainder of the FDA2 area which cannot be serviced by the extremity of the existing sewer within Pages Road, to a pumping station on Kellands Hill Road. This can then be pumped up the small rise to the current sewer on Pages Road. This will also result in reducing future stress on the Old North Road sewer line.
- (f) A gravity fed system through the FDA2 area to a pump at Kellands Hill Road will also make it viable to service the FDA10 area (rural lifestyle) to the west of the FDA2 area at the appropriate time.⁴

Decisions sought

- 14 For the reasons set out above, the Submitters seek the following:
 - (a) Those parts of the Properties identified in Figures 3 and 4 of the DO Report, which can be serviced from the existing Council wastewater main on Pages Road, be zoned “General Residential” under the Proposed Plan;
 - (b) The sequencing of development of the remaining land subject to the proposed FDA2 Overlay as set out in Schedule 15 as notified be amended so that the development of that land can be developed within 2 years instead of a 5 year timeframe, and accordingly the re-classification of this land as a “Priority area - 2 years”;
 - (c) As a consequence of the decision sought in paragraph 14(b) above, the “additional requirement” in Schedule 15 for the development area plan for FDA2 to be developed in conjunction with Kellands Heights West is deleted; and
 - (d) All consequential amendments required to address the concerns raised in this submission and/or to ensure a coherent planning document.
- 15 The specific amendments to Schedule 15 sought by the Submitters are set out as follows⁵

Unique identifier	Name	Anticipated Zone	Timeframe for DAP	Additional Requirement
FDA2	FDA2 – Kellands Heights East Future Development Area – Residential Development	General Residential Zone	Priority area – 5 <u>2</u> years	Development Area Plan to be developed in conjunction with Kellands Heights West

³ DO Report, section 1.0, page 2.

⁴ DO Report, section 1.0, page 2.

⁵ The Submitter’s requested amendments are shown in tracked changes (deletions in strike-through; additions in underline).

- 16 The Submitters understand from recent discussions with Council officers that the amendments set out in paragraphs 14 and 15 are recognised as a pragmatic approach, consistent with the outcomes envisaged by the Timaru District Growth Management Strategy and the recommendations of the Planz Report.

Wish to be Heard:

- 17 Given the Submitters' understanding of Council's current position on the decisions sought above at paragraphs 14 and 15, it may not be necessary for the Submitters to be heard in relation to their submission.
- 18 Notwithstanding that, the Submitters wish to preserve their right to be heard. Should the need arise, the Submitters would present legal submissions and evidence in support of their submission at the hearing.
- 19 The Submitters would be prepared to consider presenting a joint case with others making similar submissions at the hearing.



Pages Trust and Russell Trust

By its Solicitors and authorised Agents

Gresson Dorman & Co: Georgina Hamilton

Date: 12 December 2022

ANNEXURE A – DAVIS OGILVIE REPORT

MEMORANDUM REPORT

To: Timaru District Council
Applicant:
From: Paul Jackson – Civil Engineer
Date: 04 October 2022
Subject: PAGES ROAD WASTEWATER EXTENSION

1 INTRODUCTION

Davis Ogilvie Aoraki (DO) have been engaged by TDC to prepare a design for improvements to Pages Road from Mountain View Road through to 325 Pages Road. As an extension to the road design, we are also to investigate options for extending the existing wastewater gravity main prior to road construction commencing. This is a very high-level study has been prepared to enable TDC to identify preferred option(s) for further investigation and proof of concept.

Under the Proposed District Plan (PDP) land to the north of Pages Road (up to 325 Pages Road) and west of Kellands Hill Road is listed as a Future Development Area (FDA2) to become General Residential within a 5-year timeframe.

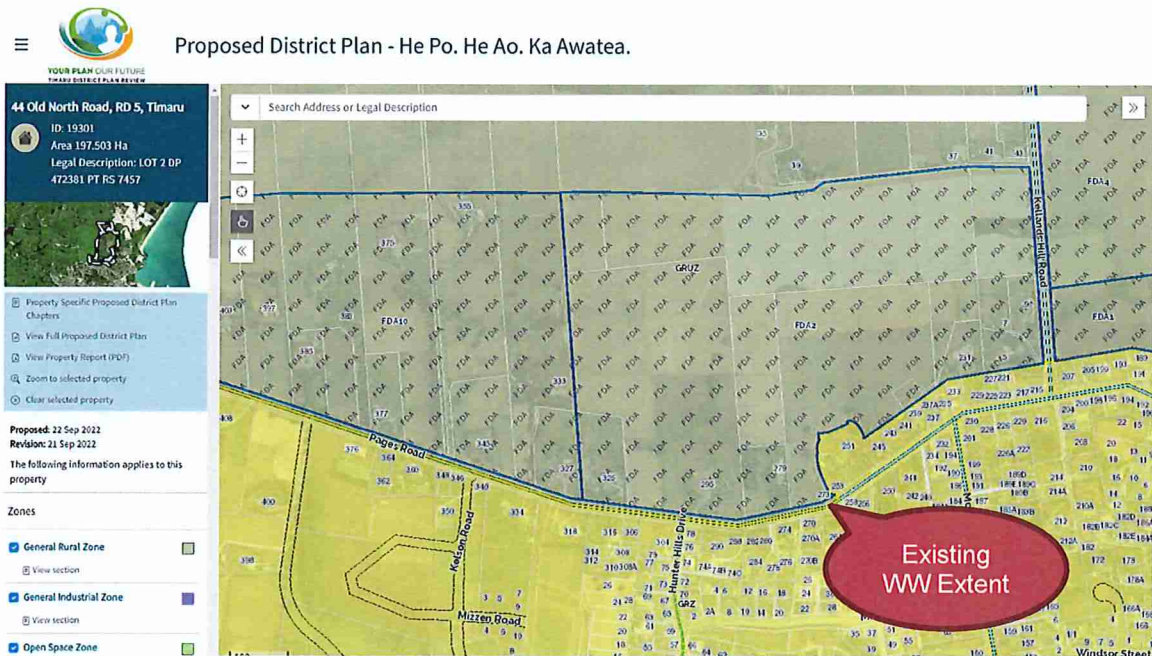


Figure 1: Pages Road west of Kellands Hill Road - Proposed District Plan

The existing Wastewater line terminates outside 264 Pages Road and is approximately 5.3m deep.

The land to the north of Pages Road falls to the north into what is an extension of Taitarakahi Creek and it is assumed that there will be a gravity wastewater main along the northern edge of FDA2. Depending on how development progresses, there would either be a pump station at Kellands Hill Road (with a rising main up to Pages Road) or there would be a gravity WW all the way adjacent Taitarakahi Creek through to Old North Road and ultimately the trunk main adjacent the Main South Railway Line.

West of 325 Pages Road the land is also a Future Development Area (FDA10) with this land proposed for future Rural Lifestyle Development with a 5-year priority. It is assumed that this will develop after the FDA2 land and will have access to the possible gravity WW on the north side of FDA2. Therefore, this land does not necessarily need a connection to the Pages Road WW.

The other key assumption is that all of the properties on the south side of Pages Road will drain to the south and do not require connection to the Pages Road WW.

There are four main landowners that are affected by an extension of the Pages Road WW:

- 251 Pages Road, Lot 1 DP 304081 & Lot 2 DP 397906, JS Crawford;
- 273 Pages Road, Lot 1 DP 531735, JC & TM Gresson
- 279 Pages Road, Lot 1 DP 75196, AL & PRC Pierce
- 295 Pages Road, Lot 2 DP 73425, PJ & SC Stray

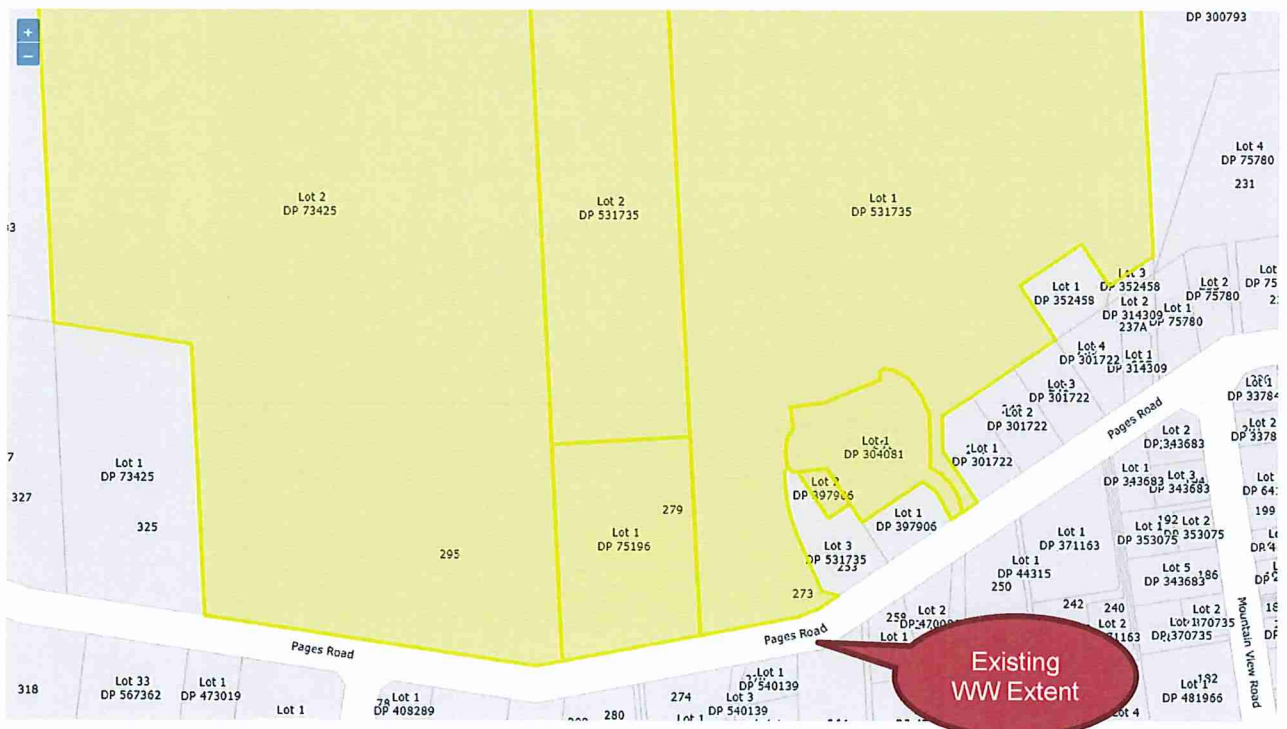


Figure 2: Properties considered in assessment of WW extension (yellow hatch)

2 REPORT EXCLUSIONS

This report does not take the following into consideration:

- Capacity of existing Pages Road Wastewater Infrastructure. This may limit the number of sections that could be connected to the existing main;
- The intent (or lack of) of the owners of the subject property to develop their properties;
- Unless previously investigated we have not considered future road layouts or development plans for the subject land;
- Landowners' general acceptance of an LPS system. Landowners should be consulted on this prior to any decisions.

3 DESIGN PARAMETERS

For the purposes of this assessment, we have used the following gradients to establish the land areas which can be serviced by the Pages Road WW.

WW Type	Minimum Gradient
WW Main	1.00% (1:100)
WW Lateral (Main to Boundary)	1.67 % (1:60)
WW Property Drainage	0.83% (1:120)

These are somewhat conservative in terms of NZS 4404:2010 but they do provide flexibility and also acknowledge that we are at the top of the line where minimum flow velocities may not be achievable.

A minimum of 0.5m cover is required on in property drainage and 0.80m within roads or for vested mains.

4 251 & 273 PAGES ROAD

4.1 Option 1 – Full Depth Gravity Main

As part of a previous subdivision on the Gresson property, at a very high level, DO looked at future development off Pages Road on the Gresson property. This has guided our thoughts on what could be achieved on this property. On the Crawford property we have taken an offset 5m in front of the house and assumed that this land may be developed some time in the future.

Our assessment is that by coming off ExWWMH-E at full depth then the following area of 251 and 273 Pages Road could be serviced (blue hatch – refer Figure 3):

- Excluding Possible Road is 7,200m² (estimate 12 – 14 Sections)
- Including Possible Road is 10,000m² (say developer chooses to develop with 2 x Row rather than road then there could be 15+ Sections).

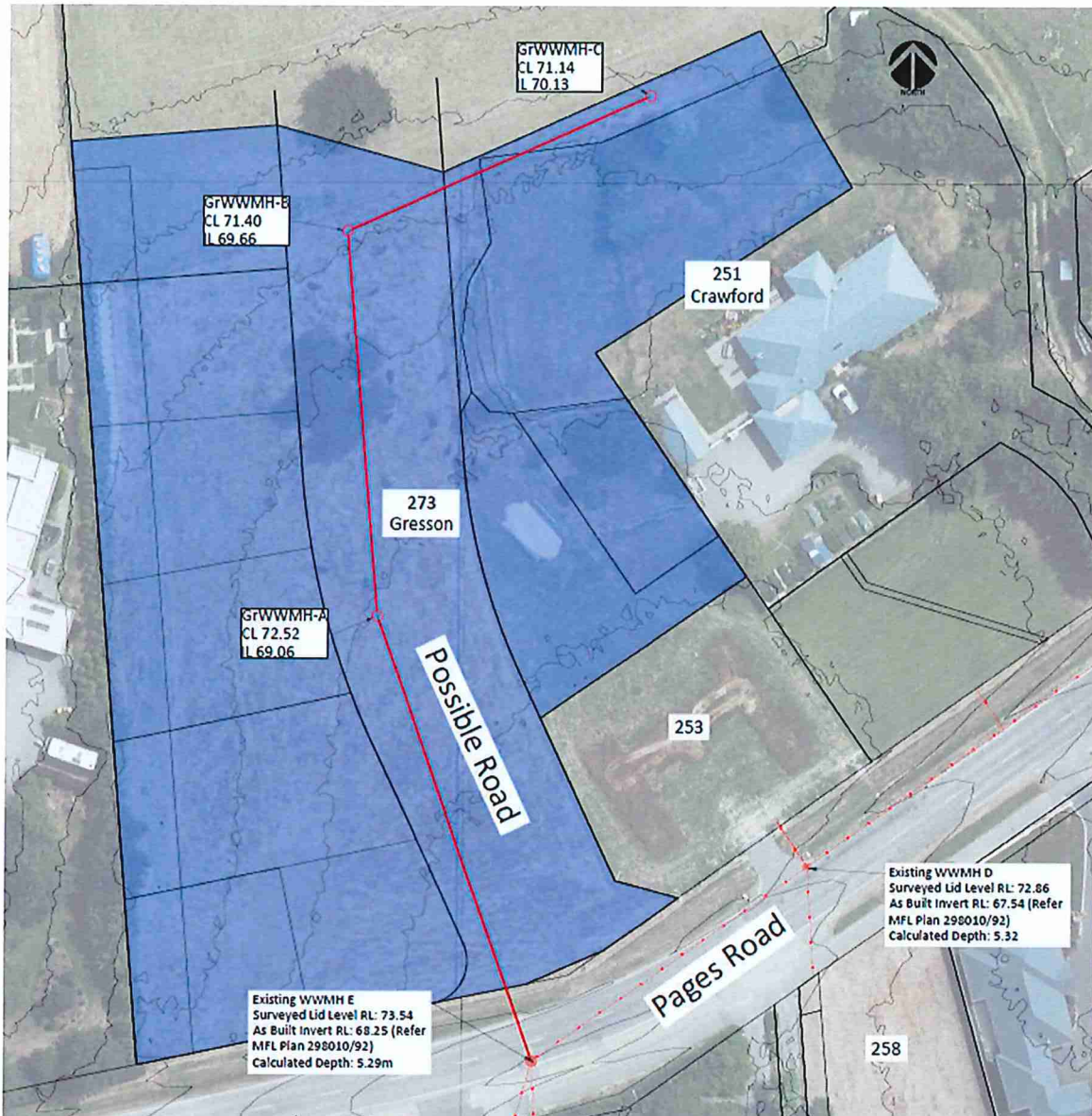


Figure 3: 251 & 273 Serviceable Area for Wastewater.

The key issue with this option is the installation of the first 70m of WW main which is up to 5.5m deep and it also crosses Pages Road at this full depth.

4.2 Option 2 – Low Pressure Pumping

This entire area could be serviced through a Low Pressure Sewer (LPS) system. To facilitate this, install a lateral connection (either gravity or PE pressure) into 273 Pages Road at a depth of around 2.0m.

5 279 & 295 PAGES ROAD

5.1 Option A – Extend Existing Wastewater at 1.0% Grade

This option involves extending the existing WW at a grade of around 1.0% past 279 and 295 Pages to the end of the proposed road construction. The blue hatch area in Figure 4 (Refer Attachment 1 for full size) is the extent that lateral drainage would extend before the cover is less than 0.5m. A 10m offset (dashed line) has been applied to the north extent of the blue hatch to give an indication of the land that may be serviced by this WW extension.

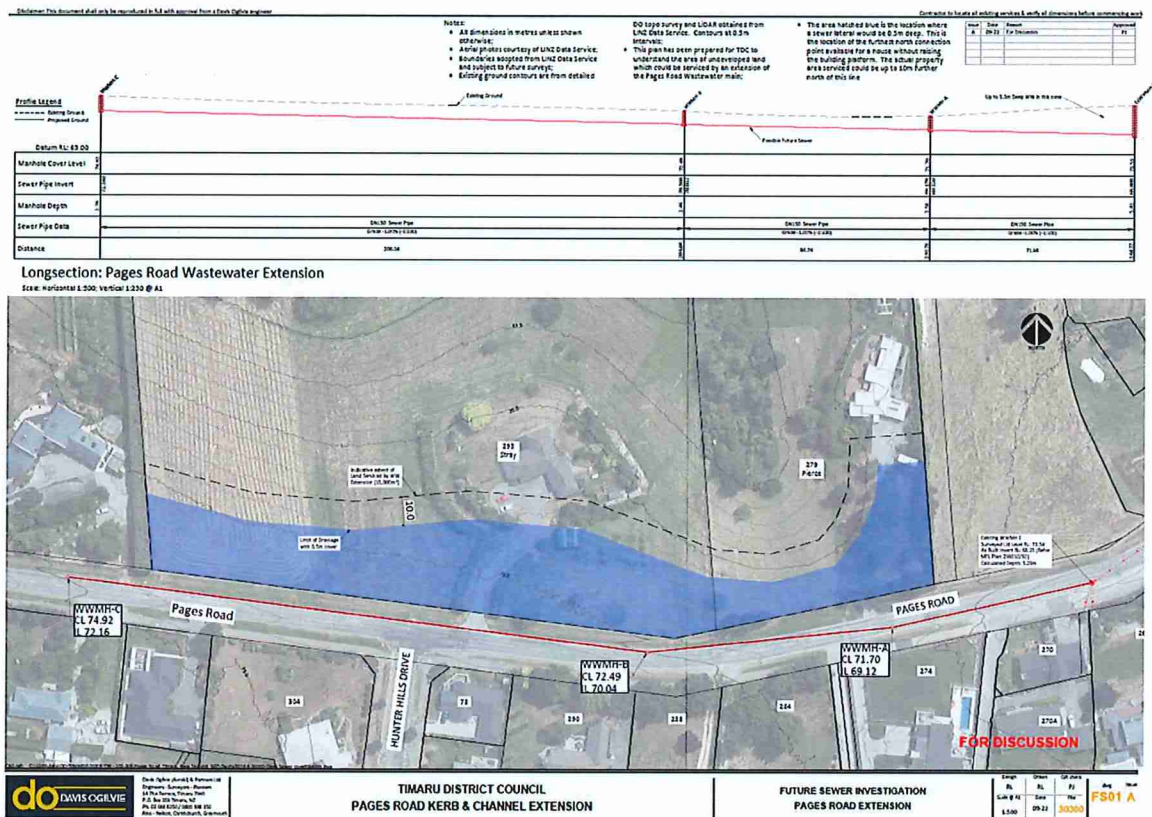


Figure 4: Pages Road Wastewater Extension

We estimate that close to 10,000m² would be serviced by the WW extension along Pages Road (Note that development at 279 Pages Road will likely require importation of fill to create effective allotments). The key issue with this option is the installation of the first 60m of WW main which is up to 5.5m deep within Pages Road. The remainder of the installation is at less than 3.0m deep below existing ground level.

5.2 Option B – Low Pressure Pumping

This entire area could be serviced through a Low Pressure Sewer (LPS) system. To facilitate this, install

a PE pressure pipe from ExWWMH-E through to 295 Pages Road at a nominal depth of 1.0m.

5.3 Option C – Wastewater Installation through Property with Earthworks (Indicative Only)

This option requires more investigation to confirm the feasibility but with filling of the sites (which would help level the sites) then a WW main to the north of Pages Road appears possible (refer Figure 5 and plan FS02 in Attachment 1). The extent of the serviceable land is entirely dependent on the amount of fill done but it is likely to be similar to Option A.

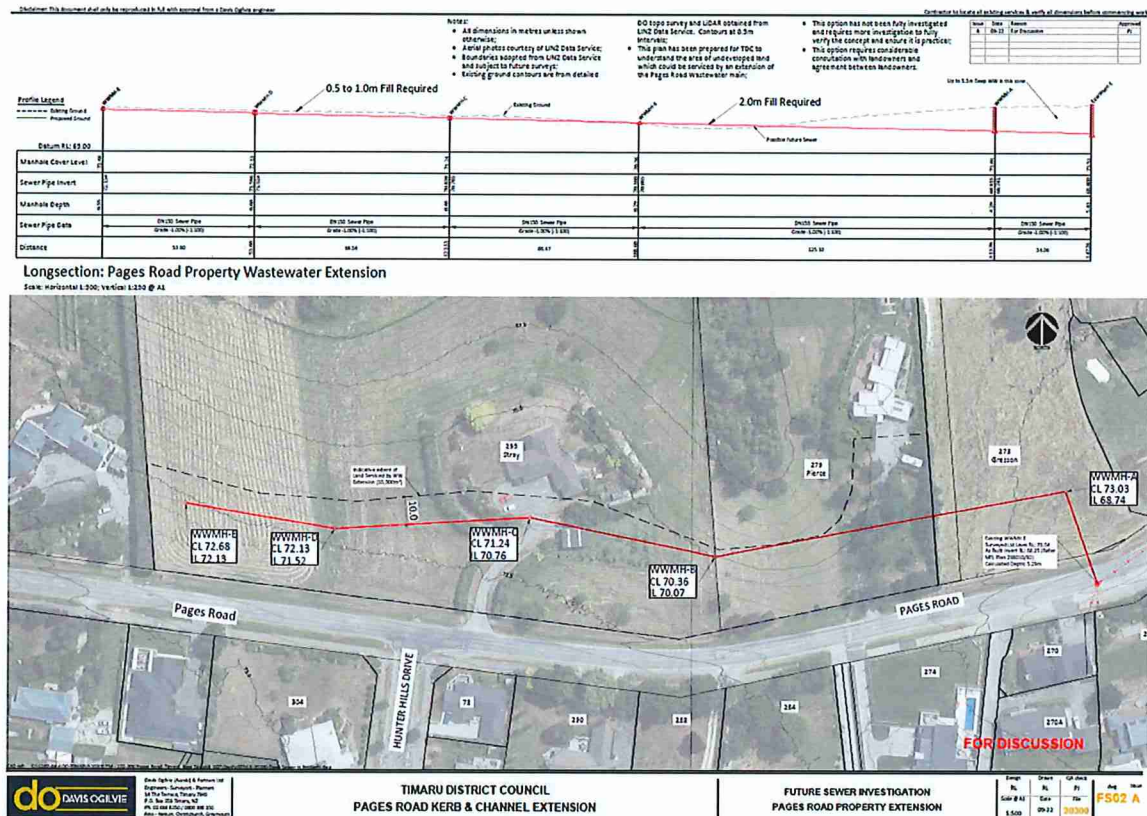


Figure 5: Plan showing location of possible Wastewater Main in Private Property

There are a number of issues with this option:

- Requires installation of WW main at 5.5m deep across Pages Road;
- Very deep WW main along future boundaries in the possible Gresson Subdivision;
- 4.3m Deep manhole in Future Gresson Road;
- Up to 2.0m of fill (Pierce property) required to achieve a reasonable level of development – typically in the order of 0.5 to 1.0m. Note that this may well be done to level the properties during house construction;
- WW main is in the rear of private properties which may create access issues for future

maintenance;

- Requires the property owners to work together to achieve the outcome for the upstream property owners.

The main advantages of Option C are:

- Only having to cross Pages Road with a Deep WW main rather than traversing along Pages Road at depth which will be very challenging;
- Future lateral connections in 279 & 295 would be much shallower and easier;
- The majority of the deep installation would be in greenfield where the up front installation would be much simpler.

6 DEEP WASTEWATER MAIN INSTALLATION

All gravity options involve installing 60-70 lineal metres of WW between 3 and 5.5m deep. Installing a five metre deep WW main is an expensive proposition with a number of other challenges:

- The original portion on Pages Road was installed with vertical sided trenches using a long-reach excavator (H&S wasn't what it is today) which is unlikely to be allowed today without large trench shields or braced sheet piling. Installing with an unsupported trench is likely not an option due to the size of the trench required. Geotechnical investigations and slope stability analysis may be an option to reduce the size of the trench required but this would require further expert advice.
- A pipeline 5.0m deep is extremely difficult to repair or service should there be leaks or blockage.

7 WASTEWATER MAIN LOCATION

A detailed analysis has not been carried out but there is no space for the wastewater main in the proposed berms. These are fully occupied with water, electricity and telecommunications infrastructure.

The most likely location is the middle of northern traffic lane. If extending the new wastewater is considered then we would likely have to reconsider the designed location of our proposed stormwater system to facilitate the wastewater infrastructure.

8 LOW PRESSURE SEWER

Modern LPS systems are robust and economical and could be a viable alternative to installing a very deep WW line should the developers proceed prior to completion of downstream infrastructure. Whilst LPS systems have ongoing energy and maintenance requirements this is potentially more palatable than a 5.5m deep WW in a major roadway that is difficult to maintain and connect to.

Prior to construction of the road TDC could install either shallow gravity mains or LPS infrastructure along Pages Road to each of the developable properties which would enable development out of

sequence with downstream properties.

The amount of land an LPS system could service is controlled by the capacity of the downstream WW infrastructure in Pages Road.

9 CONCLUSION

Extension of the Pages Road WW is only necessary if the FDA2 landowners west of Kellands Hill Road want to develop before WW infrastructure is brought up the Taitarakahi Stream Gully. If this main is not extended then an issue for TDC will be why was this WW extension not completed prior to road construction should downstream works be delayed and inhibit development of these properties.

Extension of the WW along Pages Road at full depth from ExWWMH-E provides future opportunities but the first 70m at up to 5.5m deep will be challenging to install, difficult to connect to in the future, and difficult to maintain should there ever be a problem.

All gravity options require installation of significant amounts of deep WW main which could be avoided by facilitating the use of Low Pressure Sewer systems, although these have disadvantages as well.

ATTACHMENTS

Attachment 1 – Full Size Plans for the Pages Road Extension Options

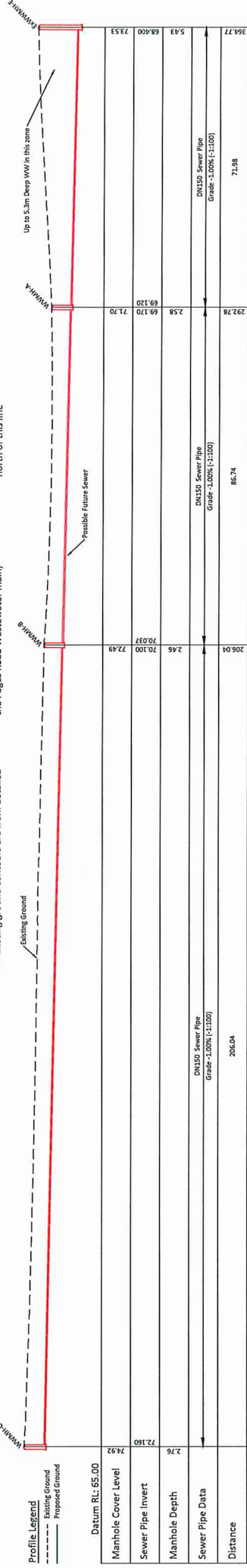
Disclaimer: This document shall only be reproduced in full with approval from a Davis Ogilvie engineer.

- Notes:
- All dimensions in metres unless shown otherwise;
 - Aerial photos courtesy of LINZ Data Service;
 - Boundaries adopted from LINZ Data Service and subject to future surveys;
 - Existing ground contours are from detailed DO topo survey and LIDAR obtained from LINZ Data Service. Contours at 0.5m intervals;
 - This plan has been prepared for TDC to understand the area of undeveloped land which could be serviced by an extension of the Pages Road Wastewater main;

- The area hatched blue is the location where a sewer lateral would be 0.5m deep. This is the location of the furthest north connection point available for a house without raising the building platform. The actual property area serviced could be up to 10m further north of this line

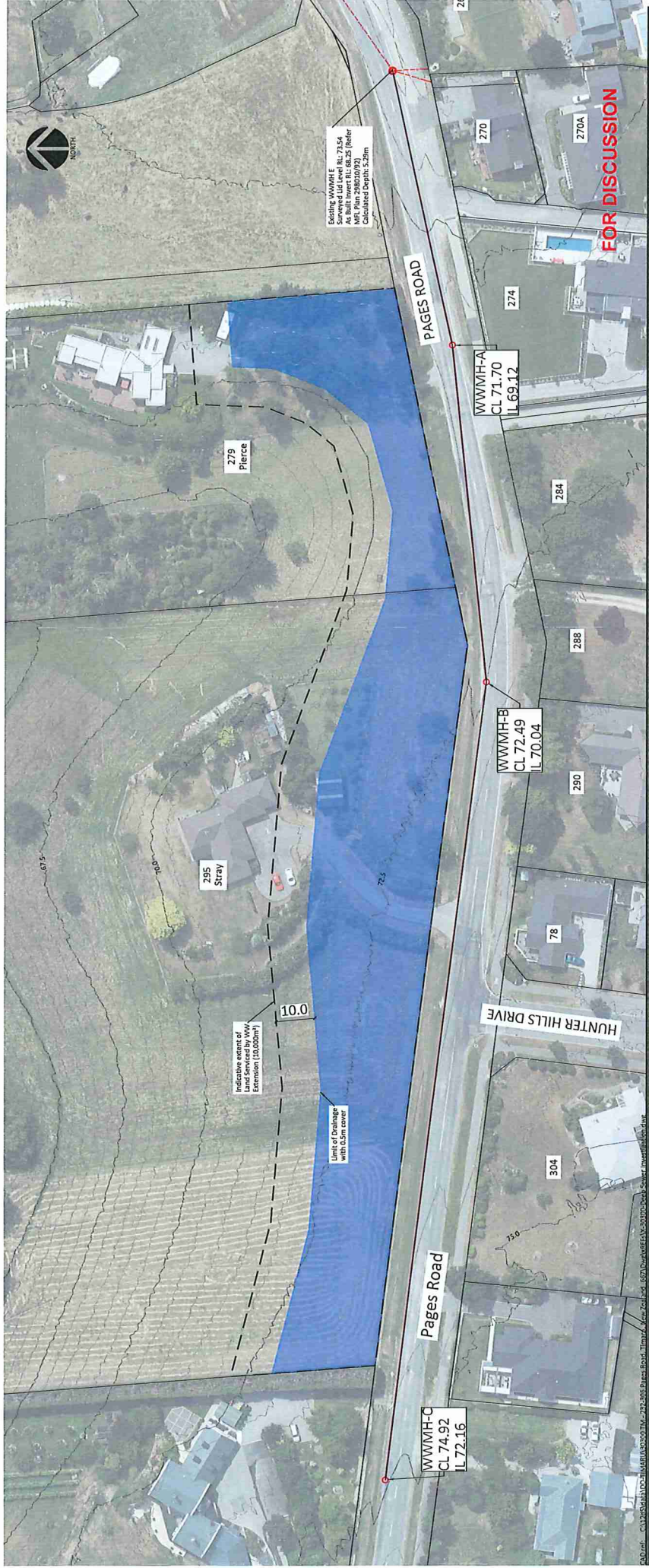
Contractor to locate all existing services & verify all dimensions before commencing work

Issue	Date	Reason	Approved
A	09-22	For Discussion	PJ



Longsection: Pages Road Wastewater Extension

Scale: Horizontal 1:250; Vertical 1:250 @ A1



do DAVIS OGILVIE

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TIMARU DISTRICT COUNCIL
PAGES ROAD KERB & CHANNEL EXTENSION

FUTURE SEWER INVESTIGATION
PAGES ROAD EXTENSION

Design	RL	PJ	QA Check
Scale @ A1	Date	File	
1:500	09-22	303300	

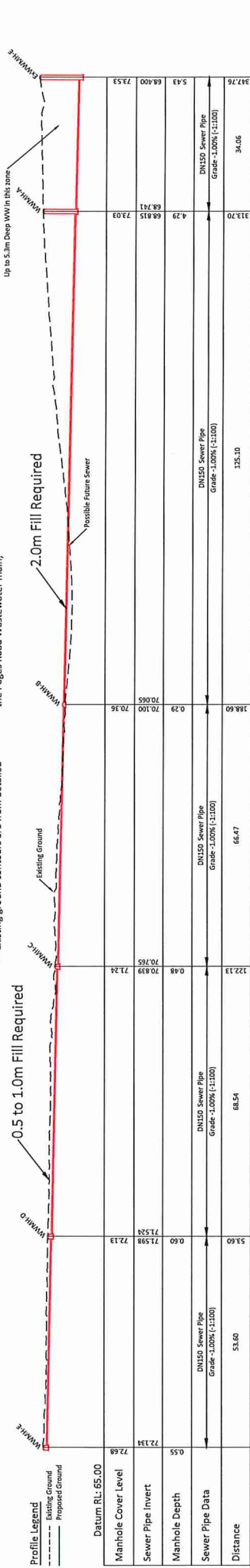
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FS01 A

Issue	Date	Reason	Approved
A	09-22	For Discussion	PJ

Notes:

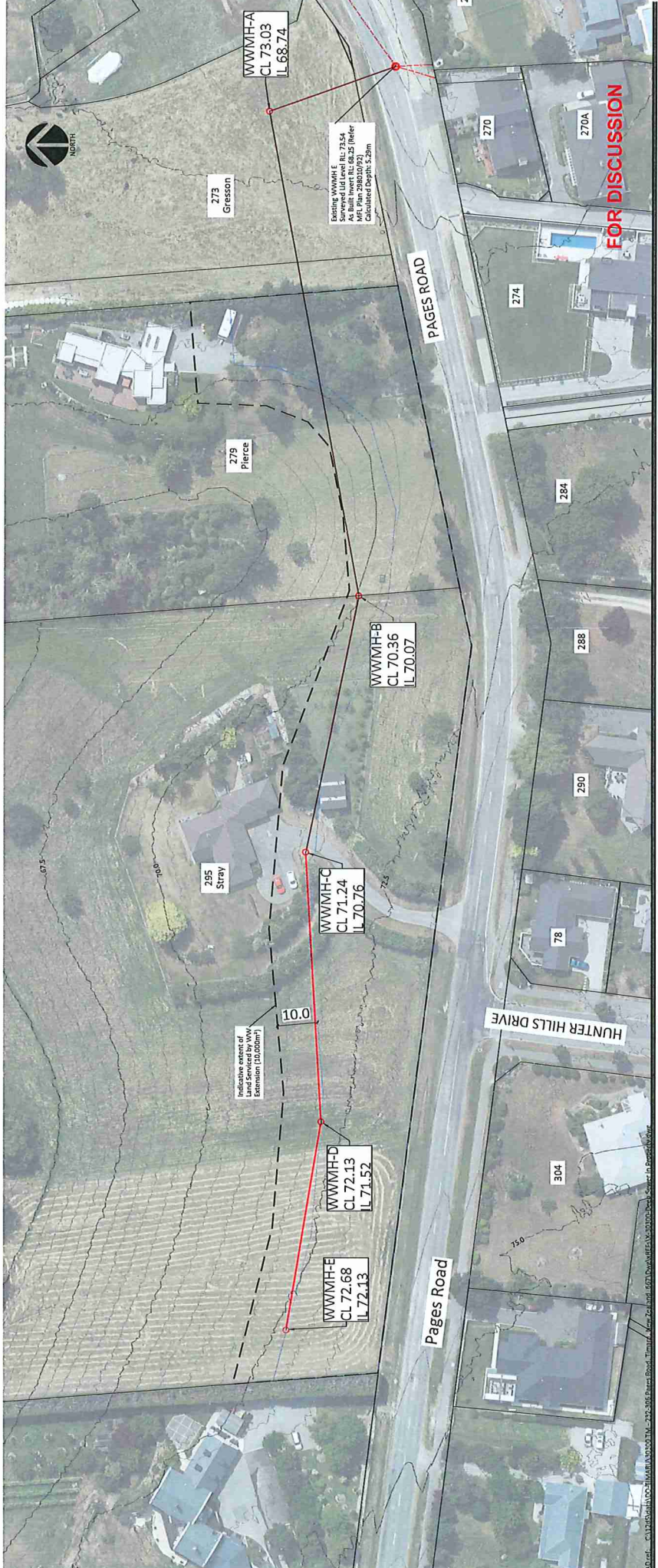
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- Existing ground contours are from detailed DO topo survey and LIDAR obtained from LINZ Data Service. Contours at 0.5m intervals;
- This plan has been prepared for TDC to understand the area of undeveloped land which could be serviced by an extension of the Pages Road Wastewater main;

- This option has not been fully investigated and requires more investigation to fully verify the concept and ensure it is practical;
- This option requires considerable consultation with landowners and agreement between landowners.



Longsection: Pages Road Property Wastewater Extension

Scale: Horizontal 1:500; Vertical 1:250 @ A1



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TIMARU DISTRICT COUNCIL

PAGES ROAD KERB & CHANNEL EXTENSION

FUTURE SEWER INVESTIGATION

PAGES ROAD PROPERTY EXTENSION

Design: PJ
Drawn: PJ
Date: 09-22
Scale @ A1: 1:500
File: **FS02 A**
Issue: **303000**

ANNEXURE B – REAL ESTATE AGENT STATEMENTS

TO WHOM IT MAY CONCERN

I have been self employed as a Real Estate agent in Timaru for over 20 years and I am very familiar with the demand and dynamics of the Timaru property market.

The residential zoning in Timaru, as described in the draft Growth Management Strategy, is entirely focused on the amount of currently zoned residential land available, divided by the predicted demand. This concludes that no more sections need to be identified.

This method is acceptable if the land being developed is flat and simply provides more of the same type of sites on ever expanding city edges, such as in Ashburton or the flat land of Christchurch. However, by the nature of Timaru's rolling topography some areas of land have more desirability than others, for example, unobstructed views versus south facing gully.

It is essential for any city that wishes to hold its own as a desirable place to live to allow for a wide range of choices, and to accommodate those who wish to invest significant funds into their properties by offering a selection of highly desirable sites. The on-flow economic effect of such investment should not be underestimated as it filters through the community and can often exceed up to four times that of an average property.

As a local real estate agent I am well aware that Timaru is often missing out due to the unavailability of these sites. Requests from purchasers who prefer a house or section with unobstructed, widespread views are usually left with no other option and often results in these funds being invested in other towns such as Wanaka, Queenstown, etc.

Residential zoning in Timaru in recent years has in the main limited development to where the Council would prefer to see the growth take place rather than being flexible enough to allow for a wider range of residential sites. This has resulted in the majority of sections falling into the good to very good category.

Most of the residential sections sold in the past few years have been in the \$170,000 to \$270,000 price range with very few sales of top end sections over \$300,000 due to the lack of supply. This relates directly to the lack of availability of suitably zoned residential land. With no other land currently zoned, or proposed to be zoned Residential, the demand will remain unsatisfied and opportunities will be missed.

It would therefore be prudent for the Council to zone any land on the edge of the city as Residential, albeit a small area in comparison to the total area of residential land available for subdivision. In my opinion, the strip of land that the submitters are proposing to be zoned Residential would offer some highly desirable sites and fulfil a demand that can only be of benefit to our region.

I am available to be heard on any of these comments if considered necessary.

Yours faithfully



Ann McCully AREINZ



Ann McCully AREINZ
Licensed REAA 2008

Thursday, 3 November 2022

TO THE TIMARU DISTRICT COUNCIL

I am providing a statement in relation to the need for desirable residential sections in Timaru. I refer to my Harcourts' colleagues (Mrs A McCully and Mr R Blackham) previous statements in relation to the Growth Management Strategy respectively in 2017 and 2020.

By way of further background I wish to provide updated information.

Firstly, I have been successfully self employed as a Real Estate Agent in Timaru selling real estate for over 10 years which has resulted in being recognised by REINZ as South Canterbury's authorised spokesperson on sales and trends.

Secondly, from my observations of having being involved in all of the major subdivisions developed in Timaru for over a decade, Timaru has a shortage of desirable sites to meet current demand without the additional pressure which will result from Timaru recently being selected as the base for a number of large construction projects requiring many more employees than Timaru can currently provide.

Therefore, I am pleased to see that within the district plan it is proposed to rezone the land on the northern edge of the city to residential, in particular the FDA2 (Kellands Height East area) which will provide top end sections which are currently scarce.

The majority of residential sections sold in the past few years have been in the \$250,000 to \$400,000 range with very few sales of top end sections above this amount due to the lack of supply. This relates directly to the lack of availability of suitably zoned residential land which is being addressed by the proposed district plan.

However I suggest that we need this type of sections sooner rather than later if we are going to attract the highly paid workers so many of our established companies are seeking to employ together with new companies investing in Timaru in relation to upcoming projects. Therefore, it would be prudent to have all of the FDA2 land zoned residential so that development framework can begin.

I would be pleased to be heard in relation to these comments if that would be helpful.

Yours sincerely



Julian Blanchard