

Submission on Proposed Timaru District Plan - He Po. He Ao. Ka Awatea.

Form 5 Submission on publically notified proposal for policy statement or plan, change or variation

Clause 6 of Schedule 1, Resource Management Act 1991

To: Timaru District Council - Planning Unit

Date received: 14/12/2022

Submission Reference Number #:30

This is a submission on the following proposed plan (the **proposal**): Proposed Timaru District Plan - He Po. He Ao. Ka Awatea.

Submitter:

Milward Finlay Lobb - Andrew Rabbidge

Address for service:

Milward Finlay Lobb
Milward Finlay Lobb Ltd PO Box 434 Timaru 7940
New Zealand

Email: admin@mflnz.co.nz

Submission on behalf of:

Mcknight

Attachments:

McKnight Submission - Complete.pdf

I wish to be heard: Yes

I am willing to present a joint case: Yes

Could you gain an advantage in trade competition in making this submission?

- No

Are you directly affected by an effect of the subject matter of the submission that

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

- No

Submission points

Point 30.1

Section: Planning Maps

Sentiment: Support

Submission:

Please see attached report

Relief sought

The neighbouring Brookfield Road subdivision specific overlay, and underlying Rural Lifestyle Zone, should be extended to the subject site. A part of the site should also be rezoned Open Space Zone.



**milward
finlay lobb**



Submission on the Proposed Timaru District Plan

Client Chris and Sharon McKnight

Address 60 Landsborough Road, Timaru

File Number 157822/11

Date December 2022

Submission on Notified Proposal for Plan, Change or Variation

Clause 6 of Schedule 1, Resource Management Act 1991

To: Timaru District Council

Name of submitter:

Christopher James McKnight and Sharon Olive McKnight

[State full name]

This is a submission on the following proposed plan *or* on a change proposed to the following plan *or* on the following proposed variation to a proposed plan *or* on the following proposed variation to a change to an existing plan) (the 'proposal'):

Proposed Timaru District Plan

[State the name of proposed or existing plan and (where applicable) change or variation].

I ~~could~~/could not* gain an advantage in trade competition through this submission.

*[*Select one.]*

The specific provisions of the proposal that my submission relates to are: *[Give details]*

Amendments to proposed zone boundaries.

My submission is: *[Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views]*

[If your submission relates to a proposed plan prepared or changed using the collaborative planning process, you must indicate the following:

- Where you consider that the proposed plan or change fails to give effect to a consensus position and therefore how it should be modified; or*
- In the case that your submission addresses a point on which the collaborative group did not reach a consensus position, how that provision in the plan should be modified.]*

Please see attached report.

I seek the following decision from the local authority: *[Give precise details as this is the only part of your submission that will be summarised in the summary of decisions requested]*

The neighbouring Brookfield Road subdivision specific overlay, and underlying Rural Lifestyle Zone, should be extended to the subject site. A part of the site should also be rezoned Open Space Zone.

I wish (~~or do not wish~~) † to be heard in support of my submission.

*[*In the case of a submission made on a proposed planning instrument that is subject to a streamlined planning process, you need only indicate whether you wish to be heard if the direction specifies that a hearing will be held.]*

[†Select one.]

I wish to be heard in support of my submission.

***If others make a similar submission, I will consider presenting a joint case with them at a hearing.**

*[*Delete if you would not consider presenting a joint case.]*

Yes

Signature of submitter (or person authorised to sign on behalf of submitter)

[A signature is not required if you make your submission by electronic means]

Electronic means

Date **12 December 2022**

Electronic address for service of submitter:

admin@mflnz.co.nz

Telephone: **03 684 7688**

Postal address (or alternative method of service under s352 of the Act):

PO Box 434, Timaru 7940

Contact person: *[name and designation, if applicable]*

**Melissa McMullan
Planner
Milward Finlay Lobb Ltd**

Note to person making submission

1. If you are making a submission to the Environmental Protection Authority, you should use form 16B. If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.
2. Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):
 - It is frivolous or vexatious:
 - It discloses no reasonable or relevant case:
 - It would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
 - It contains offensive language:
 - It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialist knowledge or skill to give expert advice on the matter.



Table of Contents

Introduction	1
Site Description	1
Planning Status Of The Site.....	2
Development Proposal/Proposed Zoning.....	3
Reasons for the Submission.....	5
Appropriateness of proposal within the wider environment	5
Effects on the Environment.....	6
Tangata Whenua.....	6
Amenity Values	6
Landscape and Environment	7
Rural Productivity	8
Natural Hazards	8
Soil Contaminants	9
Ecosystems and Biodiversity.....	9
Servicing.....	9
Statutory Planning Assessment	9
Regional Policy Statement.....	9
National Environmental Standards	11
National Policy Statement on Highly Productive Land.....	11
Growth Management Strategy.....	13
Decision Sought By Submitter	15
Conclusion.....	15
General	15

Submission on the Proposed Timaru District Plan

On behalf of Chris and Sharon McKnight, we submit the following to Timaru District Council for their consideration as part of the consultation on the Proposed Timaru District Plan.

Introduction

1.0 This submission is prepared on behalf of the submitters to addresses the zoning that is proposed for 60 Landsborough Road. It is considered that the neighbouring Brookfield Road subdivision, application for future subdivision and proximity to the Timaru township boundary lends itself to the site being rezoned to the Rural Lifestyle Zone to the Rural Lifestyle Zone.

Site Description

2.0 The subject site is 26.7390 hectares of Rural 1 zoned land situated on the outskirts of Timaru and is legally described as Lots 5 and 6 DP 502319. The site is located approximately 500m west of the Timaru Urban Boundary. An aerial view of the subject site is provided below in Figure 1. The existing land type consists of 'southern loess mantled soft rock hills and downs', with parts of the site identified as light Class 3 soils by the Canterbury Regional Council. The site is subject to significant changes in topography, as shown by the contour lines identified on the site and shown in Figure 4 on page 4.



Figure 1 – aerial view of the subject site – Lots 5 and 6 DP 502319.

- 3.0 The site's existing land cover consists of pastoral grasslands. Well-established vegetation is located along the Landsborough Road boundary and along the northern boundary adjoining Lot 2 DP 331124. The vegetation consists of native flax bushes, low lying tussock grasslands, and a mixture of deciduous and evergreen tree species. The height of the existing vegetation along the road boundary is restricted through a consent notice and the physical constraints of the aerial powerline network. The vegetation is of a density which limits visibility of the site from Landsborough Road users and is most effective during the summer months. There is also significant planting along Otipua Creek that transects the site and incorporates an existing esplanade reserve owned by the Timaru District Council.
- 4.0 The existing land use is characterised as vacant grassed land used for periodic grazing albeit this is limited somewhat by the steep topography within Lot 6 DP 502319 and the soil type which has a LUC class of 6. In the centre of Lot 5 DP 502319 farm shed. Dissecting the site south to north is a fenced accessway to the existing dwelling on Lot 6 DP 502319 (60 Landsborough Road). Lot 6 DP 502319 contains the existing dwelling and an assortment of sheds. Although the rural production value is somewhat compromised due to the 26.74ha area of the site, the rural production potential is further restricted due to the surrounding fragmented allotments and proximity to existing dwellings and future building platforms. Consequently, the rural amenity values of the site are compromised and reflect that of a rural residential/lifestyle area.
- 5.0 The surrounding environment consists of fragmented rural and rural-residential zoned land. The Timaru Urban Area, Saltwater Creek and adjacent recreational land are located to the north and east of the site and are connected to the urban area via Coonoor Road. Along the northern boundary of the site (the north side of Otipua Creek, South Branch) is an esplanade strip that was established at the time of Resource Consent Number 101/102.2015.220.
- 6.0 To the south of the site, adjacent to Landsborough Road is rural production land. Land owned by Riding for the Disabled Association Timaru Group Incorporated is also situated on the eastern boundary of the site.
- 7.0 The parent title of the subject site has been subject to subdivision and a private plan change in the past. The private plan change (Plan Change 20) created the Brookfield Road Rural Residential Zone and allowed for up to 35 rural residential sections to be established. Subdivision consent (101.2015.220) created two rural living sites that were available in accordance with the Rural 1 Zone rural living site entitlements. Lots 1 and 2 DP 502319 are approximately 1.8ha in area, with a dwelling constructed on each site. Thirty allotments have been established as part of the Brookfield Road subdivision (Council reference 101.2015.56), which was granted on 25 January 2018. The density of the zoning provides for minimum 5,000 square metres in area allotments.

Planning Status Of The Site

- 8.0 The site is zoned Rural 1 in the Operative District Plan. This is to become General Rural Zone in the Proposed District Plan. It is noted that there is a very small overlap and some small areas of the site are zoned as the

Rural Lifestyle Zone (and by association Light Sensitive Area) and Open Space Zone in the Proposed District Plan. There are no other planning notations that apply to the site in the Operative District Plan, however it is noted that there are a number of additional planning notations that apply to the site under the Proposed District Plan. These are:

- Liquefaction Areas
- Wai Taoka – SASM12 (Otipua (Saltwater) Creek)
- Drinking Water Protection Area
- Esplanade and Public Access Provisions associated with Otipua Stream

It is also noted that the Transitional Highly Productive Land – LUC Class 3 overlay is applicable to portions of the site. The planning notations that apply to the site are shown on the following page in Figure 3.

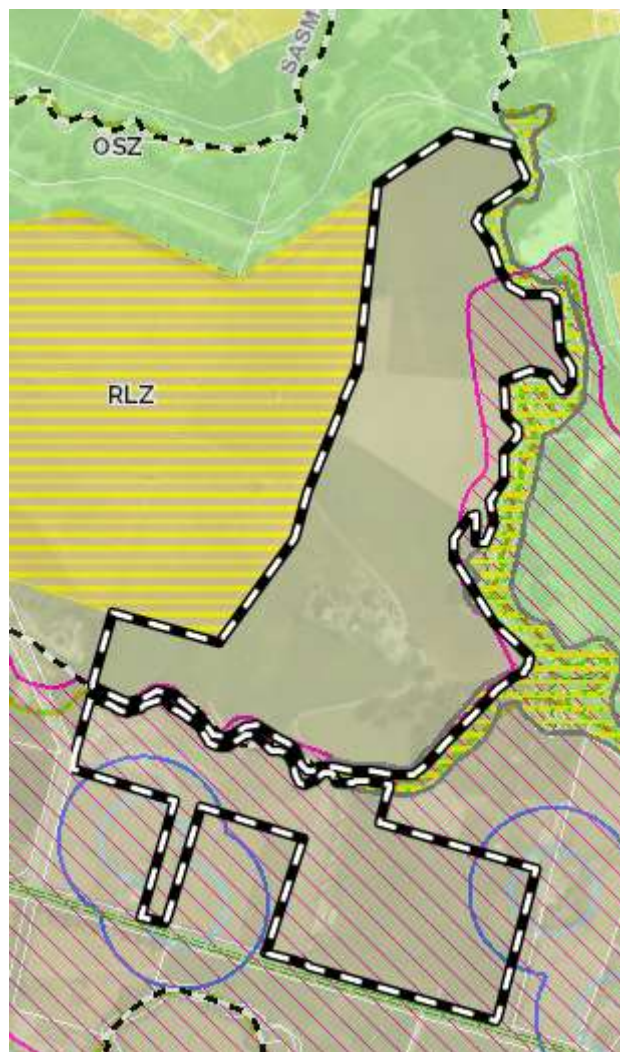


Figure 3 – Planning notations that apply to the site under the Proposed District Plan.

Development Proposal/Proposed Zoning

9.0 The submission seeks for an extension to the Rural Lifestyle Zone that applies to the neighbouring Brookfield Road subdivision. It is noted there are some specific controls that apply to Brookfield Road

subdivision, and it would be sought that these be extended to the subject site. The subject site is currently subject to a subdivision consent application, Council reference 101.2022.280 (currently on hold while a request for further information is answered). This application proposes to gift 7.65 hectares to Council for recreation purposes, create 5 allotments adjacent to the Brookfield Road subdivision, 2 rural living sites and for the balance area to be retained by the applicant. A snapshot of the preliminary scheme plan is shown on the following page at Figure 4. The gifting or proposed Lot 8 has been received favourably by Council. It is proposed that this area should be rezoned Open Space Zone to reflect this.

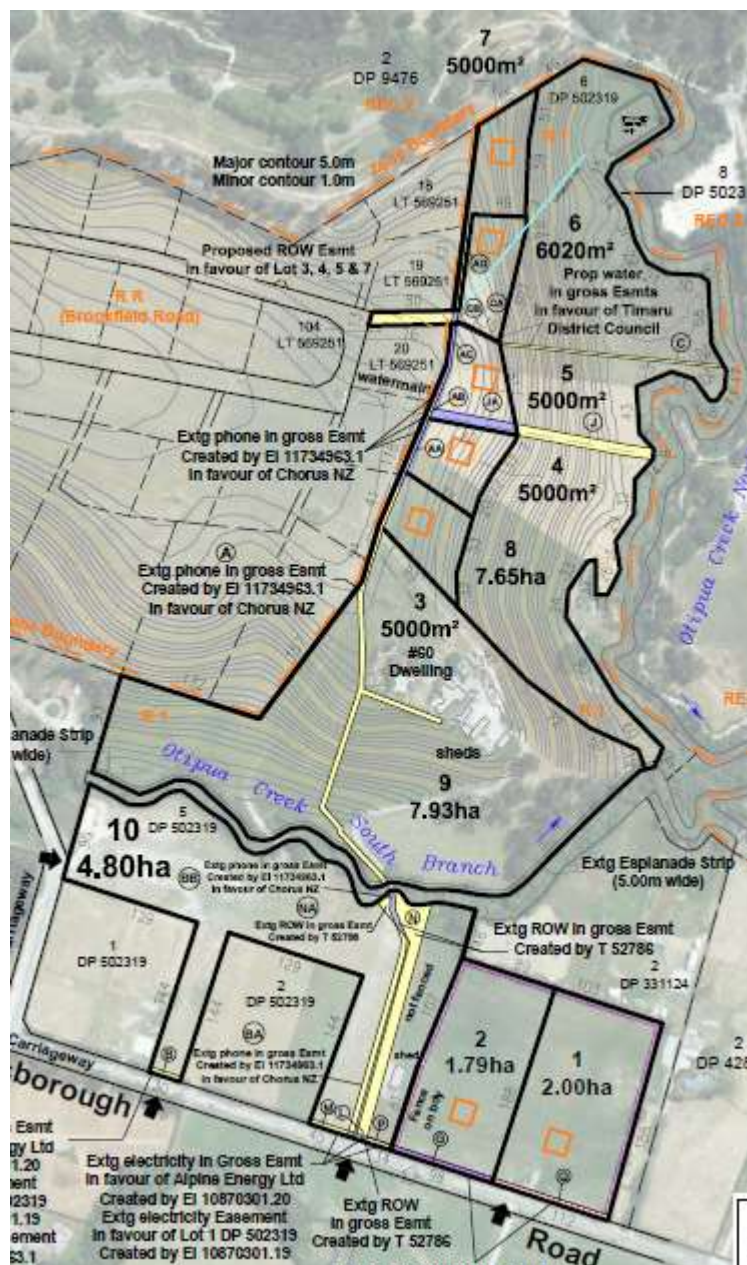


Figure 4 – Preliminary Scheme Plan for 101.2022.280. Lot 8 is proposed to be gifted to Council for recreation purposes.

Reasons for the Submission

Appropriateness of proposal within the wider environment

10.0 Aside from the dairy farming operation situated to the south of the subject site, the surrounding environment comprises of a number of smaller lifestyle allotments that are not able to support large-scale commercial farming operations. This land is all currently zoned Rural 1, apart from the Rural Residential (Brookfield Road) area. There are a number of small allotments situated along Fairview Road and small rural lifestyle sections to the west of the subject site along Landsborough Road. All sites that are less than 2.5 hectares in area are indicated on the following page in Figure 5. Other allotments in the area are typically 5 hectares in size, with some larger exceptions. The subject site is best described as being situated in a peri-urban area. Therefore, the surrounding environment lends itself to supporting an extension to the Rural Lifestyle Zone.

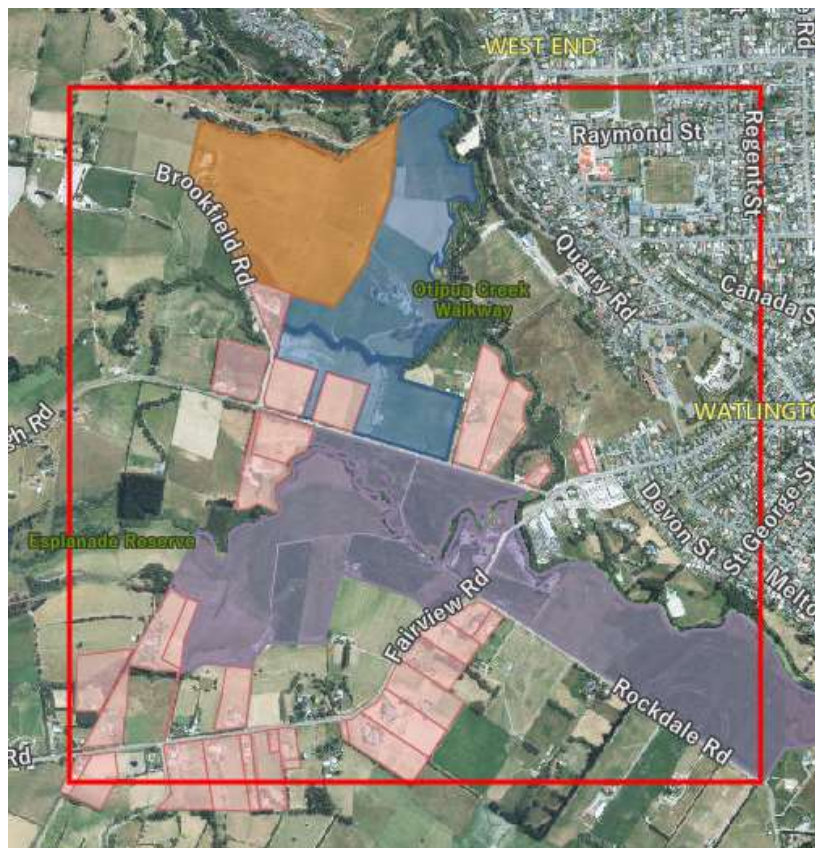


Figure 5 – Aerial view of the subject site. The location of the proposed allotments is indicated in blue, all allotments less than 2.5 hectares are indicated in light red, the neighbouring dairy farm operation is indicated in purple and the Brookfield Road Rural Residential Subdivision is indicated in orange. The red line indicates an area of approximately 4 square kilometres around the subject area.

11.0 The Brookfield Heights subdivision is adjacent to the subject site. The Brookfield Heights subdivision offers 26 large residential sections between 5000 square metres to 6000 square metres with 4 larger sections

between 1 hectare to 2 hectares. This subdivision provides a good intermediary area between the Timaru town boundary and the Rural area, while Centennial Park and the Otipua Creek Walkway separate the township from the subdivision. Having a range of lifestyle sections available adjacent to this subdivision is practical as it slowly increases the sections sizes until the land turns to commercial farming uses. Significant areas of land used for large scale farming operations become much more prevalent further to the west of the Brookfield Heights subdivision, and further to the southwest of Fairview Road. The slow increase in allotment sizes from the residential area to large tracts of commercial farm land also helps to limit the impact of reverse sensitivity on the rural lifestyle allotments as it creates a buffer where there is not intense development occurring adjacent to open farmland.

Effects on the Environment

Tangata Whenua

12.0 As part of the request for further information that was issued for 101.2022.280 a number of concerns were raised by Aoraki Environmental Consultancy Limited on behalf of Arowhenua. These matters have been discussed with Aoraki Environmental Consultancy as part of the response to the request for further information, and as part of those discussions the intention of the submitter to provide this submission to Council was also discussed. It is understood there are some difficulties for the rūnanga in this instance in terms of providing support to other submitters, however it is understood that the concerns raised in the request for further information would need to be addressed prior to rūnanga being in a position to support any further development of the site.

Amenity Values

13.0 The site is surrounded by a mixture of urban and rural outlooks and the proposed rezoning reflects this. By extending the specific overlay for the Rural Residential (Brookfield Road) Zone this will provide uniformity across the site, and the proximity of the site to the residential dwellings situated along Quarry Road, with the rural farmland situated to the south of Landsborough Road means this transitional zone is best suited to this style of development. The proposed Open Space Zone will also be able to be developed with plantings in accordance with Council's wishes. Landscaping the Open Space Zone will also help to lessen the impact of the built development on users of the Centennial Park Scenic Reserve and School Park and will also provide for public recreation.

14.0 It is considered that the requirements for the Brookfield Road Zone will protect the surrounding environment from any adverse effects that might arise from the subject site being rezoned. In particular the landscaping requirements are considered to be the Performance Standards for the Rural Residential (Brookfield Road) Zone which are as follows:

- "One dwelling with a maximum floor area of 450m² (including attached garaging, but excluding decks and hard surfacing) may be constructed on lots greater than 5,000 square metres in area in accordance with land use consent 102.2021.54.1.

- “Accessory buildings with a maximum footprint of 80m² may be constructed per allotment and shall be located within the 25m by 20m building platform with the residential dwelling.”
- “All exterior cladding and roofing of dwelling and accessory buildings shall be of a recessive colour with a light reflectivity value of no more than 32% and 10% respectively.”
- “All materials used for buildings or fencing shall be:
 - painted and/or stained in natural hues of grey, green and/or brown; and
 - painted or stained in a colour that meets the reflectance value specified above; or
 - unpainted timber; or
 - local bluestone; or
 - bricks or concrete block that have muted and recessive colour tones.”
- “All accessory buildings shall be constructed of materials to match or complement the associated dwelling.”
- “The maximum building height of all buildings shall be 4.5m above natural ground.”
- “All buildings shall be set back a minimum of 10 metres from road boundaries or access ways.”
- “All buildings shall be set back a minimum of 10 metres from boundaries with adjoining sites.”
- “All buildings shall be contained within a building envelope constructed by recession planes as set out in Appendix 2.”
- “The fencing of all property boundaries shall be limited to post and rail, or post and wire, or hedges only.”
- “A Landscape Plan shall be prepared by a Registered Landscape Architect and be submitted for approval to Timaru District Council at the time of building consent for a habitable building. The landscaping shall seek to reduce the visual impact of the building(s) on the surrounding properties, consist of 50% of native species and be planted within six months of the dwelling being habitable.”

“All existing and proposed landscaping and vegetation shall be retained/maintained and if become diseased or damaged, be replaced within the next planting season with the same or similar species.”
- “Prior to the issue of building consent for a building or subject to a legally binding agreement and enforceable bond allowing planting to occur as a date no later than 6 months following the completion of construction of the building trees shall be established in accordance with the following:
 - A minimum of 4 trees capable of attaining a minimum height of 8 metres at maturity; and
 - These trees shall be planted no closer than 10 metres apart; and
 - This planting shall be maintained and any dead or diseased trees shall be replaced immediately.”
- “No lighting exceeding 5 lux measured in the horizontal or vertical plane shall fall on adjoining properties. All outdoor lighting shall be shielded from above in such a manner that the edge of the shield shall be below the whole of the light source. All fixed exterior lighting shall be directed away from adjacent roads and properties.”

Landscape and Environment

15.0 The change in the landscape and environment is somewhat fitting within the locality due to the number of lifestyle allotments in the location. It is considered that the proposed rezoning does not significantly decrease the environment’s landscape character which, as outlined in the description of the site, is limited. The loss of rural production land in this instance is minimal as the allotment is only 26.74 hectares in area with challenging topography and surrounded by existing rural lifestyle allotments that restrict the ability for the land to be farmed intensively.

Rural Productivity

16.0 The subject site is not considered to be a highly productive piece of land due to the topography of the site and the challenges associated with this, along with the relatively small allotment size and the soil type within the LUC 6 areas of the site. Currently the subject site is not run as a productive farming unit capable of providing sufficient income. Furthermore, having a small amount of hectareage is difficult to farm and manage when the amount of machinery required to service that amount of land does not align with the amount of animals or cropping that can be run on the property. It is considered that the loss of rural production land to the Timaru District will be minimal, and as the site is in close proximity to Otipua Creek, retiring farmland will have positive benefits on this water body in terms of avoiding the degradation of water quality.

Natural Hazards

17.0 As mentioned previously, the site is subject to liquefaction risk due to the soil type and proximity to Otipua Creek. This is shown below in Figure 6. There may be specific foundation design required as a result of this and compliance with the Proposed District Plan rules will be required at the time of future building consent application. The site is not subject to any other known natural hazard risk and there are no identified areas of flood risk.

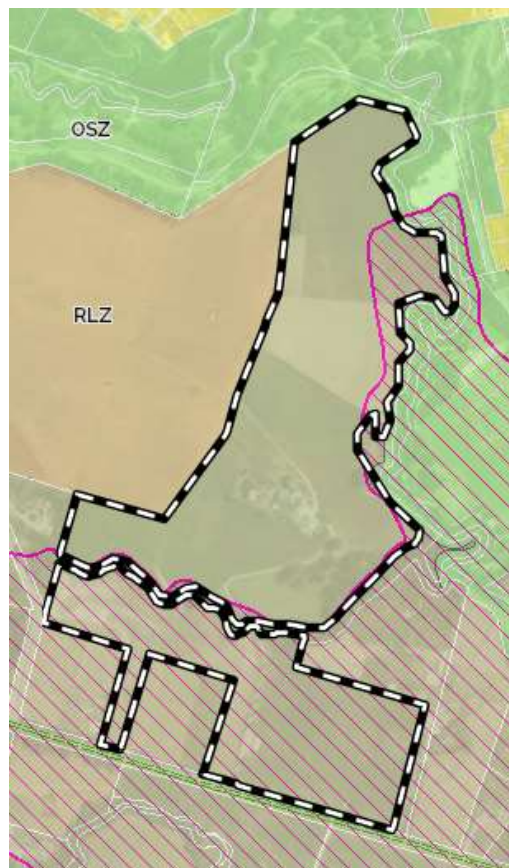


Figure 6 – The extent of the identified Liquefaction risk area is shown by the pink hatched area.

Soil Contaminants

18.0 The site is registered on the Listed Land Use Register administered by Environment Canterbury. The LLUR Report indicates that there is a sheep dip that has been identified on the site through aerial imagery. The sheep dip is located near the sheds on Lot 6. Compliance and consents as appropriate will be required under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) at the time of future development. It is noted the Proposed District Plan Rules reflect this. The contaminated land is not considered significant enough to preclude the site from being rezoned.

Ecosystems and Biodiversity

19.0 The proposed parcel of land (approximately 7.65 hectares subject to final survey) that will be retired from farming and used for recreational purposes has the ability to provide for a significant area of habitat for native flora and fauna once a programme of planting is completed immediately adjacent to one of the largest Council reserves in the District, Centennial Park. Furthermore, the proposed rules that would be placed on further residential development would see additional native plantings made that would also create additional biodiversity which would have far more benefit than the pasture that is currently in place.

Servicing

20.0 As part of the application for 101.2022.280 it was proposed that the additional 5 allotments adjacent to the Brookfield Road subdivision could connect to the sewer, stormwater and sewer infrastructure from the adjacent subdivision. This has not been accepted by Council as part of the request for further information received. It is also noted by rūnanga that they would not support sewer and stormwater being discharged to ground in this location due to the proximity to the Otipua Creek waterway. It is submitted that there is the ability to install systems such as blackwater holding tanks where the septic waste is removed and disposed of offsite, and stormwater treatment systems available which can remove contaminants from the site. It is anticipated that allotments along Landsborough Road will be sufficient in size that they will be able to dispose of sewer and wastewater in accordance with Environment Canterbury requirements, although consent will be required for this activity.

21.0 The site is considered to be close enough to the Timaru Urban Boundary that it is reasonable for the allotments to receive Downlands Water Supply connections, particularly given the extensive upgrade to the Downlands Water Supply that Council has recently completed.

Statutory Planning Assessment

Regional Policy Statement

22.0 Policy 5.3.1 of the Canterbury Regional Policy Statement (**CRPS**) states:

5.3.1 Regional growth (Wider Region)

To provide, as the primary focus for meeting the wider region's growth needs, sustainable development patterns that:

- 1. ensure that any
 - a. urban growth; and*
 - b. limited rural residential development*occur in a form that concentrates, or is attached to, existing urban areas and promotes a coordinated pattern of development;*
- 2. encourage within urban areas, housing choice, recreation and community facilities, and business opportunities of a character and form that supports urban consolidation;*
- 3. promote energy efficiency in urban forms, transport patterns, site location and subdivision layout;*
- 4. maintain and enhance the sense of identity and character of the region's urban areas; and*
- 5. encourage high quality urban design, including the maintenance and enhancement of amenity values.*

23.0 Comment: As previously discussed the subject site is located within close proximity to the edge of the Timaru township, being approximately 500m west of the Timaru Urban boundary. There are a number of small sections situated between the town boundary and the subject site, and numerous small sections that proliferate in the surrounding area. Therefore, by rezoning the site the proposal is in accordance with Policy 5.3.1 as it is a practical use of the land in close proximity to the town boundary which allows for choice and the proposed Open Space Zone will provide an area of natural amenity able to be enjoyed by the urban area. Furthermore, Policy 5.3.1(1) also refers to a coordinated pattern of development. It is considered that the proposed rezoning of the site is practical when taking the previous development of the site and the surrounding environment into account.

24.0 Policy 5.3.12 which relates to Rural production, is also relevant. As the site is zoned Rural 1, Policy 5.3.12 has been considered as the development will remove some rural land from contributing to the rural productive economy. Policy 5.3.12 states:

5.3.12 Rural production (Wider Region)

Maintain and enhance natural and physical resources contributing to Canterbury's overall rural productive economy in areas which are valued for existing or foreseeable future primary production, by:

- 1. avoiding development, and/or fragmentation which;
 - a. forecloses the ability to make appropriate use of that land for primary production; and/or*
 - b. results in reverse sensitivity effects that limit or precludes primary production.**
- 2. enabling tourism, employment and recreational development in rural areas, provided that it:
 - a. is consistent and compatible with rural character, activities, and an open rural environment;*
 - b. has a direct relationship with or is dependent upon rural activities, rural resources or raw material inputs sourced from within the rural area;*
 - c. is not likely to result in proliferation of employment (including that associated with industrial activities) that is not linked to activities or raw material inputs sourced from within the rural areas; and**

d. is of a scale that would not compromise the primary focus for accommodating growth in consolidate, well designed and more sustainable development patterns.

and;

3. ensuring that rural land use intensification does not contribute to significant cumulative adverse effects on water quality and quantity.

- 25.0 Comment: While the site is currently zoned Rural 1, it is not practical to maintain the subject site as a productive piece of land as it is not a feasible shape for primary production and the topography and heavy clay soils of the site is challenging. By developing the land in the proposed manner no significant reverse sensitivity effects will arise due to the surrounding environment which contains a number of smaller rural lifestyle sections, and the proposed development of the site, particularly with regard to landscaping, and the retirement of rural land for recreational purposes, will help to screen any rural activities from neighbouring properties.
- 26.0 In conclusion, the proposed rezoning of the site is considered to be consistent with the Canterbury Regional Policy Statement.

National Environmental Standards

- 27.0 The following National Environmental Standards are currently in operative in New Zealand:
- National Environmental Standards for Plantation Forestry 2017
 - National Environmental Standards for Air Quality 2004
 - National Environmental Standard for Sources of Drinking Water 2007
 - National Environmental Standards for Telecommunications Facilities 2016
 - National Environmental Standards for Electricity Transmission Activities 2009
 - National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011
 - National Environmental Standards for Freshwater 2020
 - National Environmental Standard for Marine Aquaculture 2020
 - National Environmental Standard for Storing Tyres Outdoors 2021
- 28.0 The proposed rezoning is not considered to trigger the need for any further assessment of the matters covered by the Standards listed above. The most relevant standard is the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 and this has already been discussed.

National Policy Statement on Highly Productive Land

- 29.0 The National Policy Statement on Highly Productive Land (NPS-HPL) does apply to the site as the site is classed as having LUC-3 soils. This is demonstrated on the following page in Figure 7.



Figure 7: Aerial view from Canterbury Maps demonstrating the LUC-3 soil classification for the site and surrounding areas.

30.0 As the adjoining sites have been proposed to be zoned Rural Lifestyle it is considered that this should not be withheld from the subject site as they share the same parent title, the soils are heavy clay and the topography is challenging which makes any intensive farming difficult. These challenges, along with the small allotment size, mean the site is not large enough to be used as an economically viable production unit. As the site is also surrounded by smaller sections, Centennial Park, School Park and lifestyle development it is also considered that there would be reverse sensitivity effects that would arise if the site was to be used for production purposes.

Growth Management Strategy

- 31.0 The Timaru District 2045 Growth Management Strategy was adopted by Timaru District Council on 22 May 2018 and is used by the Timaru District Council as a means of informing how land use growth should be managed over a 30-year period. The Landsborough Road area is not directly identified as part of the strategy.
- 32.0 The site was not identified as part of the Growth Management Strategy as being an area for future residential/lifestyle development, despite the proximity of the site to the Brookfield Road subdivision and Centennial Park. The Growth Management Strategy did not provide for any future growth to the south of Timaru, which is considered an oversight as future landowners have a number of matters to consider, and for some easy access to the South of Timaru is important. The Growth Management Strategy has not taken this into account.
- 33.0 It is noted that there are 12 strategic directions listed in the Growth Management Strategy, of which District Character, Landscapes and Amenity, Settlement Pattern and Urban Form, Rural and Residential are applicable to the proposal.
- 34.0 The table below demonstrates how the proposal is consistent with the strategic direction of the Growth Management Strategy.

Strategic Direction	Assessment of Proposal
<p>1. District Character</p> <p><i>To manage urban growth within the district to positively contribute to:</i></p> <p><i>(i) a well-planned district of interconnected and consolidated urban areas that reinforce the strengths, individual character and identity of each settlement;</i></p> <p><i>(ii) the reinforcement and consolidation of Timaru settlement as the main residential, commercial, cultural and civic settlement for the district; and</i></p> <p><i>(iii) the retention of the character and productive capacity of rural areas.</i></p>	<p>District Character is focussed on retaining the amenity values and characteristics of existing towns within the District. This also focusses on consolidated urban areas and retaining the character and productive capacity of rural areas. In this instance there is no distinct rural character found at the subject site due to the size and layout of the current allotment, the inability to feasibly carry out commercial production activity on the site and the proximity of the proposed allotments to the Timaru town boundary and other small rural lifestyle sections in the surrounding environment. Commercial farming is not practical on the site due to the size, topography and layout of the allotment. While additional rural residential development may have an impact on the wider amenity of the area, the rezoning to Open Space zone for part of the site will help to offset this, and although the development of the site will be subject to Council's intention with the site it has the potential to provide a buffer between the Scenic Reserve and the proposed allotments. The proposed landscaping to be required at the time of development is considered to be sufficient to screen this development and to also improve the outlook enjoyed by users of nearby public spaces, along with road users.</p>

<p>2. Landscapes and Amenity</p> <p><i>To manage subdivision and land use development to:</i></p> <p><i>(i) recognise and protect outstanding natural landscapes and natural areas in the district from inappropriate activities, and otherwise manage activities within identified important heritage and cultural landscapes;</i></p> <p><i>(ii) improve amenity and design particularly in urban areas; and</i></p> <p><i>(iii) segregate polluting or noisy industrial uses and strategic infrastructure from sensitive activities and residential areas.</i></p>	<p>There are no outstanding natural landscapes or areas identified on the subject site. There will be no detrimental impact on any vegetation or landscape as currently the subject site is paddocks, with established trees along the road frontage of the site. These trees will either be retained or will be replaced with new landscaping, as part of the proposed rules that should apply to the site. The proposed Open Space Zone will also be able to be developed to improve the amenity for the established urban environment and users of Centennial Park.</p>
<p>3. Settlement Patterns and Urban Form</p> <p><i>To accommodate future growth and capacity for commercial, industrial, community and residential activities primarily within the existing settlements of Timaru, Temuka, Geraldine, and Pleasant Point to strengthen compact patterns of development and integration with infrastructure.</i></p>	<p>The proposed rezoning allows for lifestyle sections to become available in an area that is well developed for life-style blocks and close to the urban boundary. The site being adjacent to the Brookfield Heights subdivision and will reflect the Performance Standards of the Rural Residential (Brookfield Road) Zone. Allotments will be serviced appropriately to meet with the requirements of the Timaru District Council.</p>
<p>9. Rural</p> <p><i>To provide for the efficient and effective functioning of rural areas, through encouraging the use and development of natural and physical resources that enable rural activities to support the district, including:</i></p> <p><i>(i) managing the subdivision, use and development of rural land to reflect rural amenity values, rural land use and maintain or enhance areas or features of cultural, historical, landscape or ecological value;</i></p> <p><i>(ii) ensuring development remains compatible with rural character, and avoids reverse sensitivity impacts.</i></p>	<p>The site does not have existing primary productive potential due to the size and layout of the allotment. There is also no ecological value at the subject site that would be worthy of special protection. The development of the site will have minimal impacts on the surrounding rural land as it largely comprises smaller lifestyle sections so any reverse sensitivity that may arise is considered to be minimal.</p>
<p>10. Residential</p> <p>To:</p> <p><i>(i) encourage opportunities for higher residential densities in close proximity to the Timaru and Geraldine town centres, and Highfield Village Mall; and</i></p> <p><i>(ii) provide sufficient residential development capacity to meet demand and household choice as it arises.</i></p> <p><i>With demand relating to the number of dwellings, and higher densities and services arising from an increasingly aging population; and household choice relating to a diversity of types households,</i></p>	<p>While the land is currently zoned Rural 1, the area is similar to that of rural residential areas, particularly due to the nearby allotment sizes and the Rural Residential (Brookfield Road) zone located in close proximity. Furthermore, as previously discussed the subject site is in very close proximity to the Timaru Urban boundary. Therefore this rezoning will provide for lifestyle demand close to the urban boundary which is preferable.</p>

range of price points including affordable housing options, and choice of locations.

Decision Sought By Submitter

35.0 It is proposed that 60 Landsborough Road should be rezoned to Rural Lifestyle Zone, and the specific overlay that applies to the adjoining Brookfield Heights subdivision (which was part of the parent title of this property) should be extended to the site. 7.65 hectares is proposed to be rezoned to Open Space Zone to allow for the site to be developed.

Conclusion

36.0 There are a number of favourable aspects of 60 Landsborough Road that allow for the site to be rezoned as suggested by this submission. It is considered that lifestyle sections should not be only provided to the north and west of Timaru, but sections also need to be provided for in the south as well.

General

37.0 An invitation is extended to Council staff to visit the subject land as part of this submission. In the first instance site access can be co-ordinated through Milward Finlay Lobb, phone 03 684 7688 or email admin@mflnz.co.nz

Prepared by:



Melissa McMullan
LLB BA MPlan
Planner

Reviewed by:



Andrew Rabbidge
BSurv (credit), RPSurv, Assoc NZPI, MS+SNZ, CSNZ
Licensed Cadastral Surveyor
Director, Milward Finlay Lobb Limited

12 December 2022