

Chapter: Development Areas

Feed-back No.	Section	Sub-section	Plan Provi-sion	Feedback	Relief sought		
95.4	Development areas	General		<p><i>The provision for additional industrially zoned land in the future cannot be found. Detailed analysis and market indicators have shown that Timaru has a clear shortage of available industrial land which will be exacerbated in coming years. This will limit the ability of Timaru and the District to support regional growth. We remain firmly of the view that a proactive zoning and staged development of an industrial land park in Washdyke is warranted.</i></p> <p><i>If we as a district are to continually promote our strengths associated with our central South Island location and a nationally & internationally connected hub for business, we need shovel ready industrial land. We certainly appreciate challenges associated with private/public developments, development contributions and sharing of risk etc... but consider TDC, in fact TDHL, are in a good position to at least facilitate and enable development discussions in the Washdyke area to progress such an opportunity.</i></p> <p><i>There is a need and opportunity to work closely with residential property developers to both facilitate, and where possible incentivise through a simple and enabling regulatory framework, the staged development and roll out to market of residential properties. Bluntly, the lack of available (and affordable) housing has effectively been a handbrake on workforce attraction and our local economy for many years. We have the opportunities we just need the people.</i></p>			
143.75	Development areas	General		<table border="1" data-bbox="689 1297 1406 1458"> <tr> <td data-bbox="689 1297 869 1458"> Planning Provisions </td> <td data-bbox="869 1297 1406 1458"> <ul style="list-style-type: none"> • The Draft Plan has dedicated 14 geographical areas around the district for apparent “future-urban” purposes. </td> </tr> </table>	Planning Provisions	<ul style="list-style-type: none"> • The Draft Plan has dedicated 14 geographical areas around the district for apparent “future-urban” purposes. 	<ul style="list-style-type: none"> • [REDACTED] would recommend that the Council consider the following: Dedicating these “future-urban areas” as a zone under the District Plan rather than a
Planning Provisions	<ul style="list-style-type: none"> • The Draft Plan has dedicated 14 geographical areas around the district for apparent “future-urban” purposes. 						

				<ul style="list-style-type: none"> · These 14 areas are broken down into the following: · Three residential development areas at Gleniti, Broughs Gully and Temuka North-West; · Eight rural lifestyle development areas; · One large format retail development area North of Timaru at the A and P Showgrounds site; · One expansion development area at Washdyke; and · One general industrial development area at Tiplady. · The specific chapters for each development area have not been made available at the release of the Draft Plan. These will be made available at the release of the Proposed Plan. · It appears that the development areas will be treated as a type of precinct under the Draft / Proposed Plans over the geographical area where they are located. 	<p>form of precinct. These areas should then go through a plan change and structure planning process when being prepared for their intended uses.</p> <p>Wants to be involved in Development Area Plans.</p>
				<p>██████████ support in principle Council's intention to dedicate land towards "future-urban" areas under the Draft Plan.</p>	

				<ul style="list-style-type: none"> · A detailed analysis of the Development Areas from [REDACTED] has not been provided under this submission on the Draft Plan, as the development rules and standards for each area are not yet available. A detailed review and submission will be made in relation to the Proposed Plan. However, at this stage, [REDACTED] would recommend that the Council consider the following: <ul style="list-style-type: none"> · Dedicating these “future-urban areas” as a zone under the District Plan rather than a form of precinct. These areas should then go through a plan change and structure planning process when being prepared for their intended uses. 	
62.38	Development areas	General	General	<p><i>The plan should provide specific objectives, policies and rules for managing Development Areas.</i></p> <p><i>This should include a schedule of features and outcomes that are to be illustrated on an indicative subdivision concept plan accompany the development plan that are directive on addressing the rural-urban interface. E.g. encouraging the use of generous setbacks, public roads and reserves as buffers between urban and rural land uses</i></p>	
63.2	Development areas	General	General	<p><i>I have studied the new planning maps and while it is commendable to have Rural-Residential developments proposed in different areas so they compete i wonder if the planners have studied the likelihood of these areas being developed or what the cost of the sections in these areas will be?</i></p> <p><i>Dev 5 & Dev 4 , are placed in some of Timaru's most expensive property, once developed (or IF) the section prices that these areas will command will be extremely high. I do understand this will benefit the councils rating amounts however this will do very little to serve growth in the region. While i support</i></p>	

			<p><i>having these Rural-Residential development areas without suitable Residential greenfield development areas they will not encourage growth.</i></p> <p><i>Dev 2 - This area is fast running out of space and is currently our main residential expansion area this area has been developed much quicker than anticipated and i understand the last large plots of land here are currently growing through the process of subdivision for sale. This draft district plan does not have in place a suitable Residential area to replace it. Timaru needs suitable low value but desirable residential land to develop to ensure housing affordability and the potential for growth. It would be preferable to have competing areas also do drive down section prices and encourage development. I do understand the TDC is constrained in allowing such development as providing the infrastructure is expensive, I also understand that this is probably the main reason why Rural-Residential land is preferred, however without suitable Residential land zoned for development it is doing a great dis-service to the future of the district.</i></p> <p><i>Dev 1- Broughs Gully this area is been recently desinated as new residential land, while is is a welcome addition i cannot see this difficult portion of land with is steep slopes and many owners being developed in a hurry. it is part of the puzzle but is not a solution.</i></p> <p><i>Dev 6 - This area should be rezoned Residential and potentially expanded on.</i></p> <p><i>Dev 3 - This side of the reserve makes complete sense to be rural-residential, i believe this area could be expanded on to continue through to claremont road with Brookfield road to be extended through to Claremont road - As there are not many owners development could happen at a greater pace, also the dis-used TDC water tanks could be recommissioned to help with water supply.</i></p> <p><i>Dev 8 - This area should be rezoned Residential, With Rural Residential land rezoned from Thompson Road to Springfield Road. As this area is mostly flat and away from the river, also it already has the roads in place is can be rapidly</i></p>	
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				<i>developed for Residential. Unlike the Current Dev14 Area which is not easily developed due to the new road going through multiple properties.</i>	
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