Timaru District 2045

Draft Growth Management Strategy

Submission Summary



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INTRODUCTION

DRAFT GROWTH MANAGEMENT STRATEGY

The Timaru District Council has prepared the Draft Growth Management Strategy (the Draft GMS) recognising that Timaru District is faced with: growth pressures; changing demographics including an aging population; and a regulatory context to consolidate growth in our existing townships and a continuation of prudent infrastructure choices.

This draft GMS has been prepared in consultation with key stakeholders, and intends to provide a direction for the growth and change of the district over the next 30 years.

NOTIFICATION

The Draft GMS was publicly notified on 1 April 2017 by way of public notices in the Timaru Herald, Timaru Courier and Council website. Submissions closed on 12 May 2017. Timeframe extensions were granted 16 May 2017 for those that requested it.

A total of 71 submissions were received on the Draft GMS. This document provides a summary of these submissions received. The full submissions are available as PDF files on the Council's website at www.timaru.govt.nz/gms

SUBMISSIONS

A questionnaire was designed to gather submissions using a scale of 1 -5 to express the submitter's degree of agreement on different topics of the Draft GMS. The questionnaire is shown in Appendix A. Submissions no. 1 – no. 33 were made under the prescribed questionnaire prepared by Council while submissions no. 34 – no. 71 were completed in the submitter's own format. Charts have been produced from submissions no. 1 – no. 33 to demonstrate the submitter's view on particular topic as shown in Appendix E

The stated position of each of the 71 submissions is provided in the summary of submissions table in Appendix F. This table outlines each submitter's submission points with, a summary of the reasons / further comments for their position.

APPENDIX A QUESTIONAIRE

Submission Form Timaru District Plan Review Draft Growth Management Strategy



The Draft Growth Management Strategy is a 30 year strategy to manage land use growth for the Timaru District. The Draft Growth Management Strategy will inform both the supply of zoned land and management of existing zoned areas through the District Plan review. It will address urban and rural land use growth in the district, including the growth of residential, rural residential, industrial, commercial and recreational activities. A copy of the Draft Growth Management Strategy and Summary of the Draft Growth Management Strategy can be viewed at www.timaru.govt.nz/GMS

Section A: Settlement Areas

1. The Draft Growth Management Strategy approach for the Timaru urban area seeks to utilise existing residential and business (commercial and industrial) capacity already available to provide for growth to 2043. No additional new residential or business land is identified. Residential intensification is proposed adjacent to Highfield and the areas around the Timaru Town Centre to provide for modest increases in housing density (such as two - three storey apartments), and Rural Residential opportunities are identified at Elloughton South, Kelland Heights and Gleniti North. How much do you agree or disagree with this approach?

Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree

ny further comments or is there something else we should consider?				

2. The Draft Growth Management Strategy approach for Geraldine is to better use the existing Town Centre land, rather than rezone any additional land; provide for increased residential densities close to the Town Centre as well as provide for low density new residential at Orari Station Road; Rural Residential zoned opportunities at Main North East and Cascade Plan; and a new Light Industrial area at Tiplady. How much do you agree or disagree with this approach?

	Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree
I					

Submission Form **Timaru District Plan Review**



Draft Growth Management Strategy

COMPANIES OF CHARGO	Centre of Pleasant Residential growth a	Point for com t Pleasant Point pment, as well a	Neither agree or	d not rezone a ed through exist	iny additional land ting opportunities in
	3,10,10		disagree		
ı					
	Any further comment	s or is there som	ething else we should co	nsider?	
	Any further comment	ts or is there som	ething else we should co	nsider?	
	Any further comment	ts or is there som	ething else we should co	nsider?	

4. For Temuka, we are seeking to utilise existing residential and business capacity already present in the settlement area. Rural Residential opportunities will be provided for in areas at Thomson Road and Guild Road. How much do you agree or disagree with this approach?

Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree

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Submission Form Timaru District Plan Review Draft Growth Management Strategy



Any further comme	nts or is there sor	mething else we sh	ould consider?	

5. The Draft Growth Management Strategy seeks to provide a more focused approach to Rural Residential development, through focusing opportunities for rural residential and lifestyle allotments at specific zones peripheral to Timaru, Geraldine, Temuka and Pleasant Point, instead of the current dispersed approach throughout the Rural zone. How much do you agree or disagree with such an approach:

Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree

Submission Form Timaru District Plan Review Draft Growth Management Strategy



Section B: Strategic Direction

6. Overall, how much do you agree or disagree with the overall direction of the Draft Growth Management Strategy?

Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree

atified that you Strongly Agree, Disagree or Strongly Disagree with the overall direction of owth Management Strategy, can you briefly let us know the main reasons for you

7. How much do you agree or disagree with the following direction of the Draft Growth Management Strategy?

	Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree
District character					
further?					
Landscapes and amenity					

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Submission Form Timaru District Plan Review



Draft Growth Management Strategy

	Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree
Settlement patterns and urban form					
Please briefly explain the main reasor further?	ns for your a	nswer, or sor	mething else	you'd like us	to consider
Building resilient communities					
Please briefly explain the main reasor further?	s for your a	nswer, or so	mething else	you'd like us	to consider
Takata whenua					
further?					
Sustainable economy					
Please briefly explain the main reasor further?	ns for your a	nswer, or sor	mething else	you'd like us	to consider
Transport					
Please briefly explain the main reasor further?	ns for your a	nswer, or sor	mething else	you'd like us	to consider

Submission Form Timaru District Plan Review



Draft Growth Management Strategy

	Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree
Infrastructure					
Please briefly explain the main rea further?	sons for your a	nswer, or so	mething else	you'd like us	to consider
Rural					
Please briefly explain the main rea further?	sons for your a	nswer, or so	mething else	you'd like us	to consider
Residential					
Please briefly explain the main rea further?					
Community and open space					
Please briefly explain the main rea further?	sons for your a	nswer, or so	mething else	you'd like us	to consider
Leadership and partnership					
Please briefly explain the main rea further?	sons for your ar	nswer, or so	mething else	you'd like us	to consider

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Submission Form Timaru District Plan Review Draft Growth Management Strategy



- 8. The Draft Growth Management Strategy identifies three key challenges (page 21) that it is seeking to provide direction on for growth in the district to 2043. These include:
 - a. Managing the challenges associated with a modest level of forecast population growth, and an increase in the elderly population;
 - b. The Council discharging its legal responsibilities under the Resource Management Act (1991) and the Local Government Act (2002);
 - c. A community expectation that the Council takes an active role in integrating and managing growth, including that the costs of growth are fairly distributed and do not fall predominantly on the wider community.

How much do you agree or disagree with these challenges:

Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree

Can you let us know what additional key challenges we should consider, if any.		

Submission Form **Timaru District Plan Review Draft Growth Management Strategy**



Section C: Additional comments

Additional comments

Additional and supporting documents can be emailed to gmssubmission@timdc.govt.nz or attached to this submission. If you are doing so, please clarify in your email that if you have submitted / are going to submit in the electronic submission system to enable us to link the document with your submission.

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APPENDIX B ABBREVIATIONS

TABLE 1 DEGREE OF AGREEMENT

SA	Strongly Agree
А	Agree
NN	Neither Agree Nor Disagree
D	Disagree
SD	Strongly Disagree

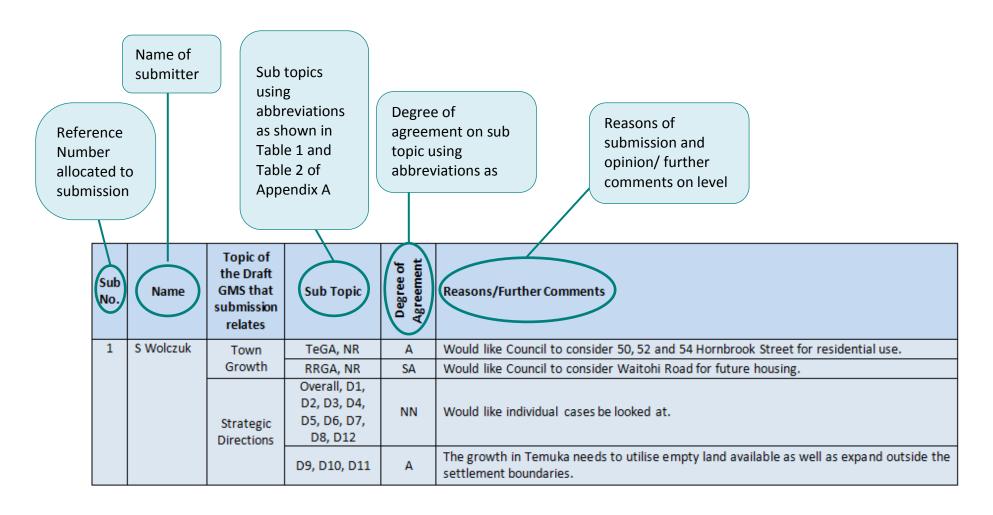
TABLE 2 TOWN GROWTH

TuGA	Timaru Growth Approach
GGA	Geraldine Growth Approach
PPGA	Pleasant Point Growth Approach
TeGA	Temuka Growth Approach
RRGA	Rural Residential Growth Approach
NR	New Rezone

TABLE 3 STRATEGIC DIRECTIONS

AC	Approaches to Challenges
D1	District character
D2	Landscapes and amenity
D3	Settlement patterns and urban form
D4	Building resilient communities
D5	Takata whenua
D6	Sustainable economy
D7	Transport
D8	Infrastructure
D9	Rural
D10	Residential
D11	Community and open space
D12	Leadership and partnership

APPENDIX C **KEY TO READING SUMMARY OF SUBMISSIONS TABLE**



APPENDIX D Schedule of Submitters

Sub No.	Name
1	S Wolczuk
2	L Burdon
3	CBD Investment and Strategy
3	Group
4	H Larsen
5	Timaru District Holdings Limited
6	M Thompson
7	CA Eggeling
8	K Beck
9	I Geary
10	F Ross
11	H Frank
12	T Titheridge
13	L Robertson
14	SD Barclay
15	I & A Pierce
16	BJ & JEM O'Keefe, DG & ML Earl,
10	and J & S Nichelsen
17	GA Morton Family Trust, and GA
Ι,	& SA Morton
	Rolling Ridges Trust, Russel &
18	Pages Trust, Simstra Family
	Trust
19	C Wright
20	Canterbury Regional Council
21	Insights Consultancy

Sub No.	Name
22	N Gilkison
23	P Brown
24	Seadown Properties Limited
25	South Canterbury Federated
25	Farmers of New Zealand
26	J Scott
27	R Payne
28	R Hay
29	H Henderson
30	A White
31	Al Young
	Al Young, Martock Holdings
	Limited, N Campbell, NL
32	Newton, Mountain View Daries,
	D & M Shefford, R Taylor, and P
	Hobbs
33	N Robertson
34	KiwiRail Holdings Ltd
35	Foodstuff South Island Ltd
36	RP & PB Simmons Trustee Co
30	Limited
37	S Smith, Booker, Irvine, Watson,
31	Moir and Leonard
38	Alpine Energy Limited
39	P & L Bartrum
40	New Zealand Transport Agency

Sub No.	Name
41	Community and Public Health
42	Ministry of Education
43	GA & JL Ward and Footes
	Trustees Ltd
44	PSE Properties 2012 Ltd and
	Hilton Haulage Ltd Partnership
45	Juice Products New Zealand
	Limited
46	South Canterbury Chamber of
	Commerce
47	Majors Development Limited
48	SM Fraser, AJ Shaw and PA
	Johnston
49	McFarlane Family Trust
50	SM Fraser, AJ Shaw and PA
	Johnston
51	Port Bryson Property Ltd
52	B Pipe
53	Heritage New Zealand Pouhere
33	Taonga
54	Milward Finlay Lobb Limited
55	NA & SI Walker
56	Levels Golfing Lifestyles Limited,
30	and Timaru Golf Club
57	Harvey Norman Properties (N.Z.)
37	Limited
58	Clarebrook Farms Limited

Sub No.	Name
59	Timaru Civic Trust
60	BA & TL Ellery
	GW & DS Craig & MWS Clark,
	KW & SM Pyke, GA & SA Morton
61	& Woolcombe Trustees 2
01	Limited, GA & SA Morton, JR & JJ
	Ford, and PG & JA Wilkins & GJA
	Proudfoot
	DA & RM Coupland & MHS Trust
62	Management Limited, MLS & RE
	Talbot, CI & DI Mackenzie, and
	EH & KP Andrews & EO Sullivan
	ZJ Poplawski, CM & JL Morris,
	JM & NE Savage, ZJ Poplawski &
	HC Trustees 2009 Limited, J & B
63	Family Trust, DC & CE Brand &
	HC Trustees 2010 Limited, DK &
	MK Coupland & TM Simpson,
	and DA & RM Coupland & TM
	Simpson
	AJ & CA Brosnahan, AR & FE
64	Gale, AS Rabbidge & HR Singline
04	& RSM Trust Limited, EA Pyke,
	FH Tong, BJ & HJ Walton & AN & DB Rountree
	Riverside Estate (2008) Limited,
65	and DE Ngaha & JM Hammond
	A McCleary, and G & M
66	Ladbrook
67	LP & JA Moodie
68	KD & MJ Cahill
00	עט א ואוז Callill

Sub No.	Name
69	P & J McLachlan
70	Davis Ogilvie (Aoraki)
71	South Canterbury Branch, New Zealand Institute of Surveyors

APPENDIX E QUESTIONNAIRE RESPONSES CHART (SUBMISSIONS NO.1 – NO.33 ONLY)

Figure 1 Responses To Section A: Settlement Areas (Submissions No.1 – No.33 Only)

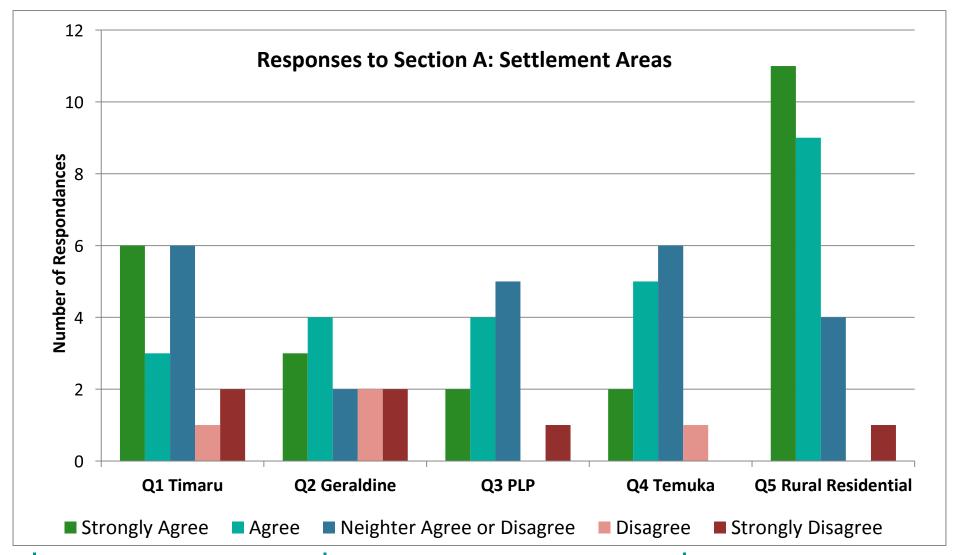
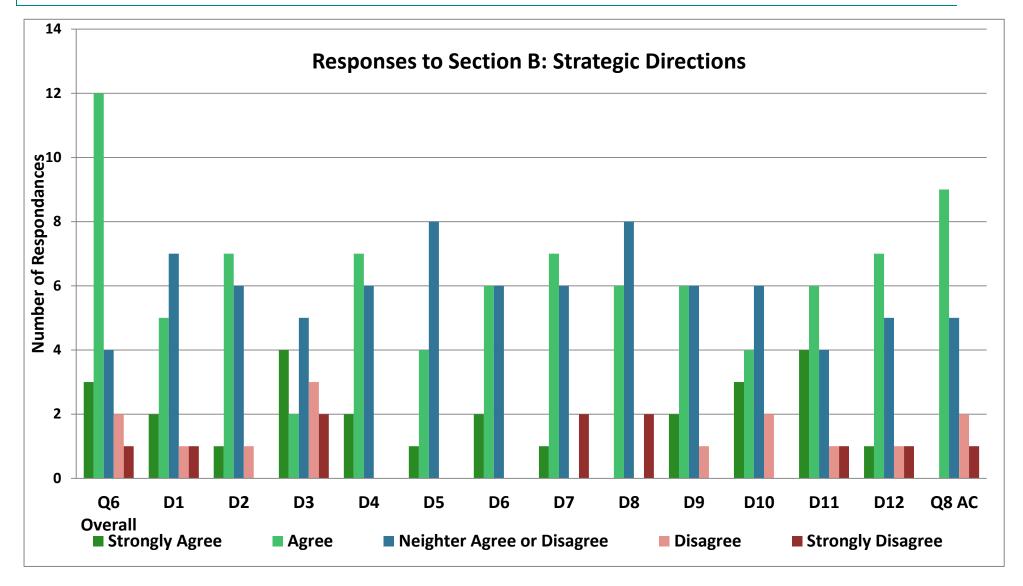


Figure 2 Responses To Section B: Strategic Directions (Submissions No.1 – No.33 Only)



APPENDIX F Summary of Submissions

Sub No.	Name	Topic of the Draft GMS that submission relates	Sub Topic	Degree of Agreement	Reasons/Further Comments
1	S Wolczuk	Town Growth	TeGA, NR	Α	Would like Council to consider 50, 52 and 54 Hornbrook Street for residential use.
		Town Growth	RRGA, NR	SA	Would like Council to consider Waitohi Road for future housing.
		Strategic Directions	Overall, D1, D2, D3, D4, D5, D6, D7, D8, D12	NN	Would like individual cases be looked at.
			D9, D10, D11	Α	The growth in Temuka needs to utilise empty land available as well as expand outside the settlement boundaries.
2	2 L Burdon	Town Growth	GGA, NR	SD	Future residential growth to the south of Geraldine Township is against the northward market growth, is on high flood risk land that has poor drainage, and is adding pressure on existing sewer system which is at capacity. Future residential growth should be focused on infill development, which is supported by Councils report provided in the past years. Would like to discuss with Council about own land at 73 Connolly Street, Geraldine. Disagree with new industrial site on Tiplady Road.
			RRGA	А	Do not like the existing dispersed of lifestyle blocks in Geraldine.
			Overall		Deferred land has merit. Defines future development without restricting current uses of the land. Strategy might go some way to addressing long term development.

Sub No.	Name	Topic of the Draft GMS that submission relates	Sub Topic	Degree of Agreement	Reasons/Further Comments
3	CBD Investment	Town Growth	TuGA	Α	No Comment.
	and Strategy		Overall	Α	
	Group		D1, D2, D3, D4, D5, D6, D9, D10	NN	The predicted growth is very conservative.
		Strategic Directions	D7		Enjoyment of amenities and natural assets has to be the highest priority for the transport direction.
			D8	SD	Considers there is a lack of infrastructure.
			D12, AC		No comment.
			D11	D	No Comment.
4	H Larsen	Town Growth	TuGA, GGA, PPGA, RRGA	SA	Concerned there is no provision for additional commercial and industrial uses in Timaru. Commercial opportunities are the key of growth in employment market, the lack of commercial / industrial land may result in lose of business development opportunities and investors. Need to have a mix of property sizes within the main residential area to allow a bigger garden or chooks, instead of needing to buy several acres of land.
			TeGA, NR	D	There is the need to provide a variety of land sizes, including rural residential sized land. High density developments are for the larger cities while people settle down in small townships for larger blocks of properties. Land adjacent to the Tamitahu Stream, including 50, 52 & 54 Hornbook Street, Temuka is zoned in recreation with limited use. Such land is available and is suitable for future residential development.

Sub No.	Name	Topic of the Draft GMS that submission relates	Sub Topic	Degree of Agreement	Reasons/Further Comments
			Overall, D3, D4, D5, D7, D10, D11, AC	А	No Comment.
			D2		Would like to see more art works in public places.
		Strategic Directions	D6		The District is dominated by big players. More work need to be done to attract smaller investors to bring variety of business to our District. The District is too tough for small business to survive.
		Directions	D8	NN	Roading status in Temuka is not good with road damage on main road and intersections. Better roading formation is needed to avoid damage.
			D9		No Comment.
			D12		There needs to be a greater level of transparency with Council and clients. In particular how much a consent costs and why it was granted should be made public information for a fair play.
		Economic Growth	N/A	N/A	Would like to see a Regional Economic Development Forum developed to look at how the region will create an environment that attracts investments. Lessons can be learnt from other successful regions.
5	Timaru District Holdings Limited	Town Growth	TuGA, NR		Does not envisage the Showground site be used exclusively for large scale retail. It envisages light industrial use would be suitable given the location, accessibility and servicing capability. The site is ideal for industrial and commercial activities. There is significant demand for industrial land at the port and supply is limited. The Showgrounds site could be used to meet some of this demand.
		Strategic Directions	Overall, D6	Α	Supports the Sustainable Economic Directives outlined on page 54 of the Strategy.
6	M Thompson	Town Growth	TuGA	NN	Agree in principle with the demand for residential expansion and the consolidation approach in Town centre.

Sub No.	Name	Topic of the Draft GMS that submission relates	Sub Topic	Degree of Agreement	Reasons/Further Comments
					Disagree with approach to Industrial Land. The expected evening out of population by 2031 does not equal the trend of industrial demand. Industrial growth is expected and industrial land should be prepared and readily serviced to accommodate the market demand to attract businesses to the District.
					Strongly agree with approach to Residential growth.
					Agree with a light industrial area identified away from residential area. Services in the new industrial area need to be carefully considered.
		GGA, NR	SA	Consider Vance Road is suitable for Transport type business given the location, soil type, and existing land use.	
				The area of land North West Geraldine currently zoned Rural 2 between the Waihi River and the State Highway 72 up to Bennett Road / Woodbury Road intersection is on busy tourist route and the area is suitable for tourism related activities.	
			PPGA, TeGA	NN	No Comment.
			RRGA	А	No comment.
		Strategic Directions	Overall, D9, D10, D11, D12	Α	No Comment.
			D3		Retirement village typed land use need to be provided to accommodate the aging population.
			D6	SA	Economic growth is essential for our District. Need to use our available resources wisely, such as water use.
			D7, D8		Would be great to provide an alternative route through smaller towns for large trucks to avoid disturbance and vibration effects on the locals, businesses and tourists alike. Perhaps a bypass via Orari Back Road.

Sub No.	Name	Topic of the Draft GMS that submission relates	Sub Topic	Degree of Agreement	Reasons/Further Comments
			D4		A blend of services and recreation is prudent.
			D5	А	Consultation with Runanga needs to take place as part of the process but should not add another layer of cost and compliance for landowners / business owners.
			AC	NN	No Comment.
7	CA Eggeling		RRGA	А	Do not think rural land north of Pages Road should be developed until all land within the town boundary has been built on.
		Town Growth	TuGA	N/A	Would like to see Town Planning adjust existing town concept plans for roaming layout to better enhance future development especially with the continuation of Dobson Street in Timaru.
		Strategic Directions	Overall	А	Agree because Timaru is expanding at a great speed. Own development at Hunter Hills Drive and other recent developments proved this. Commend the Council for what they are trying to achieve.
		Transport	Speed Limit	N/A	Would like to see the 50kph zone increased on Pages Road, Timaru from 254 Pages Road through to 377-383 Pages Road due to the danger of a pending accident.
			Formation	N/A	Would like the kerb and channel be established on Pages Road, Timaru to the area of 377-383 Pages Road especially on the town side of the road.
8	K Beck	Town Growth	RRGA	NN	Rural Residential must be considered to avoid urban sprawl. It is recommended to limit Rural Residential sizes between 0.4ha to 0.6ha. Properties of this size would have scope to develop an orchard, bee hives, a livestock paddock or market gardening. Provision of native planting, including planting along right of ways should also be

Sub No.	Name	Topic of the Draft GMS that submission relates	Sub Topic	Degree of Agreement	Reasons/Further Comments
9	I Geary	Administration	Corruption	N/A	The GMS does notaddress how any corruption is to be anticipated, assessed, audited or mitigated against in the process. To address this deficiency, Council has to acknowledge the potential of corrupt practices in the process, extensively research the areas and remedy actions to take place to reduce corrupt practices. The Council itself could be tainted and uses contradictory practices that may fall into the definition of corruption.
10	F Ross	Town Growth	TuGA	А	Generally agree. Within the proposed Rural Residential development at Kellands Heights, there are at least two areas that contain natural values within or nearby. One is the Kellands Hill natural carex wetland in a natural gully west of the road; the other is further up this gully, below the Mountain View Village. If these two areas fall within the Rural Residential areas, these natural features should be retained and maintained. Consideration should also be given to maintaining the excellent far reaching views that can be seen from both Kelland Hill Road and Pages Road. Some areas, for example the south end, that contain many older dwellings could be an area for renewal of housing.

Sub No.	Name	Topic of the Draft GMS that submission relates	Sub Topic	Degree of Agreement	Reasons/Further Comments
			GGA	А	Generally agree. The natural values of native trees on Downs need to be retained and protected from development - if not already done so.
			PPGA	А	No Comment.
			TeGA	А	The existing walkways and cycling tracks be extended, where possible, and not crowded out by building developments.
			RRGA	А	Generally agree the rural residential development should be more targeted to prevent rural sprawl. Not to provide rural subdivisions near or within significant natural areas as of right. Buffer zone or protections should be placed around such areas to protect them.
			Overall, D1, D4, D5, D8, D9, D10, D12		Generally agree with intension of the directions and agree they are important matters to consider.
			D2	А	Landscapes, natural features and productive land need to be retained and protected from developments.
		Strategic Directions	D3		Existing settlements and urban form be retained and urge new buildings to blend in with existing patterns. Holiday homes need to be limited to those existing already.
			D6	SA	It is important and should be promoted by Council.
			D7	NN	Should encourage people to use the existing public transport system.
			D11	SA	Very important to keep the open spaces to retain the views to outstanding landscape in the District.

Sub No.	Name	Topic of the Draft GMS that submission relates	Sub Topic	Degree of Agreement	Reasons/Further Comments
			AC	А	Climate change and how it will affect coastal area need to be considered.
11	H Frank		TeGA	SA	Need to provide appropriate infrastructure to support higher density developments.
		Town Growth	GGA	А	No Comment.
			PPGA, TeGA	SA	No Comment.
			RRGA	А	Should still enable options outside the identified area where justifiable.
			Overall	SA	No Comment.
			D1, D3, D4, D10, D11	SA	Strongly agree with these directions.
			D2		Strongly agree with this direction, in particular "(i) recognise and protect outstanding natural landscapes and natural areas in the district from inappropriate activities".
			D5	NN	Depends on how this happens.
		Strategic Directions	D6		Support the statement "as efficiently and effectively serviced by supporting infrastructure".
			D7	А	More emphasis should be given to use more environmentally friendly transport e.g. rail, boat.
			D8		No Comment.
			D9	SA	Strongly agree, especially support "maintain or enhance areas or features of cultural, historical, landscape or ecological value"
			D12	А	Might include NGOs.
			AC	А	Where the benefits are clearly related to one group, it should be reflected in the costs for this group. However, some costs cannot be allocated directly and will benefit the wider community.

Sub No.	Name	Topic of the Draft GMS that submission relates	Sub Topic	Degree of Agreement	Reasons/Further Comments
		Infrastructure	Water Quality	N/A	More consideration needs to be given to water quality e.g. through storm water and seek ways to minimise impact on water quality.
12	T Titheridge		TuGA	NN	Would endorse a modest increase in housing density. However, to accommodate the projected increase, infrastructure, amenities and business centres need to be looked at as suburbs on the outer grow and develop.
		Town Growth	GGA	D	Do not agree the proposed light industrial zone on Tiplady Road due to conflicts between residential and light industrial use, as well as the traffic hazard at the Coach Road intersection.
			PPGA, TeGA, RRGA	NN	No Comment.
			Overall	А	The strategy is needed for future growth of Timaru; however, it did not look at the big picture. Do not want to see future development in Washdyke along the sea due to sea level rise.
			D1	NINI	Heritage should be retained and restored as much as possible. Being earthquake prone alone is not a justifiable reason to demolish a heritage building.
		Strategic Directions	D2, D3, D8	NN	As long as sufficient green spaces are provided for urban planning will cope with demands.
			D4, D5, D9	NN	No Comment.
			D6	Α	Encouragement of cycle lanes, walking buses, green spaces and trees are accounted for.
			D7		To encourage cargo movements by rail.
			D10	NN	Ensuring light industrial and residential are not located close to one another.
			D11	ININ	Ensuring parks and reserves are looked after and are not developed for residential or commercial uses.

Sub No.	Name	Topic of the Draft GMS that submission relates	Sub Topic	Degree of Agreement	Reasons/Further Comments
			D12	А	Engagement with community is needed.
			AC	А	Ensure Timaru is an age friendly centre, in accordance to World Health Organisation.
		Administration	Rates	N/A	Keep rates low in Geraldine.
13	L Robertson	Town Growth	TuGA, RRGA	SA	Support the rezoning in Kellands Heights, Gleniti North and Elloughton South areas from Rural to Rural Residential as: - The land is already in use as lifestyle blocks. This will avoid dispersion of lifestyle blocks into production land. - The rezone will provide housing options with manageable lifestyle blocks which is currently lacking. - Infrastructure and schools are readily available in this area. Suggestions to overcome potential adverse effects: - Restrictions to protect views of existing residents in the area. - Restrictions for noise emission above normal living noise to avoid reverse sensitivity.
	SD Barclay	Town Growth	TuGA		No Comment.
1.4			TeGA, NR	А	Further to the proposed locations, Hornbrook Street and Hayhurst Street are zoned Recreation and currently appear to be waste land which are suitable for future residential use. Flood risk on these properties should have been removed with flood protection works carried out in recent years.
14			RRGA	Α	Generally agree with the direction but should rezone and utilize existing vacant land first.
		Strategic Directions	Overall, D1, D2, D4, D6, D7, D12, AC	А	No Comment.

Sub No.	Name	Topic of the Draft GMS that submission relates	Sub Topic	Degree of Agreement	Reasons/Further Comments
			D5, D10	NN	
			D3	D	Should firstly utilise existing vacant land before further encroachment into rural land.
			D8	Α	The difficulty of providing sewerage can be overcome by the use of step systems or maceration pumps without major mains.
			D9	D	Disagree with the urban encroachment on prime rural farm land.
			D11	SA	The reserves, parkland and walkways in Temuka are a wonderful asset.
15	I & A Pierce	Town Growth	TuGA, RRGA	NN	The proposed Kellands Heights rural residential area may impact on the submitter's property as it adjoins three out of their four property boundaries. However, the submitter does not anticipate any serious impact and is therefore adopting a neutral position in regard to the rezone.
16	BJ & JEM O'Keefe, DG & ML Earl, and J & S Nichelsen	Town Growth	GGA, NR	SD	The proposed development does not take account the need for housing development in Woodbury. The submitters request the rezoning of Rural 1 to Rural Residential at 16 – 36 Burdon Road, 42 Burdon Road, and 568 Woodbury Road, Woodbury for the following reasons: - Any further development on the land can be easily serviced with on-site wastewater disposal and water supply. - The area is already serviced with garbage collection. - Council would benefit from a greater rate intake. - Development here will attract more people and will meet the Vision statement "A district where land use and growth is sustainably managed to ensure a fantastic lifestyle, thriving economy and strong identity." - There are existing amenity, community facilities, and schools in Woodbury. - It is a desirable area for lifestyle blocks with market demand pressure. - The existing blocks are too small to farm economically but too big for rural residential.

Sub No.	Name	Topic of the Draft GMS that submission relates	Sub Topic	Degree of Agreement	Reasons/Further Comments
		Strategic	Overall	D	Do not agree with intensification of housing in town centres.
		Directions	D1, D2, D7, D8	Α	Agree with these directions as rural residential development in Woodbury will meet the intentions of these directions.
			D3	SD	Doesn't consider Woodbury.
			D4, D11	NN	Woodbury meets the intensions of these directions.
			AC	Α	Agree there is an increase of aging group and consider these are to be adequately dealt with by the McKenzie Village development.
	GA Morton Family Trust,	Town Growth	TuGA, RRGA		There is strong demand for Rural Residential land close to town. Current Rural Zone is restrictive and does not taking into account the contour, views etc at times of subdivision.
17	and GA & SA Morton	Strategic Directions	Overall	SA	Strongly agree particular in regard to Rural Residential developments at 427 & 509 Pages Road, Timaru for the following reasons: - Will meet the market demand for opportunity of lifestyle blocks between 3,000sqm to 2ha with views. - Topography of land could form a natural boundary between Rural Zone and Rural Residential Zones. - The land is easily accessible. - Future developments on the land can be easily serviced by water and telecommunication. - The location of the land is close to essential services and amenities. - The land is currently used for grazing as a dairy support unit and cannot be used for intensive cultivation due to the lack of available irrigation.

Sub No.	Name	Topic of the Draft GMS that submission relates	Sub Topic	Degree of Agreement	Reasons/Further Comments
18	Rolling Ridges Trust, Russel & Pages Trust, and Simstra Family Trust	Town Growth	TuGA, NR	SD	The extension of Residential Zone on the northern side of Pages Road, Timaru, and west of the current zone boundary is not discussed. Rezoning a 50m strip along Pages Road at Lot 3 DP 397906 and 279 & 295 Pages Road, Timaru to Residential 6 is sought for the following reasons: - It provides a transactional zone between Residential 1 and Rural Residential. - The land was zoned Future Urban Development prior to the amalgamation in local government and rezoned to Rural without consulting the landowners. - The land adjoins the existing settlement areas and in close proximity to amenities, recent residential developments, schools and a retirement village. - There is strong market demand for residential properties in this area. - Future development on the land can be easily serviced with existing infrastructure. Would like to see the 80kph zone decreased to 50kph on Pages Road, Timaru where residential use is due to the danger of a pending accident at the intersection of Hunter Hills Drive. With regard to the predicted growth: - Residential sales since 2013 has significantly exceeded growth predicted in the Strategy. - It is wrong to conclude that no additional residential land is required for Timaru. The District Plan need to be flexible to accommodate future growth potentials.
			RRGA	SA	land on the north side of Pages Road, Timaru for residential use.
19	C Wright	Town Growth	TuGA, GGA, PPGA, RRGA	NN	No Comment.
			TeGA, NR	NN	The land to the south of Taumatakahu Stream was rezoned from Rural Residential to recreation. It may now be rezoned back.

Sub No.	Name	Topic of the Draft GMS that submission relates	Sub Topic	Degree of Agreement	Reasons/Further Comments
		Strategic Directions	Overall, D1, D2, D3, D4, D5, D6, D7, D8, D9, D10, D11, D12, AC	NN	No Comment.
20	Canterbury Regional	Town Growth	RRGA	SA	Strong agrees with the more focus approach to rural residential development
	Council	Strategic Directions	Overall	A	Agrees with overall direction and commends Council for the process and endorses the Strategy. Supports move to more active approach. Overall the Strategy gives effect to the Regional Policy Statement.
			D8		Agrees with the approach to infrastructure. Would like more recognition to address the current and future environmental issues when planning for infrastructure. Accordingly, requests Infrastructure Directive 6 on page 58 of the Strategy to be reworded. Refer to original submission for requested wording.
21	Insights Consultancy	Town Growth	GGA, RRGA	SA	The growth in Geraldine area is underestimated as confirmed in correspondence with Statistics New Zealand. As this is the case, the identified future residential growth in Geraldine will be inadequate.
			Overall	SA	No Comment.
		Strategic Directions	D8	SD	Seeking full infrastructure costs recovery from developers will compromise development economics. Council will need to adopt a more proactive approach to bring more public sectors funding to co-invest and finance initial costs of infrastructure trunk expansion.
			D9	А	No Comment.

Sub No.	Name	Topic of the Draft GMS that submission relates	Sub Topic	Degree of Agreement	Reasons/Further Comments
			D10		What if land owners do not make the land available? Alternatives need to be prepared should this be the case to release land for future growth.
			D12	D	Needs to be a more explicit focus / partnership approach upon facilitating development into areas that are in accordance with the Strategy.
			AC		Population assumptions are flawed. Population likely to grow more strongly than forecast.
22	N Gilkison	Town Growth	TuGA, NR	SA	Agree with the approach. However, the Strategy is targeted for a very long time period. It should also look at other potential areas of residential and business growth should the growth be greater than current forecasts.
			GGA, PPGA, TeGA	А	No Comment.
			RRGA	SA	
			Overall, AC	А	Support the consolidation of existing settlement areas where existing facilities and infrastructures are located. However, the Strategy should consider options in the circumstances that if growth is underestimated or overestimated.
			D1		Retention of important heritage buildings should also be a priority.
			D2	А	In addition, there should be a focus on identifying, cleaning up and managing degraded natural habitats.
		Strategic Directions	D3	SA	The Strategy should also consider where to accommodate potential growth which exceeds the forecasted level.
			D4	Α	The Strategy should also look at resilience to man-made hazards e.g. climate change, degradation of natural environment by man.
			D5	SA	No Comment
			D8	А	No Comment.
			D6	NN	To be sustainable, it is critical that the natural environment is not adversely impacted by developments.

Sub No.	Name	Topic of the Draft GMS that submission relates	Sub Topic	Degree of Agreement	Reasons/Further Comments
			D7	А	The Strategy should also consider how to handle potential growth which exceeds the forecasted level. Should consider future public transport and promote greater use of them.
			D9		In addition, all development should be environmentally, economically and socially sustainable.
			D10	SA	The promotion of mixed use, walkable neighbourhood is a key element.
			D11		Also need to ensure the function and quality of open spaces are key design elements.
		Consulta	D12	А	More and better pro-active consultation and engagement with key stakeholders is required.
			Consultation and Collaboration	N/A	There has not been enough engagement with the public and key stakeholders in the drafting process. Further pro-active consultation and engagement directly with the public and key stakeholders is required in the process.
23	P Brown	TeGA, N	TeGA, NR		The recreation land that borders the Taumatakahu Stream should be rezoned residential to reflect the current use as they contain houses.
			RRGA	Α	
		Strategic Directions	Overall, D1, D2, AC	, ,	No Comment.

Sub No.	Name	Topic of the Draft GMS that submission relates	Sub Topic	Degree of Agreement	Reasons/Further Comments
24	Seadown Properties Limited	Town Growth	TuGA, NR	N/A	The submitter requested Lot 6 DP 578 be rezoned from Rural to Light Industrial in two stages for the following reasons: - The Options Report has rated 'Laughton area' with the highest rating for Industrial Growth Options in Washdyke. - The Options Report concluded that no additional industrial land is required due to the available land in Washdyke area. However, it did not taking into account that existing land owners are land banking and not willing to develop the land. Therefore, there is actually a lack of industrial land available on the market.
25	25 South Canterbury Federated Farmers of New Zealand	Town Growth	TuGA, TeGA	SA	Strongly agree with the predicted residential demand and modest increase in housing density over the next 30 years. In particular, consider the Strategy has provided adequate allowance to accommodate demand for rural lifestyle residences. The changing to aging population suggests that there will be a greater demand for smaller low-maintenance properties which are closer to services.
			GGA	А	Agree with the predicted residential demand and modest increase in housing density over the next 30 years. In particular, consider the Strategy has provided adequate allowance to accommodate demand for rural lifestyle residences. The changing to aging population suggests that there will be a greater demand for smaller low-maintenance properties which are closer to services.
					However, have some reservations if the change in zoning from Rural 2 to Residential were to proceed on productive land on Orari Station Road, Geraldine.

Sub No.	Name	Topic of the Draft GMS that submission relates	Sub Topic	Degree of Agreement	Reasons/Further Comments
			PPGA	А	Generally agree with the approach. However, question the need of proposed new Rural Residential at Manse Road given: - The overall size of the township and sections in town are generally larger than other urban centres. - There are sufficient vacant and large residential zoned allotments in the existing settlement area to accommodate the predicted residential growth to 2028.
			RRGA	SA	Support the Direction for a more focussed approach to rural residential development, however, oppose in principle to the conversion of valuable productive land to other uses without very good reason.
			Overall	А	Agree with the Directions overall and consider it is a programmatic approach. The essential need for such pragmatism is the identification of an aging population for the District.
			D1	SA	Strongly agree, in particular support "(iii) the retention of the character and productive capacity of rural areas".
		Strategic Directions	D2	А	Generally support the Direction, however, consider the provision of esplanade, in particular with access values, should include consultation with landowners over private land, unless over land that Council is taking full responsibility.
			D3, D9, D10	SA	Strongly agree with these Directions, in particular the minimum need of urban expansion.
			D4	А	As a result of the change to aging population, an increasing number of the District's population will be on fixed income, any enforced expense over CPI rates (1.3% to the December 2016 year quarter) will not contribute to the building of resilient communities. This means that rise in property rates (56% nation-wise) is not going to support this Direction. Although it is a matter for the Long-term Plan to deal with, the submitter suggests a change to Direction 4(ii) to include building resilience is within the financial capacity of its citizens. Refer to original submission for requested wording.

Sub No.	Name	Topic of the Draft GMS that submission relates	Sub Topic	Degree of Agreement	Reasons/Further Comments
			D5, D11	А	Agree with these Directions.
			D6	А	This is someway repeating Directions 1 and 3. Also have concerns of the use of the word 'support', considering 'encourage' may be more appropriate.
		D7	А	While recognise the importance of the Port and the importance of access to the port, access to the port via Timaru town has an adverse effect on the locals. This access need to be improved and should be singularly identified in Table 9, by conclusion in action 7.6.	
			D8	NN	Agree that infrastructure is Council's responsibility. However, there are National Policies Statements demanding local community's responsibility to protect infrastructure and some national infrastructure operators sought to impose further restriction on local communities. The Strategy should indicate Council's willingness to fulfil its national obligations while, defending the rights of its own citizens. Infrastructure Directive 5 should be reworded to recognise this requirement. Refer to original submission for requested wording.
			D12	SA	Strongly agree with the collaborative approach of this process and is willing to further participate in the process.
			AC	D	Agree with approaches (a) & (b) and disagree with approach (c). There are many controls imposed on selected sections of the community through the RMA and other legislations. It is the submitter's belief that the costs of any control imposed by a community on a single sector, should be paid for by that community. It is suggested that the words 'do not fall predominantly on the wider community' are deleted from C:2(3) of the Strategy.

Sub No.	Name	Topic of the Draft GMS that submission relates	Sub Topic	Degree of Agreement	Reasons/Further Comments
26	6 J Scott	Town Growth	PPGA, NR	А	Agree with the approach but considers that new Rural Residential zone adjoining Manse Road, as shown on public notice should follow land boundaries to include all the land between Manse Road, Smart Munro Road and a paper Road joining the two roads. As one of the landowners within the identified rural residential area, was not consulted. Pre consultation should take place prior to such a document was developed.
		Strategic Directions	Overall, D1	NN	No Comment.
27	R Payne	Town Growth	NR	N/A	Future growth in Orari is not addressed. The former railway land at Orari is no longer in private hands and should be promoted for light industrial use given: - It can be easily accessedIt can be easily serviced with water, power, and sewer. - It has the potential to provide any required car parks.
	R Hay		TuGA, GGA, TeGA	NN	No Comment.
28		Town Growth	PPGA, NR	SD	There is strong demand for rural lifestyle blocks in Pleasant Point. Submitter had to search two years to find the lifestyle block in Pleasant Point. 101 Te Ngawai Road, Pleasant Point is 1.8ha in area, zoned Rural but not financially viable to be run as a rural unit. It adjoins a residential development where sections were sold and developed very fast. It is a very popular area for new homes / families.

Sub No.	Name	Topic of the Draft GMS that submission relates	Sub Topic	Degree of Agreement	Reasons/Further Comments
			RRGA	SD	The ability for families to have a lifestyle property is essential for rural communities. The submitter thoroughly encourages the provision of lifestyle blocks.
			Overall	SD	Development of additional good sized and attractive residential or rural residential properties within the area is crucial to maintaining and growing communities. There is strong demand for this type of property that it is to be encouraged.
			D1, D2, D5, D12, AC	NN	
		Strategic Directions	D3	SD	No Comment.
			D4, D11	SA	
			D6, D7, D9	Α	
			D10	D	
29	H Henderson	Town Growth	TuGA	SD	Strongly disagree with multi storey apartments near to central city as they will bring further shading, block views, and have limited amenity and infrastructure in the centre. Why not consider greenfield development with the provision of shuttle bus services.
			RRGA	SA	Strongly agree with development at outskirts of city.
		Strategic Directions	Overall	D	Agree with expansion on the outskirt of city. Strongly disagree with high rise apartments near city centre. Where will facilities for older people be, meeting spaces etc.
			D1	SD	The character of Timaru or South Canterbury is not dense housing or high rise apartment living.
			D2	D	Strategy seems to want less landscaping and parkland areas.

Sub No.	Name	Topic of the Draft GMS that submission relates	Sub Topic	Degree of Agreement	Reasons/Further Comments
			D3	D	Agree with stopping ribbon development into productive farmland. Disagree with intensification of near city areas.
			D6	N/A	Older persons contribute - it is not all 'take'.
			D7	SD	Crossing SH1 as a pedestrian is a joke. Trucks need to be relocated and use the railway more.
			D8	N/A	Roading is a serious problem. Council blames State Highway system but surely united action plans can be agreed. Too many trucks on the road in town no wonder tourists leave quickly.
			D10	N/A	Little consideration is given to streetscape.
			D11	SD	People need their own space and it must be preserved as well.
			D12	N/A	Council should be able to influence or have a say and communicate with NZTA for roading, Ecan for log burners and SCDHB for keeping elderly in their homes.
					Envisage what Timaru city area will look like if development occurs in accordance with the Strategy in 2043.
			AC	N/A	Retention of some historic precincts, including buildings built for resilience not for 20-30 years.
					Botanic Gardens are extremely under used.
		Administration	Corruption	N/A	All Council staff and Councillors should have no financial gain or have to declare land banking or any property which would be affected by the implementation of this draft strategy.
30	A White	Town Growth	TuGA	NN	Future growth in Timaru depends on a number of variables: population growth, available options and how Timaru may attract people to come and stay.
			PPGA, TeGA	NN	No comment.

Sub No.	Name	Topic of the Draft GMS that submission relates	Sub Topic	Degree of Agreement	Reasons/Further Comments
			GGA, NR	D	The submitter requested rezoning of 120 Cox Street, Geraldine for rural residential for the following reasons: - Cox Street is part of the greater Geraldine area Amenities e.g. power, sewerage are there Lack of available sites for people wanting an acre for lifestyle reasons Was zoned rural residential under the old Strathalland County.
			RRGA	Α	People choose lifestyle to live in a country area with a little bit of country.
		Overall, AC	А	All future growth in Geraldine is located to the northern side of the river. The southern side was not considered. Balancing act as outline towns within the District need as much consideration as Timaru. Sometimes this is not the case.	
			D1, D3,	D	Most growth is located on the northern side of the river in Geraldine. This may result in unbalanced development and inequity in town.
			D2, D4, D6	Α	No Comment.
		Strategic Directions	D7		Footpath is critical to locals and tourists. Would like footpath be provided outside the 100km on Cox St.
				NN	On-going assessment with infrastructure demand is required with the growing population and tourists.
			D9, D10		Further residential growth on the outskirt of town down Cox Street is sought.
			D11	А	Love to see open spaces in town with playing areas and recreation.
			D12	А	Great to know consultation approach is taken by Council.

Sub No.	Name	Topic of the Draft GMS that submission relates	Sub Topic	Degree of Agreement	Reasons/Further Comments
31	Al Young	Town Growth	GGA, NR	N/A	The proposed Orari Station rural residential area and residential deferred area would significantly affect the submitter's property at 583 Orari Station Road, in particular in regard to water supply and sewer disposal. Such effects will affect the property value as well as its ability to operate as a large farm. Raukapuka Stream is a flood path if the Waihi River breaches its bank between the town and bridge over the Waihi River to Woodbury. The Stream should not have any impediments placed on the waterway, including the Cascade Place Rural Residential area. Sewer disposal and water supply will be problematic on 5,000sqm sections in this area. Disagree with Tiplady Industrial rezone. No industrial area should be located between the Denfield Golf Couse and the Orari Racecourse. Industrial areas should be located close to main highway.
		Water Quality	N/A	The strategy fails to include community drinking water protection zones.	
		Strategic Directions	Overall, NR	SA	The existing dispersed rural lifestyle development has resulted in conflicts with farming operations. Rural Residential in Orari and Woodbury should also be considered.

Sub No.	Name	Topic of the Draft GMS that submission relates	Sub Topic	Degree of Agreement	Reasons/Further Comments
32	Al Young, Martock Holdings Limited, N Campbell, NL Newton, Mountain View Dairies, D & M Shefford, R Taylor, and P Hobbs	Town Growth	Infrastructure	Community Drinking Water Zone	Council has in the Geraldine area five community drinking water zones. Four of these bores are located west of Orari township, between the Waihi and Orari Rivers. These wells are shallow (less than 10m in depth) except for one bore at Orari that might be a deep bore (30-70m in depth). Shallow bores require a protection zone of 2,000m while deep bores require a protection zone of 500m. The shallow bores need to be deepened to below the 30m threshold to maintain good water quality, and considerably reduce the restriction zone placed on landowners.
33	N Robertson	Town Growth	RRGA, NR	А	Generally agree with the approach. However, consider rural residential should not be placed on high value productive land on Orari Station Road and Main North Road. Instead, land with lower productive value but high aesthetic value should be further developed. The submitter requested consideration of 22ha of land at 245 Downs Road, Geraldine for rural residential development for the following reasons: - Geraldine Downs already has rural residential development on the northern facing areas and further development in this area would have little visual impact on amenity and landscape values. - There are many north facing areas that are suitable for housing with great views. - There will have little or no impact on neighbouring properties. - The land is unlikely to ever be a standalone productive farm unit. - There is market demand for lifestyle blocks of around 5.5ha.

Sub No.	Name	Topic of the Draft GMS that submission relates	Sub Topic	Degree of Agreement	Reasons/Further Comments
34	KiwiRail Holdings Ltd		Overall		Generally supports the Strategy including various aspects that help protect the rail network as a strategic transport network. Only amendments requested below.
		Strategic Directions	D2		Add an element of practicality in Strategic Direction [2] Landscape and Amenity (ii) an option being to word it 'improve amenity and design particularly in urban areas where practicable'. The reason for this request is that improving the amenity around rail corridors may not be possible for public safety and operational reasons.
			D7		Include the rail network in the fifth bullet point on page 37 Table D: 1.5.
			D9		Refer to rail in the support agency column for A9.4 and A9.5 in Table 11 in rural actions as rail is also subject to reverse sensitivity effects.
35	Foodstuffs South Island Limited		- Ι ΙΙΙ(¬Δ		Supports the reinforcement and consolidation of existing commercial centres and the priority intensification of the Highfield area.
					Opposes the blanket restriction on additional commercial land within the District.
		Strategic Directions			Requests that the Strategy allows for the future expansion of existing commercial centres and those centres are identified so that existing commercial centres can respond to the increased demand brought about by residential intensification.
					Specific amendments to pages 15, 21, 32, 53, 63, 74, 75. Refer to original submission for requested wording.
36	RP & PB Simmons Trustee Co Limited	Town Growth	TuGA, NR		The predicted 62.4ha development capacity within Timaru settlement area is too optimistic, in fact, the majority of land suitable for economic and feasible residential developments has been completed.
					Predicted growth is too conservative.

Sub No.	Name	Topic of the Draft GMS that submission relates	Sub Topic	Degree of Agreement	Reasons/Further Comments
					The submitter request own property at 29 Oakwood Road, Timaru be rezoned Rural Residential for allotments between 0.5ha - 2ha for the following reasons: - The predicted Rural residential growth in Timaru artificially low and more land is needed for rural residential. The Council is only bound to using Statistics New Zealand Data for the Timaru Urban Area to comply with the NPS-UDC. Ashburton District significantly enables more Rural Residential development on the fringe of Ashburton than Timaru District even though it is 30% smaller in population. - The ease of servicing the land. It would be preferable for a Council initiated and maintained low pressure pumped sewer main to service this area (and beyond). - The land is close to existing settlement area. - The property is unique within the district with its proximity to Gleniti Golf Couse and spectacular northerly views.
			RRGA		The predicted Rural Residential growth in Timaru is based on issued building consents, which does not reflect the entire market. The prediction is therefore incorrect and artificially low. The submitter foresees the majority demand came from retirees seeking modern houses in the rural residential area. Disagree with the Strategy's direction to achieve 75% Residential to 25% Rural and Rural Residential as growth in Rural Residential is underestimated.

Sub No.	Name	Topic of the Draft GMS that submission relates	Sub Topic	Degree of Agreement	Reasons/Further Comments
37	S Smith, Booker, Irvine, Watson, Moir and Leonard	Town Growth	TuGA, NR		The land in excess of 10 ha bounded by Rosebrook, Hadlow and Brockley Road be considered for subdivision down to 5 ha and should be zoned 'Hadlow Lifestyle Subzone'. The reasons given for the request include: - It's a premium lifestyle area. It will provide for lifestyle choice and attract and retain people. - It will provide an affordable supply. - It won't constitute rural sprawl. - It won't detract from the rural aesthetic. - There won't be a loss in economic capacity. - It won't require any further investment by council. - Additional rates would be provided. - Soil is suitable for disposal to ground.
38	Alpine Energy	Town Growth	Overall		Overall support for the GMS and infill housing.
	Limited	Strategic Directions	D8		Electrical infrastructure may not have the required capacity for the future demand requiring investment in the network. Adjusting capital contributions for the time value of money is offered as solution. Purchasing of a subdivided lot are often unware that they may have to pay for a connection to the electrical network. Informing purchasers that the lot does not have a connection to the electrical network is offered as a solution. Subdivisions in peri-urban areas can be piecemeal and adds additional costs if connections are not supplied at the same time. Suggested solution to require developers to connect to the network at the time of subdivision.

Sub No.	Name	Topic of the Draft GMS that submission relates	Sub Topic	Degree of Agreement	Reasons/Further Comments
39	P & L Bartrum	Town Growth	PPGA, NR		Requests their land at 4 Rayner Street, Pleasant Point, to be rezoned from rural to residential. This is requested on the basis that: - a lot of residential land in Pleasant Point is either not available or is not suitable for development; their site is proximate to the existing urban boundary; - complies with the Regional Policy Statement; - is accessed directly from Smart Munro Road; would only result in a minor loss of productive land; would provide a suitable transition from residential to rural; scores well against the GMS criteria; can potentially be serviced; and -flooding is minimal. In respect of the site's flood hazard potential the submission notes that the problem that caused flooding of the site in 1986 has been fixed.
40	New Zealand Transport Agency		Overall		The submission is in general support of the Strategy but with the following amendments requested.
			D6		General agree with the direction but request the listing of NZTA as a support agency for action A6.2.
		Strategic Directions	D7		Generally agree with this direction but request the following amendments: - Amend transport directive 3 to avoid sensitive activities establishing in proximity to the transport network. - Amend transport directive 5 to encourage alternative modes of transport. - Amend explanation E: 2.7 to refer to the one network road classification system. - Amend E: 2.8 to refer to the transport network and the state highway network.

Sub No.	Name	Topic of the Draft GMS that submission relates	Sub Topic	Degree of Agreement	Reasons/Further Comments
41	Community and Public Health	Strategic Directions	Overall, D2, D4, D5, D7, D8, D10, D11		The submitter supports the Strategy and in particular Strategic Directions 2, 4, 5, 7, 8, 10, 11.
42	Ministry of Education		D3		Council to consider how it will manage new activities in the vicinity of existing schools so that the efficient operation of schools is not affected.
			D7		Council to consider measures to mitigate increased traffic impacts on schools in areas of identified growth.
		Strategic Directions	D8		Council consider implementing sustainable and safe walking and cycling connections from identified growth areas and existing schools
		Directions	D11		Council and the Ministry to discuss the potential for co-sharing facilities including open space and community facilities.
			D12		The submission requests the Council consult and work with the Ministry in respect of identifying the need for new or extended education facilities in areas of identified growth.
43	GA & JL Ward and Footes Trustees Limited	Town Growth	TuGA, NR		The submission requested the site to be incorporated into a 'Salisbury' Rural residential area that would have a total area of 29.93ha with minimum allotment size of between 0.5ha and 2 ha. The basis for this request is that: - The land is proximate to Timaru. - The land is accessible from sealed roads. - Can be readily serviced. - Is not subject to flood hazards and does not have versatile soils. - Is already developed at peri-urban densities and therefore aligns with Regional Policy Statement.

Sub No.	Name	Topic of the Draft GMS that submission relates	Sub Topic	Degree of Agreement	Reasons/Further Comments
					The submission questions the Strategy growth projections for rural residential development and suggests demand for rural residential development will be far higher than predicted. The predicted rural residential growth in Timaru is based on building consents figures, which does not reflect the entire market. The prediction is therefore incorrect and artificially low. The submitter foresees the majority demand came from retirees seeking modern houses in the rural residential area. The submission disagrees with the Strategy direction to achieve 75% Residential to 25% Rural and Rural Residential split as rural residential growth is underestimated.
44	PSE Properties 2012 Limited and Hilton Haulage Limited Partnership	Town Growth	TuGA,NR		The submission seeks to extend the Industrial H Zone to the east to include all of 72 and 86 Sheffield Street, which is currently zoned Rural 3. The main basis for this request is the predicted increase in rural production leading to increased demand for industrial land, particularly storage and transport services. The submission also states that the land is well serviced for vehicle access and other essential services. The submission suggests that the areas coastal flooding issue can be dealt with by minimum floor levels.

Sub No.	Name	Topic of the Draft GMS that submission relates	Sub Topic	Degree of Agreement	Reasons/Further Comments
45	Juice Products New Zealand Limited	Town Growth	TuGA, NR		The submission seeks to extend the Industrial H zone to the east to include all of the site. The main basis for this request is that: - The rezoning would accommodate further industrial growth associated with the submitter. - The land is well serviced for vehicle access and other essential services. The submission suggests that the areas coastal flooding issue can be dealt with by minimum floor levels.
46	South Canterbury Chamber of		TuGA		The Chamber requested Council to consider an extension to the consultation timeframe as concerned there has been insufficient time to develop and collate data from a range of industries.
	Commerce	Town Growth			The Chamber's main concern is that the information presented appears to be a forecast of stagnation. The Chamber believes growth will be greater and that the Strategy should be seeking to attract growth. The Chamber's view that growth will be greater is based on: their real experiences; further irrigation from Hunter Downs; investment in the Port; and tourism; which may not have been accounted for in typical Stats NZ projections. The Chamber requested Council to reconsider the current statistical data being used, factor in recent growth, prepare scenarios modelled on the likely
					expansions and growth. Council is also encouraged to be more proactive in encouraging development. The submitter suggests that the land that is perceived to be available is far less than is viable and actually available for development. The submitter recommends a two stage approach ensuring there is an ambitious

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					growth plan mapped out (using deferred zones) and a separate model for infrastructure and investment should growth occur. Consideration needs to include current growth and actual viable available land and acknowledge that many families who choose to settle in the District like Timaru do so because of the choice of rural and lifestyle properties. It is suggested that the goal of the District Plan should be to enable investment at least to the extent matched by other South Island districts. The Council should invest ahead of developers to ensure sites are available for a range of activities so that services are always immediately available.

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47	Majors Development Limited	Town Growth	GGA, NR		The submission relates to 1 Mckechnie Street, Geraldine, which currently accommodates Madsden Engineering Ltd, who operates a modern workshop, retail store and associated offices. The submissions seek to rezone the site from Residential 1 to Industrial L in order to address the shortage of industrial land in Geraldine. The submission notes that the properties to the north and east are zoned Industrial L and therefore rezoning the site will provide for continuity of zoning and further meet the goal of the Strategy of consolidation.
48	SM Fraser, AJ Shaw and PA Johnston	Town Growth	TuGA, NR		Predicted growth is too conservative. Believe the NPS-UDC forecast for industrial land needs to be exceeded, with additional industrial land at Washdyke necessary. The submitter requested own property at 45 Washdyke Flat Road, Washdyke be rezoned Rural Residential for the following reasons: - There is insufficient industrial land. - The land is readily achievable with essential services for light industrial. - Flood risk has been mitigated with recent upgrading of Washdyke Creek. - The land is located immediately west of the existing industrial area. - Was considered in the option report.

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49	McFarlane Family Trust	Town Growth	GGA, NR		Identify 49 & 63 Connolly Street, Geraldine as a residential growth area and rezone the Rural 1 and Rural 2 land to Residential 1 for the following reasons: - It would achieve a consolidated pattern in Geraldine. - It adjoins the proposed Cascade Place Rural Residential and would provide a transitional zone. - It is not productive. - It is contiguous with existing infrastructure networks and services and would only place low demand in infrastructure. - Ease to access by road, cycle way and walkways. - Close to town centre and McKenzie Lifestyle Village. - There will be limited reverse sensitivity effects resulting from existing Rural 1 which can be addressed by the provision of landscaping. - Single landowner, easy to manage. - No known natural hazard.
50	SM Fraser, AJ Shaw and PA Johnston Town Growth	Town Growth	TuGA, NR		Seek the rezoning of 54 & 56 Timaru-Pareora Highway, Timaru from the current split Rural 1 and Rural 2 Zones to being fully zoned Industrial L. Activities at the site currently include Heartland Haulage Ltd, Aoraki Alternative Education Centre and Family Friends Timaru (pet crematoria).
					Zoning request be considered both in terms of the Growth Management Strategy and the Timaru District Plan Review.

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51	Port Bryson Property Ltd	Town Growth	TuGA, NR		Seeks the rezoning of the land at 16-18 Hilton Highway, Timaru for 'business park use', being Commercial, with special reference to business park activities. Activities at the site currently include commercial /industrial uses.
52	B Pipe	Town Growth	TuGA, NR		The scoring system used to select future growth area has errors and asks that Council reviews its forecast demand for rural residential lots to ensure sufficient land is zoned to match demand. Specifically, Council should look at Hadlow and Oakwood Road, Timaru in the options report.
		Strategic Directions	AC, D1, D3, D9, D11		The Ryder Report seriously understates the demand for rural residential lots concluding that 330 dwellings will be required adjacent to Timaru for the period to 2045. The submitter outlines a 'conservative forecast' which estimates 900 dwellings are required.
53	Heritage New Zealand Pouhere	Strategic Directions	Overall		Overall support for the Strategy, in particular the 'managed growth' with recognises the importance of reinforcing the existing centres. However consider the Strategy can be strengthened with the following changes:

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	Taonga		D2		P.9 Strategic Direction (2) Landscapes and Amenity (i) - Recognise and protect outstanding natural landscapes and natural areas and heritage and cultural landscapes in the district from inappropriate activities. P.34 Landscape, Biodiversity and Amenity Appropriate preservation of the natural character of the coastal environment, outstanding natural features and landscapes, historic heritage including cultural and heritage landscapes. P.46 Action no A2.1 - Provide protection for outstanding and amenity landscapes, heritage and cultural landscapes and areas recognised of natural character, including the coastlines, wetlands, lakes and rivers.
			D4		P.36 Add to list in right hand column - 'Promoting seismic Strengthing of older building stock.'
			D10		P.39 Add following wording - 'Existing underutilised heritage building stock provides opportunity for intensification of residential activity making use of existing infrastructure, and access to amenities and transportation options. It also provides greater diversity of housing opportunities, diversifies the inner city population and support commercial activities such as restaurants and shops.'
					P.66 Add to Table 14 - Provisions within the Replacement District Plan to encourage and incentivise seismic Strengthing of heritage buildings, adaptive reuse of older buildings, and inner city living.
		Implementations	District Plan Review		P.86 G.1.1 District Plan Review new wording - 'Consider ways in which the Replacement District Plan can encourage and incentivise seismic Strengthening of heritage buildings, adaptive re-use of heritage buildings, and inner city living.'

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54	Milward Finlay Lobb Limited				The submitter suggests that inadequate consideration has been given to the 75% target of all new dwellings being in the urban area. The applicant therefore suggests that a target of 60/40 rural urban ratio is
					adopted to match historical building consents and job availability statistics.
			Overall		Disagree with the Strategy's modest population growth and significant increase in aging population.
		Town Growth			The submitter requests council to recognise for a desire to replace employees as they retire and so grow the population. Such recognition should include sufficient additional zoned land both urban and rural residential to cater for the new employees to the District.
			TuGA		Historically, there has been a disconnection between Industrial land rezoning and the provision of relevant services. Such disconnection has resulted in development frustrations for both potential purchasers and developers.
			RRGA		Disagree with the predicted Rural Residential Growth. The submitter considers inadequate evaluation has been made in this assessment and future demand of such properties has been significantly under projected.
55	NA & SI Walker	Town Growth	TuGA,		The predicted 62.4ha development capacity within Timaru settlement area is too optimistic, in fact, the majority of land suitable for economic and feasible residential developments has been completed.
					Predicted growth is too conservative.

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			PPGA, NR		The submitter requested to rezone own property at 585 Pleasant Point Highway, Timaru. The applicant considers the land has the following advantages compared with area 'Level 2' that was considered in the 'Options Report': - A smaller total land area which can achieve consolidation. - Reduced number of landowners. - It eliminates a large area of land subject to flood hazard. - The addition of sealed road frontage to Rolling Ridges Road provides for more flexibility in roading network and ease for future submission. - The suggested 2.0ha minimum allotment size would reduce the total number of new household to 30 within the area. Such a catchment size is considered to be viable sustainable for private wastewater and stormwater deposal.
			RRGA		The predicted Rural residential growth in Timaru is based on issued building consents, which does not reflect the entire market. The prediction is therefore incorrect and artificially low. The submitter foresees the majority demand came from retirees seeking modern houses in the rural residential area. Disagree with the Strategy's direction to achieve 75% Residential to 25% Rural and Rural Residential as growth in Rural Residential is underestimated. The rating for Elloughton has been incorrectly calculated and should only be 115, not 121.

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56	Levels Golfing Lifestyles Limited, and Timaru Golf Club	Town Growth			The predicted 62.4ha development capacity within Timaru settlement area is too optimistic, in fact, the majority of land suitable for economic and feasible residential developments has been completed. Predicted growth is too conservative.
			TeGA, NR		The submitter requested 37, 81, 83 & 85 Lynch Road, Levels be rezoned from Rural 1 to Rural Residential for the following reasons: - The land is located adjacent to the Timaru Golf Club. - To secure some membership, and assist with volunteers required to help maintain the course and assist in sharing costs of internal roads, and plant replacement. - Rural residential demand was under estimated in the Strategy.
			RRGA		The predicted Rural residential growth in Timaru is based on issued building consents, which does not reflect the entire market. The prediction is therefore incorrect and artificially low. The submitter foresees the majority demand came from retirees seeking modern houses in the rural residential area. Disagree with the Strategy's direction to achieve 75% Residential to 25% Rural and Rural Residential as growth in Rural Residential is underestimated. The rating for Elloughton has been incorrectly calculated and should only be 115, not 121.

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57	Harvey Norman Properties (N.Z.) Limited	Town Growth	TuGA, NR		Agree with the consolidation approach at existing settlement areas. The submitter requested own land at 226 Evans Street, Timaru is rezoned from Industrial L to Commercial to reflect existing land uses and to be consistent with the resource consent to granted in 2014 to extent commercial activities within the site. The submitter also requested the remaining land at 226 Evans Street, Timaru be rezoned from Residential 1 to Industrial L as this area is south facing and prone to flooding risk, which is not suitable for residential development.
58	Clarebrook Farms Limited	Town Growth	TuGA, NR		The predicted 62.4ha development capacity within Timaru settlement area is too optimistic, in fact, the majority of land suitable for economic and feasible residential developments has been completed. Predicted growth is too conservative.

Sub No.	Name	Topic of the Draft GMS that submission relates	Sub Topic	Degree of Agreement	Reasons/Further Comments
					The submitter requested the 102.6341Ha area of land at 362 & 376 Claremont Road, Timaru be rezoned from Rural 1 to Rural Residential to provide a maximum of 21 allotments with a Council approved Outline Development Plan. The rezoning is requested on the following basis: - There is insufficient Rural Residential land is provided in the Strategy. - Capping the maximum number of allotments in the area is an effective method of achieving consolidation and manageable growth. - The size of the proposed allotments is a sustainable way of providing on-site stormwater and effluent disposal. - The land has esplanade strips suitable for public recreation on the banks of the Otipua Stream. - Land is in single ownership and owner is willing to develop the land. - Any potential reverse sensitivity issues with rural and residential activities can be managed by Council approved Outline Development Plan.

Sub No.	Name	Topic of the Draft GMS that submission relates	Sub Topic	Degree of Agreement	Reasons/Further Comments
			RRGA		The predicted Rural residential growth in Timaru is based on issued building consents, which does not reflect the entire market. The prediction is therefore incorrect and artificially low. The submitter foresees the majority demand came from retirees seeking modern houses in the rural residential area. Disagree with the Strategy's direction to achieve 75% Residential to 25% Rural and Rural Residential as growth in Rural Residential is underestimated. The rating for Elloughton has been incorrectly calculated and should only be 115, not 121.
59	Timaru Civic Trust	Strategic Directions	D1, D2, D3, D6, D7, D8		Timaru's heritage buildings should be a key element in the Districts identity. Priority should be given to protecting and enhancing the heritage buildings. Timaru's CBD should be highlighted as a key urban amenity element, which provides a central focus for shopping, entertainment and other civic activity. The CBD should be a key urban amenity element. Timaru's CBD should be a key location for residential intensification as there is existing empty building space, infrastructure and ample amenity. Strategy should deal with greater than expected / forecast growth of transport network capacity.
			D4		No consideration has been given to the issue of funding for earthquake strengthening and any compensation for the building owners.

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60	BA & TL Ellery		TeGA		The submitters support the rezoning of Rural 1 land to Rural Residential at 14 Grange Settlement Road. Their support is based on the proximity of the owner's property to the Residential 1 Zone, the availability of Councils piped sewer network and also the existing subdivision on the northern boundary of the site.
		Town Growth	RRGA		The submitter proposed a 0.2ha minimum allotment size (and a maximum of 0.5ha) to enable transition between the Residential 1 Zone and the 'Thompson' Rural Residential Zone.
61	GW & DS Craig & MWS Clark, KW & SM Pyke, GA				The predicted 62.4ha development capacity within Timaru settlement area is too optimistic, in fact, the majority of land suitable for economic and feasible residential developments has been completed.
	& SA Morton & Woolcombe Trustees 2 Limited, GA & SA Morton, JR & JJ Ford, and PG & JA Wilkins & GJA Proudfoot	Town Growth	TuGA, NR		The Submitters seek the adoption of the "Kelland Heights" Rural Residential growth option. The submitters also requested their own properties at Pages Road, Timaru be rezoned Rural Residential 'extended Kellands Hills 'for allotments between 0.5ha - 2ha for the following reasons: The predicted rural residential growth in Timaru artificially low and more land is needed for rural residential. The Council is only bound to using Statistics New Zealand Data for the Timaru Urban Area to comply with the NPS-UDC. Ashburton District significantly enables more Rural Residential development on the fringe of Ashburton than Timaru District even though it is 30% smaller in population. The ease of servicing the land. It would be preferable for a Council initiated and maintained low pressure pumped sewer main to service this area (and beyond). The land is close to existing settlement area.

Sub No.	Name	Topic of the Draft GMS that submission relates	Sub Topic	Degree of Agreement	Reasons/Further Comments
			RRGA		The predicted rural residential growth in Timaru is based on issued building consents, which does not reflect the entire market. The prediction is therefore incorrect and artificially low. The submitter foresees the majority demand came from retirees seeking modern houses in the rural residential area. Disagree with the Strategy's direction to achieve 75% Residential to 25% Rural and Rural Residential as growth in Rural Residential is underestimated.
62	DA & RM Coupland &				The submitters supported their own properties at 385, 397, 403 and 469 Pages Road, Timaru be rezoned to Rural Residential 'Kelland Heights' option.
	MHS Trust Management Limited, MLS & RE Talbot, CI & DI	Town Growth	TuGA		The submitters considered the suggested allotment sizes without a connection to a Council reticulated sewer network of between 0.5 and 2ha to be practical. Preference is for Council to install and maintain a low pressure pumped sewer main to service this area (and beyond).
	Mackenzie, and EH & KP Andrews & EO Sullivan		RRGA		Disagree with the Strategy's direction to achieve 75% Residential to 25% Rural and Rural Residential as growth in Rural Residential is underestimated.
63	ZJ Poplawski, CM & JL Morris, JM &	Town Growth	TuGA, NR		The predicted 62.4ha development capacity within Timaru settlement area is too optimistic, in fact, the majority of land suitable for economic and feasible residential developments has been completed.

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	NE Savage, ZJ Poplawski & HC Trustees 2009 Limited, J & B Family Trust, DC & CE Brand & HC Trustees 2010 Limited, DK & MK Coupland &				The submitters requested land adopt the 'Hadlow' Rural Residential Growth option accommodating allotments between 0.5ha - 2ha for the following reasons: - The predicted rural residential growth in Timaru artificially low and more land is needed for rural residential. The Council is only bound to using Statistics New Zealand Data for the Timaru Urban Area to comply with the NPS-UDC. Ashburton District significantly enables more Rural Residential development on the fringe of Ashburton than Timaru District even though it is 30% smaller in population. - The ease of servicing the land. It would be preferable for a Council initiated and maintained low pressure pumped sewer main to service this area (and beyond). - The land is close to existing settlement area. - The properties are unique within the district with their proximity to Gleniti Golf Course and spectacular northerly views.
	TM Simpson, and DA & RM Coupland & TM Simpson		RRGA		The predicted rural residential growth in Timaru is based on issued building consents, which does not reflect the entire market. The prediction is therefore incorrect and artificially low. The submitter foresees the majority demand came from retirees seeking modern houses in the rural residential area. Disagree with the Strategy's direction to achieve 75% Residential to 25% Rural and Rural Residential as growth in Rural Residential is underestimated.
64	AJ & CA Brosnahan, AR & FE Gale, AS	Town Growth	TuGA, NR		The predicted 62.4ha development capacity within Timaru settlement area is too optimistic, in fact, the majority of land suitable for economic and feasible residential developments has been completed. The submitter requested properties be rezoned in accordance with the Rural

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	Rabbidge & HR Singline & RSM Trust Limited, EA Pyke, FH Tong, BJ & HJ Walton and AN & DB Rountree				Residential 'Gleniti North' Growth option, with a deferred Residential overlay being the 'Gleniti Road' Residential Growth option, with a deferred zoning commencement date of 1 January 2019 (i.e. immediately after the short-term 2013-2018 projection) for the following reasons: - The predicted residential growth in Timaru artificially high and less land is needed for residential. - The predicted rural residential growth in Timaru artificially low and more land is needed for rural residential. The Council is only bound to using Statistics New Zealand Data for the Timaru Urban Area to comply with the NPS-UDC. Districts beyond South Canterbury offering extensive options for greenfield residential and rural residential development. - The ease of servicing the land. - The land is close to existing settlement area. - The properties are unique within the district with their proximity to Gleniti Golf Course and spectacular northerly views.
			RRGA		The predicted residential and rural residential growth in Timaru is based on issued building consents, which does not reflect the entire market. The prediction is therefore incorrect and artificially low. The submitter foresees the majority demand came from retirees seeking modern houses in the rural residential area. Disagree with the Strategy's direction to achieve 75% Residential to 25% Rural.

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65	Riverside Estate (2008) Limited, DE Ngaha & JM Hammond	Town Growth	TeGA, NR		The submitter requested own property at 9 Grant Street, Temuka be rezoned Residential for the following reasons: - The predicted residential growth in Temuka artificially low and more land is needed for residential. The Council is only bound to using Statistics New Zealand Data for the Timaru Urban Area to comply with the NPS-UDC. - The land is already zoned Deferred Residential 1. It is critical for the growth of Temuka that this Temuka west area is developed to its full potential within the 30 year period of the Strategy. - The residential zoning should have capital contributions for roading and associated essential services, removing the reliance on the downstream property developing first. Council will need to provide necessary public sewer connection that could be recovered by capital contributions.
			TeGA		The predicted residential growth in Temuka is incorrect and artificially low. The Council is only bound to using Statistics New Zealand Data for the Timaru Urban Area to comply with the NPS-UDC. Council should be applying the pre March 2017 figures for predicted household units required for Temuka by 2043.

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66	A McCleary, and G & M Ladbrook	Town Growth	TuGA, NR		The submitter requested own land located on the corner of Meadows Road and Aorangi Road, Washdyke (approximately 4.1ha, Lot 1 and 2 DP432561) be rezoned Deferred Industrial for the following reasons: - To provide for future commercial / industrial growth and development in the region. Timaru is currently experiencing significant growth with regard to port activities, food production / processing activities, road transport activities and construction activities. The Timaru Economic Development Strategy 2015 seeks creation of 300 jobs per year (6000 by 2035) primarily in the aforementioned industries, which will require a significant area of suitable zoning for these primarily industrial activities. Draft GMS seems at odds with the growth estimates. - Existing provision of 103ha of Industrial land (both 70ha vacant and 33ha deferred) is considered insufficient to maintain land supply for growth of the region. - Current concentrated ownership of existing Industrial land within Washdyke is having an anti-competitive effect on development within the area. Introduction of new Industrial land within the area would dilute ownership to allow for increased competition within what is a limited market. - Land is question allows for natural expansion of the Washdyke Industrial Area. Area is serviced by existing roads, 500 metres from the Council water mains, and near the Council main trunk sewer. It is also in a low residential area, with rural amenity already affected by existing prevalent industrial activity and the TDC wastewater facility. The above requested approach is a practical response to providing contingency for future growth and agility with managed infrastructure cost sharing without requiring the onerous, costly and time consuming exercise of either a private or Council led plan change to address shortages in industrial land in the future. It will also provide certainty to commercial interests seeking to establish activities within the zone.
			TuGA		The predicted industrial growth in Timaru is incorrect and artificially low.

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67	LP & JA Moodie	Town Growth	TuGA, NR		The submitter requested own land located at 236 Meadows Road, Washdyke (25.75ha, Lot 3 DP432561) be rezoned Deferred Industrial for the following reasons: - To provide for future commercial / industrial growth and development in the region. Timaru is currently experiencing significant growth with regard to port activities, food production / processing activities, road transport activities and construction activities. The Timaru Economic Development Strategy 2015 seeks creation of 300 jobs per year (6000 by 2035) primarily in the aforementioned industries, which will require a significant area of suitable zoning for these primarily industrial activities. Draft GMS seems at odds with the growth estimates. - Existing provision of 103ha of Industrial land (both 70ha vacant and 33ha deferred) is considered insufficient to maintain land supply for growth of the region. - Current concentrated ownership of existing Industrial land within Washdyke is having an anti-competitive effect on development within the area. Introduction of new Industrial land within the area would dilute ownership to allow for increased competition within what is a limited market. - Land in question allows for natural expansion of the Washdyke Industrial Area. Area is serviced by existing roads, 700 metres from the Council water mains, and near the Council main trunk sewer. It is also in a low residential area, with rural amenity already affected by existing prevalent industrial activity and the TDC wastewater facility.
60	LCD C AAL		TuGA		The predicted industrial growth in Timaru is incorrect and artificially low.
68	KD & MJ Cahill	Town Growth	TuGA, NR		The predicted 62.4ha development capacity within Timaru settlement area is too optimistic, in fact, the majority of land suitable for economic and feasible residential developments has been completed.
					Predicted growth is too conservative.

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					The submitter requested own property at 50 Falvey Road, Timaru be rezoned Rural Residential for allotments between 0.5ha and 2ha for the following reasons: - The predicted Rural Residential growth in Timaru is artificially low and more land is needed for rural residential. Ashburton District significantly enables more Rural Residential development on the fringe of Ashburton than Timaru District even though it is 30% smaller in population. - The area is already peri-urban in character. - The land is close to existing settlement area. - The land does not contain versatile soils. - The ease of servicing the land. - The ease of accessing the land from sealed roads.
			RRGA		The predicted Rural Residential growth in Timaru is based on issued building consents, which does not reflect the entire market. The prediction is therefore incorrect and artificially low. The submitter foresees the majority demand will come from retirees seeking modern houses in the rural residential area. Disagree with the Strategy's direction to achieve 75% Residential to 25% Rural and Rural Residential as growth in Rural Residential is underestimated. The rating for Elloughton has been incorrectly calculated and should only be 115, not 121.

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69	P & J McLachlan	Town Growth	TuGA, NR		Request the rezone of 417 Timaru - Temuka Highway from Rural 1 to Rural Residential for allotments between 0.5ha and 2ha for the following reasons: - The land's proximity to town and amenity facilities. - The land is surrounded with small rural blocks from 0.7ha to 6ha and will not give raise to adverse effects. - Given the existing fragmentation, the land cannot be changed to productive land. - Soil in this area is free draining providing suitable options for on-site effluent disposal and stormwater discharge. - The site is not known to any natural hazards.
70	Davis Ogilvie (Aoraki)	Town Growth	Overall		The approach is conservative. Timaru is currently experiencing significant growth with regard to industrial and commercial activities. The proposed Industrial, Residential and Rural Residential land is considered insufficient to meet demand. Suggests Council to include more deferred zones to provide more options should growth is under estimated.
			TuGA, NR		It is unrealistic to consider the existing available in-fill areas and Greenfield areas can be developed within a reasonable timeframe to keep up with the demand. More Residential land is required.

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					Past experience shown that there is a significant time lag between when land is rezoned Industrial and when such Industrial land is 'available' - fully serviced and consented. The submitter recommended Council to discuss / gauge with significant land owners in Washdyke for growth forecasting. TDC or TDHL need to take a more proactive role in securing industrial and commercial land for future development to avoid private land banking. Seeks the areas east of Meadows Road be rezoned for additional deferred Industrial land in for the following reasons: - It contiguous with existing industrial zoned land to the south. - Ease of servicing the land. - Although it will be a changed from primary produce production, it would provide the District's economic wellbeing by being productive Industrial land. - The area is not known to any natural hazard. - It will provide additional options and choices for businesses coming to the District. - These aspects are well supported in the 'Options Report'. Timaru is currently experiencing significant growth with regard to port activities, food production / processing activities, road transport activities and construction activities. The Timaru Economic Development Strategy 2015 seeks creation of 300 jobs per year (6000 by 2035) primarily in the forementioned industries, which will require a significant area of suitable zoning for these primarily industrial activities (and spin off residential requirements). Strategy seems at odds with the growth estimates. A conceptual roading layout for the area is provided.

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		Strategic Directions	D12		The submitter feels that some important stakeholders and affected landowners haven't been adequately consulted with in the preparation of the Strategy, such as (not limited to): - Surveying / planning consultants / property experts in our region. - Significant business operators (e.g. Port of Tauranga, Fonterra). - Transport / logistic companies. - Local real estate agents & values. - Hunter Downs Irrigation. - Building companies / master builders. - Property law society. - Immigration New Zealand. Due to resource and time restrictions, public and stakeholders may not be able to respond during the notification period. Council need to be more proactive to get the public and stakeholder's involvement in the process.

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71	South Canterbury Branch, New Zealand Institute of Surveyors	Town Growth	Overall, NR		Predicted growth is too conservative and more Residential and Rural-Residential land or deferred Residential and Rural-Residential land need to be provided because: - Timaru is a town that supports a large rural population. Restrictions on rural subdivision will limit provisions for farmer's succession plan. Allowances need to be provided for boundary adjustments, non-buildable allotments and lifestyle blocks to avoid retired farmers leaving the District. - The impact of lifestyle blocks is not as significant as it once was with advancement of servicing and relevant planning provisions. - 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. - Insufficient land supply may result in increased competition, compounding in inflated land values. - Not 100% of the land proposed to be re-zoned for future growth will be developable. - The desirable characteristics of Timaru are the open space / semi-rural feel. - No consideration of commercial land in western Timaru. - Increasing tourism and associated increase on the service sector could lead to a growing population. Deferred zoning should be considered as a mean of controlling the progressive development. Council need to account for work being undertaken by public and private groups to promote and encourage industrial, commercial and economic investment in the region, recognising its associated social growth possibilities.