

Fact Sheet

Draft Growth Management Strategy

Rural Residential Growth Areas



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What is the Draft Growth Management Strategy (Draft GMS)?

The Draft GMS is a 30 year strategy to manage land use growth. The Draft GMS will inform the supply of zoned land provided through the District Plan Review and also how the new District Plan manages growth in existing zoned areas. It will address urban and rural land use growth in the district, including the growth of residential, rural residential, industrial, commercial and recreational activities. The approved GMS will also inform the Long Term Plan, particularly the provision of infrastructure services. It may also inform the provision of infrastructure by non-Council agencies. The Draft GMS aims to give effect to the Canterbury Regional Policy Statement and the National Policy Statement on Urban Development Capacity.

How does the Draft GMS affect you?

The Draft GMS may affect you if you are located in one of the areas identified for proposed future rural residential development in Figures 1 – 4 below. A rezoning from rural to rural residential would change the District Plan rules that apply if you want to subdivide or develop your property in the future. It would enable significantly more subdivision than what is currently provided for. It may also affect you if you are concerned about new development in your area, or how the district and / or your settlement grows.

The figures below show indicative locations for future rural residential growth. They are not mapped at property boundary level – the final boundaries will be decided through the District Plan process. Development would be guided by a structure plan for each of the rural residential areas.

Figure 1: Timaru Growth Areas

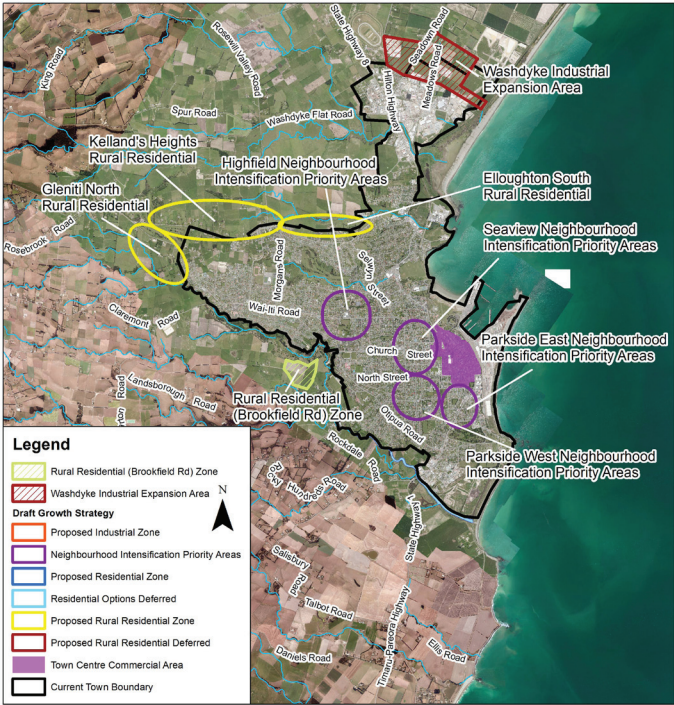


Figure 2 Temuka Growth Areas

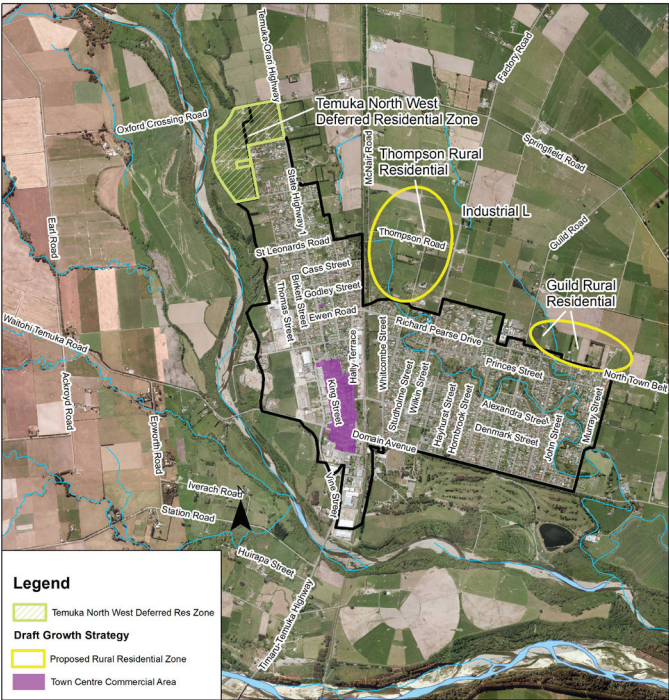


Figure 3 Pleasant Point Growth Areas

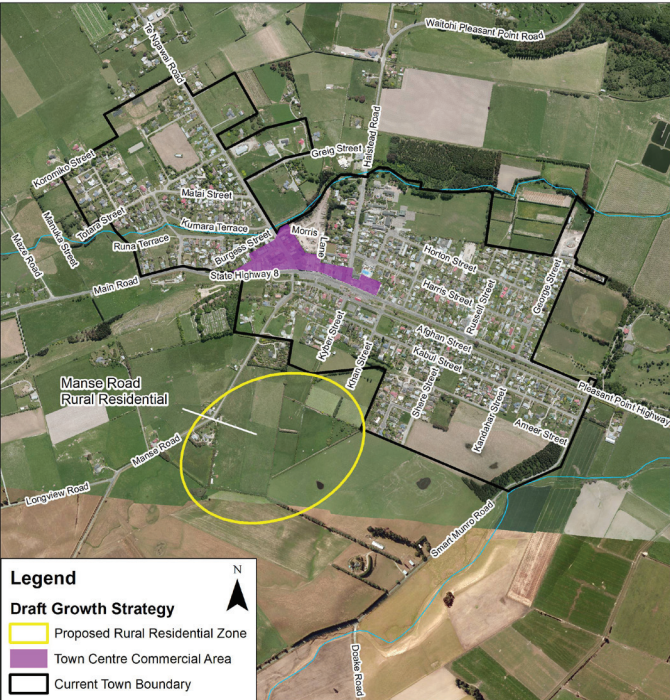
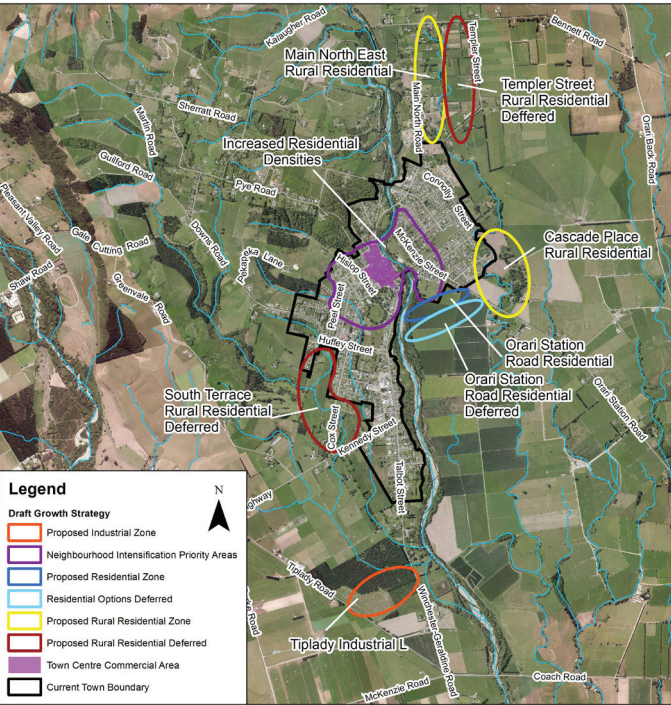


Figure 4 Geraldine Growth Areas



Note: Deferred rural residential areas may be available for development at some time in the future, if there is sufficient demand.

The table below gives a general idea of the likely changes in lot sizes that would result from the proposed rural residential zoning.

You can check the current District Plan zoning of your property here:

<https://timaru.maps.arcgis.com/apps/webappviewer/index.html?id=b80937a18dff45f4a66fa225913aa763>

	Zone	Minimum allotment size
Existing	Rural 1	40ha*
	Rural 2	10ha
Proposed	Rural Residential / Rural Residential Deferred	5,000m ² – 2ha

* Some properties may be able to be subdivided below 40ha in certain circumstances.

Why have Rural Residential areas?

Council has a statutory obligation to give effect to the Canterbury Regional Policy Statement. That document requires rural residential developments to be limited and occur in a form that concentrates or is attached to existing urban areas and promotes a coordinated pattern of development. Rural residential development has not been managed this way by the current District Plan and has led to a number of issues including: loss of productive land; reverse sensitivity effects; demands on infrastructure services; adverse effects on rural character and amenity; and has foreclosed development options in the vicinity of urban areas. The proposed Rural Residential Areas will address these issues and will supply the demand for housing in the country side and provide a lifestyle choice.

Viewing the Draft GMS

The Draft GMS, along with a summary document, the associated background documents and fact sheets, may be downloaded from Timaru District Council’s website www.timaru.govt.nz/GMS. Copies of these documents are also available to be viewed or purchased at: Timaru, Temuka and Geraldine public libraries; and the Timaru District Council’s offices at 2 King George Place, Timaru.

Submissions

The Draft GMS Strategy has been released for public submission. Any person may make a submission on the Draft GMS. Submissions must be received by Timaru District Council no later than 4.30 pm, Friday 12 May 2017. The Council would prefer to receive submissions through the electronic submission system available on the Timaru District Council's website www.timaru.govt.nz/GMS. Hard copy submissions can be made by:

- (a) hand to Timaru District Council's offices at 2 King George Place, Timaru;
- (b) post to PO Box 522, Timaru 7940;
- (c) facsimile to (03) 687 7209; or
- (d) email to gmssubmission@timdc.govt.nz

Public drop in sessions

Three public drop in sessions will be held:

Venue	Date	Time
Geraldine Library Service Centre	Monday 1 May 2017	5pm - 7.30pm
Timaru District Council Main Office	Thursday 4 May 2017	11am - 1.30pm and 5pm - 7.30pm

The public drop in sessions will provide an opportunity for members of the public to discuss the Draft GMS with Council staff and elected members, and also to view information about the Draft GMS and make a submission.

Draft GMS process from here



Note: All submissions will be taken as read at the hearing. Submitters will have a limited time period to clarify their submission at the hearing and to answer questions from the Hearings Panel. The Hearings Panel will be assisted by an Independent Commissioner that will chair the hearing; provide expert advice and help Council draft the final version of the Draft GMS. If Council decides to approve the Draft GMS, it will be adopted as a Council Policy, before being implemented principally through the District Plan Review and the Long Term Plan.

