

13 COMMUNITY ENABLEMENT AND PHYSICAL RESOURCES

ISSUE

Timaru must cater for expanding regional demands and changing communal needs while avoiding adverse environmental effects.

Explanation

The physical, economic and strategic characteristics of the District are such that the District will continue to enjoy mature population and tourist growth. Changing demographics and lifestyle expectations in a climate of growth need to be recognized and provided for. Additionally, urban Timaru is the regional centre for areas of beyond the District and capable of better enabling those communities to meet needs that cannot be supported by local economies. However, in catering for growth and change, a balance must be struck between enablement through new or amended measures and the broader concept of sustainable management. All the physical resources of the District need to be managed to cater for expanding regional demand and community needs, whilst avoiding, remedying or mitigating adverse effects on the environment.

OBJECTIVE

- (1) To accommodate growth while protecting and enhancing the quality of the environment.

Principal Reason

Future urban growth within urban Timaru and the existing rural townships and settlements needs to be provided for by ensuring that sufficient appropriately zoned land is available on which sustainable growth can occur.

POLICIES

- (1) To ensure that sufficient and appropriately zoned land is available to accommodate business and residential growth.

Explanation and Principal Reason

To meet the needs of residents and business, urban growth within Timaru City and existing rural settlements needs to be planned for and accommodated by ensuring that sufficient land with appropriate zoning is made available.

- (2) To provide for a range of business activities and lifestyle choices, for example rural living sites, large lot residential, conventional residential development, and high density residential development in Timaru's inner city area.

- (3) (i) To have regard to the efficient use of existing physical resources all areas of the District
- (ii) To avoid, remedy or mitigate adverse environmental effects on existing physical resources in all areas of the District.

Explanation and Principal Reasons for Policies 2 and 3

These policies represent the need for a balanced approach, as between catering for change and sustainably managing established physical resources. Policy (2) is given effect by a range of options by way of zoning to meet changing demographic, lifestyle and business needs. Policy 3 is given effect by rules or other methods, to preclude or mitigate adverse effects and/or to encourage viable redevelopment.

Physical resources in the District include land (both brown and greenfields sites) existing buildings and services such as roads, parking areas, community facilities and Council provided infrastructure. While the Council wishes to encourage new development in the District, it will have regard to the efficient use of these resources and to avoid, remedy or mitigate adverse effects on those existing resources in all areas of the District.*

**[Cross –refer to Services and Infrastructure Chapter]*

METHODS

- (1) Applying appropriately differentiated Rural, Residential, Commercial, Industrial and Recreation Zones to all land in the District, together with General and Specific Rules.

Principal Reason

Zoning is the primary method employed for sustainably managing Timaru's natural and physical resources. Zoning provides certainty about the level and nature of effect that may be experienced in a particular area. For example Residential Zones are not applied where the intensity of development detracts from existing natural character, or areas of high landscape quality.

- (2) Provide for the accommodation of most commercial business activities by identifying a range of commercial zones for the District, including established and new commercial centres of Timaru, Temuka, Geraldine and Pleasant Point, suburban shopping areas (Ashbury, Highfield, Le Cren Street) and neighbouring shopping areas (see rules for Commercial 1,2, 2A and 3 Zone).

Principal Reason

Future commercial development should where possible be focused on established commercial areas to make the best use of existing resources.