

Fact Sheet

Draft Growth Management Strategy

Neighbourhood Intensification Priority 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 proposed Neighbourhood Intensification Priority Areas illustrated in Figures 1 and 2 below. Having a property in a Neighbourhood Intensification Area means it is likely that the applicable District Plan rules will change if you want to subdivide or develop your property in the future. 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 the proposed Neighbourhood Intensification Priority Areas. They are not mapped at property boundary level – the final boundaries will be decided through the District Plan process.

Figure 1 Timaru Growth Areas

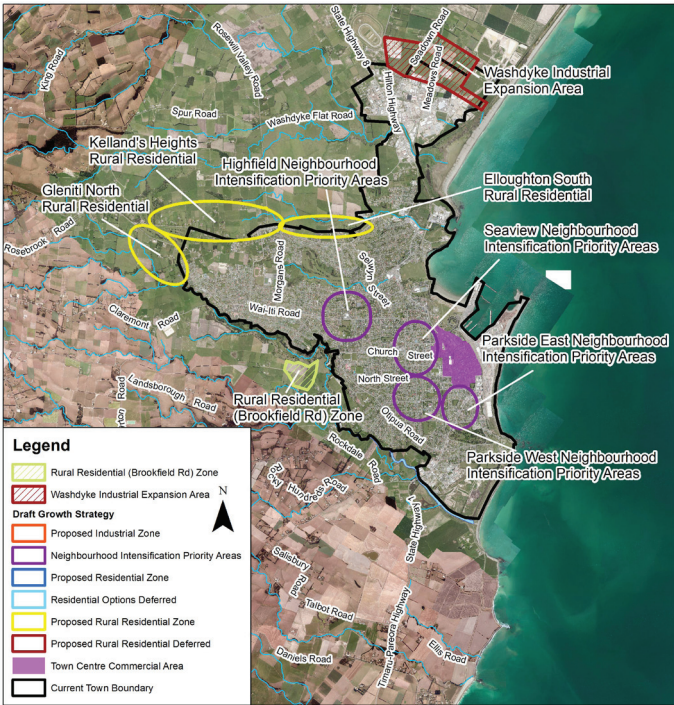
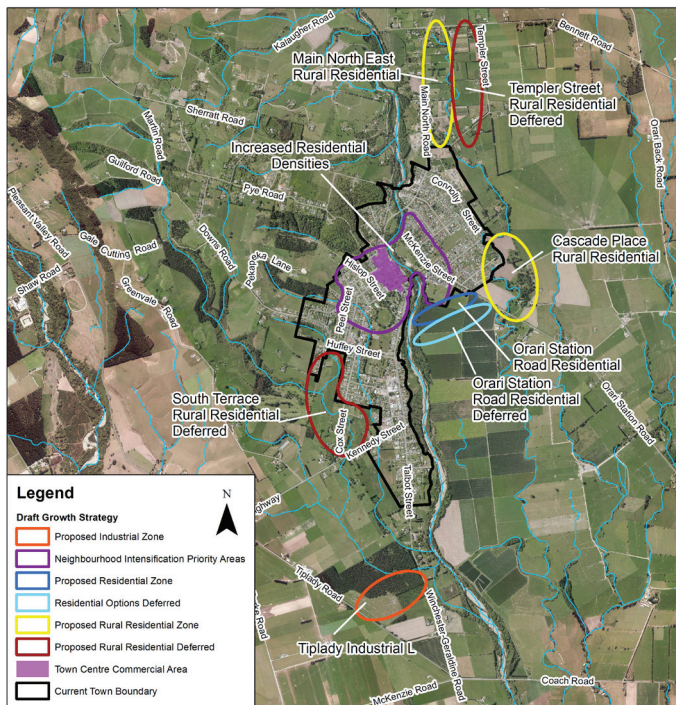


Figure 2 Geraldine Growth Areas



The table below gives a general idea of the likely changes resulting from the proposed Neighbourhood Intensification Priority Areas.

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	Multi-unit development
Existing	Residential 1 (Highfield Timaru and Geraldine)	300m²	<ul style="list-style-type: none"> ▪ Attached housing, low rise apartments are permitted activities ▪ Rest homes not permitted
	Residential 2 (Seaview and Parkside, Timaru)	200m²	<ul style="list-style-type: none"> ▪ No design criteria
Proposed	Residential 2 (Neighbourhood Intensification Priority Areas)	200m²	<ul style="list-style-type: none"> ▪ Attached housing, low rise apartments encouraged ▪ New case by case assessment of multi-unit development, including rest homes ▪ Clear design criteria to ensure good design and to avoid adverse environmental effects.

In summary, with the exception of enabling rest homes, the proposed Neighbourhood Intensification Priority Areas will not result in significant changes for the existing Residential 2 Zone. If anything, development will be better managed in these areas. The smaller lot sizes enabled in the Highfield and Geraldine Neighbourhood Intensification Priority Areas will be evident. However, development in these areas will supply the demand for smaller households and will be managed to achieve good design and amenity outcomes.



Why have neighbourhood intensification priority areas?

The rationale for the Neighbourhood Intensification Priority Areas is to prioritise residential intensification into suitable areas. The areas selected are proximate to shops, amenities, public transport services and are located in areas which can integrate with the road network and other essential infrastructure. Outside of the proposed Neighbourhood Intensification Priority Areas intensification will continue to occur in the Residential 1 and 2 Zones as it is not proposed to change the minimum allotment size subdivision rules for these zones. This existing intensification has and will continue to occur mostly in the form of infill development. It is proposed to encourage residential intensification in the Neighbourhood Intensification Priority Areas. This will mainly be encouraged by District Plan rules. Where higher densities are appropriate, Council may make target funding investments in infrastructure to help facilitate intensification.

Why do we need to intensify our existing urban areas?

Traditionally our settlements have been developed at low densities with large houses on large sections. However, our District's population is getting older and as a result there will likely be a greater demand in the future for smaller households on smaller sections at locations within walking distance to shops, services and other amenities. Therefore it is important to enable a greater range of housing choices, including different types, smaller sizes and affordable options. To help supply this demand, it is important that our District Plan enables this development to occur, but it needs to be appropriately managed.

The Highfield Neighbourhood Intensification Priority Area recognises the current demand for smaller properties in this area. It also provides an opportunity for people who currently live in this area and are looking to down size but still wish to keep living in this area. It is also an alternative to living closer to the town centre in the existing Residential 2 Zone.

The Geraldine Neighbourhood Intensification Priority Area is located in an area that is: within walking distance to the Geraldine Town Centre; has sufficient infrastructure capacity to accommodate intensification; and is situated in a desirable part of Geraldine.

With our aging population there is also a growing demand for retirement villages. Accordingly, it is important to enable retirement villages with appropriate management of their design and location.

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.

