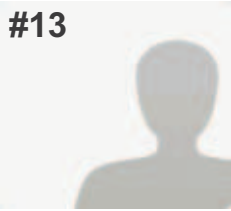


#13



COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, May 12, 2017 8:05:33 AM
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Time Spent: 00:14:04
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Q1: 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?

(no label)

Strongly agree

Q2: 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?

Respondent skipped this question

Q3: Under the Draft Growth Management Strategy, we are seeking to consolidate the existing Town Centre of Pleasant Point for commercial activities and not rezone any additional land. Residential growth at Pleasant Point is to be accommodated through existing opportunities in terms of infill development, as well as a new Rural Residential zone adjoining Manse Road. How much do you agree or disagree with this approach?

Respondent skipped this question

Q4: 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?

Respondent skipped this question

Q5: 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 this approach?

(no label)

Strongly agree

Please briefly explain the main reasons for your answer, or something else you'd like us to consider further?

My submission is in support of the proposed rural-residential rezoning in the Kellands Heights, Gleniti North and Elloughton South areas. This includes the north side of Pages Road to the Pages Road/Gleniti Road reservoir. The positive attributes of the areas for rezoning from rural to rural-residential are: 1. This land is already in use as lifestyle blocks. There is no intensive farming in these areas and thus re-zoning is unlikely to have a negative impact on rural activities and lifestyle. Clear boundaries could be made between these areas and rural property, thus the effect of reverse sensitivity would also be minimal. This would also limit the "poppy seed" development in rural areas because blocks of similar areas would be grouped together and not interrupt productive farmland. 2. The rezoning will provide more block size choices. Currently there is a shortage of intermediate sized blocks for people in Timaru to choose from. You can purchase a house on 500-750m² in town, and then you jump to 2 ha and above on the rural outskirts of Timaru. Land areas of 2 ha are also in short supply and are in a price range unattainable by some people wanting a semi-rural lifestyle. Having a rural-residential block size of 5000m² provides people with housing choice. A land area of 5000m² is manageable without needing to graze stock, but people could still have a couple of pet sheep if they wanted to. 3. The infrastructure to these areas are largely already in place. Due to the locations of the proposed rural-residential areas, a lot of council facilities are already available and/or could be allocated. For example, the water from the Gleniti Road/Pages Road reservoir has already been directed to the Hunter Hills subdivision. Thus extending the water to rural-residential homes in the area is feasible. It won't matter whether growth occurs in the proposed rural-residential areas or in residential intensification zone, our water resources will still have to be allocated and both areas have the infrastructure to support this. These areas already have substantial foot paving, and roading with moderate traffic flow which would not change significantly given the proposed land area of 5000m². There are schools in these areas, Gleniti primary, Mountain View high, Grandlea Downs primary, Ocean View Heights primary and St Josephs primary, which would service the needs of young families. These areas are also adjacent to the urban centre providing other amenities. Council services such as rubbish collection are also in place. Possible negative views of rezoning from rural to rural-residential are: 1. People being built out in terms of views of the landscape. Current rural residents may feel that their activities and lifestyle may be threatened by rezoning and smaller land area sizes. To satisfy all parties there may have to be certain restrictions in place to ensure rural residents are not built out. Some examples of restrictions could be - Height of trees and shelter belts - Limits on position and heights of buildings - Restrictions on noisy activities above normal living noise. In summary, the growth of Timaru and it's surrounds is inevitable. We need to provide a range of housing, land and living options to suit Timaruvians and the influx of people to the district. The rezoning of the Kellands Heights, Gleniti North and Elloughton South areas including the north side of Pages Road to the Gleniti Reservoir is a smart move and should be an easy transition given the current activities and living arrangements in those areas. Thanks to the TDC for their initiative.

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Q6: Overall, how much do you agree or disagree with the overall direction of the Draft Growth Management Strategy?

Respondent skipped this question

Q7: How much do you agree or disagree with the following direction of the Draft Growth Management Strategy?

Respondent skipped this question

Draft Growth Management Strategy

Q8: 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: Managing the challenges associated with a modest level of forecast population growth, and an increase in the elderly population; The Council discharging its legal responsibilities under the Resource Management Act (1991) and the Local Government Act (2002); 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 this approach? How much do you agree or disagree with these challenges?

Respondent skipped this question

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Q9: Any other general comments relating to the Draft Growth Management Strategy?

Respondent skipped this question

Q10: Your contact details

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Q11: Supporting documents

Respondent skipped this question