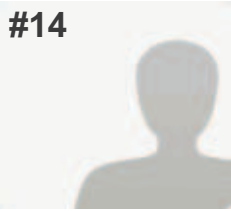


#14



COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, May 11, 2017 8:02:01 PM
Last Modified: Friday, May 12, 2017 10:32:31 AM
Time Spent: 14:30:29
IP Address: 49.224.199.114

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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)

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?

(no label)

Agree

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

Further to the above. there are several suitable sections adjacent to Hornbrook st and Hayhurst st currently zoned for no apparent reason as recreational 1. and lying vacant, with owners keen to maximise their use. These are already individually rated properties, but cannot be utilized in a worth while manner, and subsequently attract some fringe activities (Slum dwellings, dumping of rubbish etc) which do nothing to enhance the locality, and reduce the desirability and values of adjacent properties. Historically it may have been that these properties were deemed to be prone to flooding. Subsequent improvement of the flood protection of Temuka in general and the removal of the weirs from the Tuamatahau stream would have removed these risks. Adjacent services could, with modern technology, be accessed. The utilization of this area by modern homes would greatly enhance Temuka's ability to absorb some of the influx of workers expected by the planned 100 plus new jobs at Fonterra's Clandeboye plant expansion, and provide affordable retirement homes in a wonderful environment.

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)

Agree

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

But first rezone and utilize existing vacant land.

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

(no label)

Agree

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

District character

Agree

Landscapes and amenity

Agree

Settlement patterns and urban form
Comment:

Disagree

As stated previously, utilize existing privately owned subdivided land before further encroachment on rural land. Further to this the cost of lifestyle blocks exceed the budgets of the average home buyer.

Building resilient communities

Agree

Takata whenua

Neither agree or disagree

Sustainable economy

Agree

Transport

Agree

Infrastructure
Comment:

Agree

The difficulty of providing services, i.e. sewerage, to fringe areas can be overcome by the utilization of step systems and or, maceration pumps without the need of major mains type sewers.

Rural
Comment:

Disagree

disagree with the urban encroachment on prime rural farm land..

Residential

Neither agree or disagree

Community and open space
Comment:

Strongly agree

The reserves, parkland and walkways in Temuka are a wonderful asset.

Leadership and partnership

Agree

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?

(no label)

Agree

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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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| Telephone | 039710595 / 0210327194 |
| Email | stu.di6@vodafone.net.nz |

Q11: Supporting documents

Respondent skipped this question
