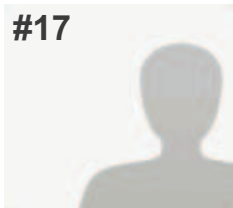


#17

**COMPLETE****Collector:** Web Link 1 (Web Link)**Started:** Tuesday, May 09, 2017 12:12:15 PM**Last Modified:** Friday, May 12, 2017 11:42:47 AM**Time Spent:** Over a day**IP Address:** 219.89.203.208

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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

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

There is strong demand in the for Rural Residential land close to the city, particularly with good views and.

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?

The current Rural zone is restrictive in that it does not allow for the best utilisation of the land, i.e. subdividing the land into the best section shape and design, taking into account the contour, views etc.

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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)

Strongly agree

If you've identified that you Strongly Agree, Disagree or Strongly Disagree with the overall direction of the Draft Growth Management Strategy, can you briefly let us know the main reasons for your answer?

The Timaru District is very restricted for further development by the existing plan. Other Councils (Mackenzie, Queenstown Lakes District) have made land available for Rural Residential subdivision which has resulted in more people wanting to live in the area because of the availability of attractive building sites, lifestyle etc.

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

Respondent skipped this question

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?

I have made a separate submission on behalf of the G. A. Morton Family Trust and G.A. and S.A. Morton in support of the proposed Rural Residential zone change for land on the North of Pages Rd being 427 and 509 Pages Road.

SEE ADDITIONAL INFO AT #1069459

Draft Growth Management Strategy

Q10: Your contact details

Name	Gerald Morton
Address	509 Pages Road
Telephone	0274 330 343 6886051
Email	g.morton@mortons.co.nz

Q11: Supporting documents

Timaru District 2045-Draft Road Management Strategy Morton.pdf (8.5MB)

SUBMISSION

TIMARU DISTRICT 2045 - DRAFT ROAD MANAGEMENT STRATEGY

EXECUTIVE SUMMARY:

I wish to make a submission for the proposed Timaru District 2045 Draft Management Strategy on behalf of G A Morton Family Trust and G A and S A Morton for land which we occupy at 427 and 509 Pages Road, Gleniti, Timaru.

427 Pages Road, Gleniti, Timaru consists of two properties being;

Valuation Reference 24840/118.14 containing 20 hectares

Valuation Reference 24840/118.12 containing 28.6420 hectares

509 Pages Road, Gleniti, Timaru, this contains our current residence being;

Valuation Reference 24840/118.00 containing 1.2520 hectares

The proposal in the draft GMF Strategy is to have this land re-zoned "*Rural Residential*".

Details of the property are appended to this submission.

We support the re-zoning of this land to "*Rural Residential*".

REASONS FOR SUPPORTING THE PROPOSED CHANGE IN ZONE:

- The property offers excellent opportunity for lifestyle units between 3000m² to 2 hectare blocks with outstanding views from the Hunter Hills, Mount Cook, Fox Peak, Four Peaks, Mount Hutt, across the Canterbury Plains, on a good day the Port Hills can be seen, the view extends to the industrial area of Washdyke, the Port cranes can be seen from the site.
- The land contour consists of gently sloping north facing land which then drops steeply down into Kellands Hill Valley which is our north boundary. This drop off point would make a realistic demarcation point between the "*Rural Residential*" zoning and the "*Rural*" zone. The land north of our boundary is in a valley and would be difficult to utilise for rural residential use. We consider this would be a natural line to follow for the difference in zoning.



- The location of Pages Road is within 10 minutes easy driving to the central business district of Timaru, allows children to bike to school and yet have a rural outlook and aspect on a lifestyle size block.
- The site currently has a paper public road access on the eastern end which gives access to 2 blocks at 427 Pages Road while to the west is the main driveway for our residence at 509 Pages Road which also has land on each side (currently paddocks) for additional accessway to be created for additional sections.
- The total site currently has 12 units of Downland Water allocated to it. In addition the Timaru District Council has recently installed a water pipe running from the Reserve Reservoir at the top of Pages Road along the front of the subject property towards the city if additional water was to be required. Telecom and power are currently available on Pages Road frontage. We would expect that the properties would require their own self-contained enviro cycle stormwater and sewage reticulation system.
- There is strong demand in the current market place (and has been for some time) for rural residential lifestyle blocks in the 3000m² to 2 hectares sizes, people coming to live and currently residing in South Canterbury are restricted by the lack of availability of good building sites with attractive view aspects and close to the city.

Other District Councils for example Mckenzie District Council and Queenstown Lakes District Council have had the foresight to open areas for rural residential which has resulted in strong demand and the establishment and development of attractive rural residential lifestyle homes of high quality.

- Currently professional people would prefer to be closer to the town than sites such as Spur Road and further north and west, some buyers for example medical specialists are required to be within a certain drive time to Timaru Public Hospital, children have the ability to bike to school (not facing the challenge of Kellands Hill) and the development of the Pages Road/Gleniti Road walkway help utilise the aspects of the area making it a very attractive place to live.

The land is currently used for grazing as a dairy support unit, it cannot be used for any intensive cultivation due to the lack of irrigation water available and we do not see any likely change to this in the future.

SUMMARY:

We support the land we occupy between 427 and 509 on Pages Road being changed to a "***Rural Residential***" zone for the above reasons. There is a natural boundary on the northern side of our property which drops into the Kellands Hill Valley which seems logical as the boundary between "***Rural Residential***" and "***Rural***"

We do not see any negative issues with the change in zoning, we have lived at this location for over 27 years and consider it a privilege to live in an area which has such magnificent views, privacy and yet within 10 minutes drive to Central Timaru.

We would welcome a visit from the Planning Team or Committee from the Timaru District Council to view the site, the natural contour, location and aspect of the site will become very obvious when inspected and the opportunity that this site gives for future residents of Timaru to live in this location.



G A Morton
On behalf of G A Morton Family Trust
And G A and S A Morton

24 840 / 11 814

427 PAGES ROAD

20 ha.



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0 0.04 0.08 0.16 0.24 0.32 0.4 0.48 Kilometers

Subject Property

Sold Properties

Listed Properties

Other Selected Properties

24840/11812 427 PACED ROAD. 28.6420ha.



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0 0.04 0.08 0.16 0.24 0.32 0.4 0.48 Kilometers

Subject Property

Sold Properties

Listed Properties

Other Selected Properties

24840/11800

509 PACES ROAD,

1.2520ha.



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0 20 40 80 120 160 200 240 Meters

Subject Property

Sold Properties

Listed Properties

Other Selected Properties