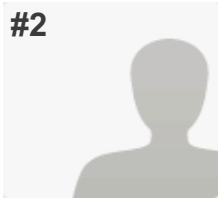


#2



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Collector: Web Link 1 (Web Link)
Started: Tuesday, May 02, 2017 9:07:06 PM
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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)

Neither agree or disagree

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?

(no label)

Strongly disagree

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

To prescriptive and no consultation with landowners. Very little regard to market trends eg growth nearly always heads north. Should identify existing blocks of larger rural residential for further sub division. Do not agree at all with the development along main arterial roads. Council seems to have accepted a report done on the Connolly Street area and accepted that some of the land is at risk of a 500 year flood, but recommends an area to the south of Geraldine that would be of much greater risk from the Serpentine Creek as well as having poor soil for drainage. The South End of Geraldine is already struggling to cope with sewage etc. Council and Statistics seem determined to define Geraldine and its population on the 1989 boundary and not accept the growth in the town and the surrounding areas eg Geraldine Downs. The majority of the growth in the Timaru District has been in the Geraldine area and this is evident from the last two reports done by Council that have proved erroneous in terms of future development. It is not very long since there was a report that suggested there was no need for any further land to be zoned Residential as there was plenty available with infilling and the new Lifestyle Village. I would be pleased to have a discussion with Council re the land I own in Connolly Street. In fact I have been waiting for the discussion and the opportunity to comment since the report was sent to me 7 years ago. I applaud the Council on the development of a Growth Strategy but hope you do not stifle the communities growth. I disagree with the development of an industrial site on Tiplady Road.

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?

(no label)

Neither agree or disagree

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)

Neither agree or disagree

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?

I do not like the explosion of life style blocks that has occurred around the Geraldine area.

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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)

Neither agree or disagree

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

District character

Neither agree or disagree

Landscapes and amenity

Neither agree or disagree

Settlement patterns and urban form

Neither agree or disagree

Building resilient communities

Neither agree or disagree

Takata whenua

Neither agree or disagree

Sustainable economy

Neither agree or disagree

Transport

Neither agree or disagree

Infrastructure

Neither agree or disagree

Rural

Neither agree or disagree

Residential

Neither agree or disagree

Community and open space

Neither agree or disagree

Leadership and partnership

Neither agree or disagree

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)

Neither agree or disagree

Can you let us know what additional key challenges we should consider, if any.

Sorry I do not have the time needed to study the strategy in detail and make an informed comment. I will consider this when I return from overseas

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

Great to see this done and I hope the Council will now spend more money on infrastructure and less on the do-good things. We should be encouraging more people to our communities and this will only come about by making it economically viable to developers and businesses.

It is unrealistic to suggest that this does not stop anyone developing outside these zones as they can go through a plan change. For most this is beyond them financially.

I do agree with the notion of trying to centre things were there is infrastructure in close proximity.

The one thing that may prove difficult for you is the wishes of the landowners. I felt the land zoned Residential deferred in the current District Plan has a lot of merit. It clearly defines the future development of the community without restricting the current uses of the land and the development can occur sometime in the future. I have always felt that Timaru District fails when looking at its long term development and I am pleased that this might go some way to addressing this shortfall.

Q10: Your contact details

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Q11: Supporting documents

Respondent skipped this question
