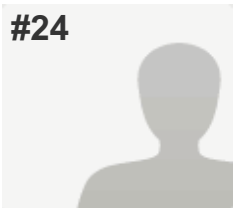


#24



**COMPLETE**

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PAGE 2

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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?**

*Respondent skipped this question*

**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?**

*Respondent skipped this question*

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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*

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

*Respondent skipped this question*

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**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?**

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*Respondent skipped this question*

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

*Respondent skipped this question*

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**Q10: Your contact details**

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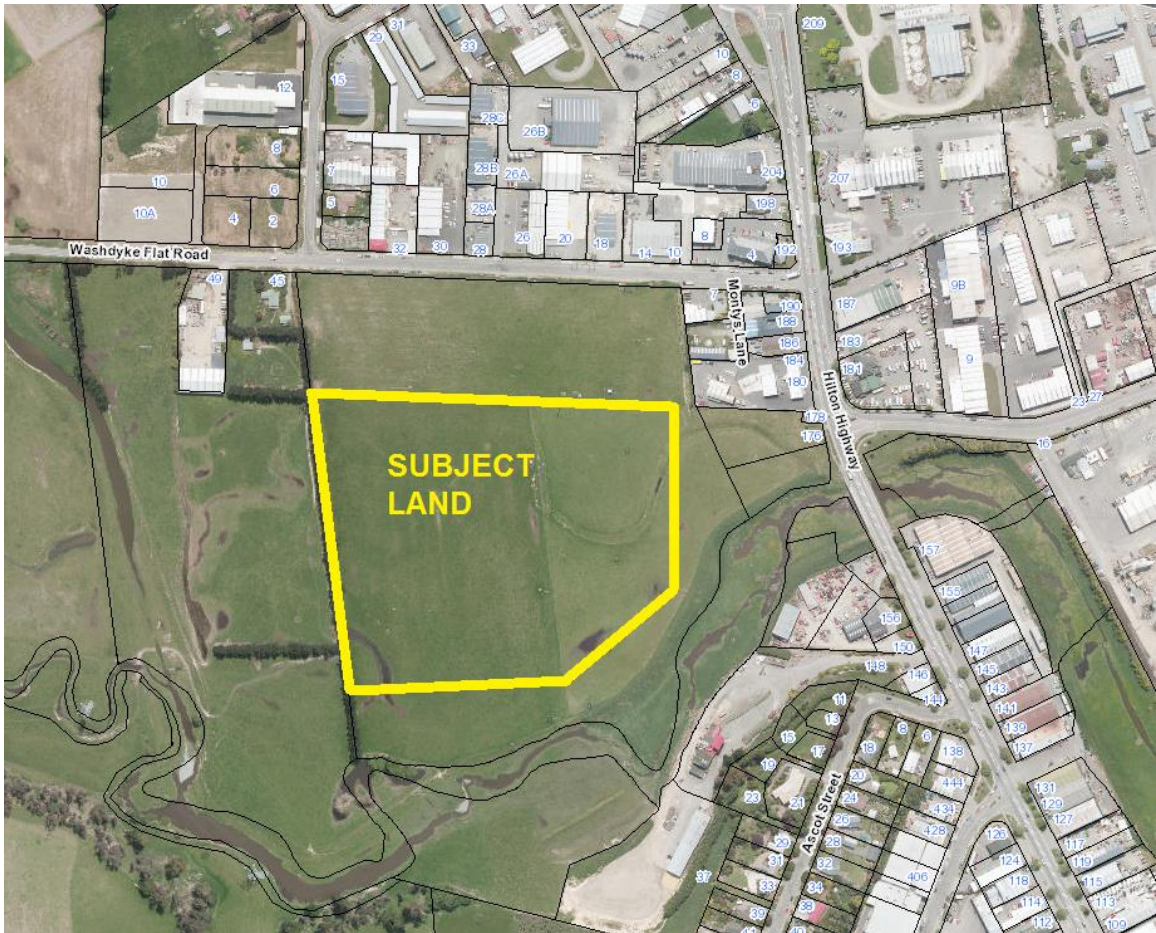
shane@washingtons.co.nz

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**Q11: Supporting documents**

Growth Management Strategy Submission - Seadown Property Ltd.pdf (3.4MB)

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# Growth Management Strategy Submission

WASHDYKE FLAT ROAD

Seadown Properties Limited | Shane Dale | 12/05/2017

## **INTRODUCTION**

Seadown Properties Ltd is making a submission to amend the zoning from Rural 2 to Light Industrial on land owned by Seadown Properties on Washdyke Flat Rd, being Lot 6 DP578 for the purpose of developing an industrial park.

## **SUBJECT SITE AND SURROUNDING LAND USES**

The total holding of Rural land on Lot 6 DP578 (As shown on attached plan) is 10.7 Ha located;

- opposite an already established industrial park on the north facing side,
- to the east is also an industrial area fronting State Highway 1,
- on the south side is Washdyke creek
- and to the west is rural land

The subject land is currently vacant and is not part of a productive farming unit.

## **PROPOSED REZONING JUSTIFICATION**

Within the "Draft Growth Management Strategy Options Report" Table 15 of Industrial growth options: Timaru, "Laughton area" has been rated by Timaru District Council with the highest rating for Industrial Growth Options in Washdyke although the conclusion was not recommended due to current supply.

Reflecting on the current availability of land within Washdyke is tied up because of major land holders holding back from either selling or leasing to the common market.

As will be discussed in the "Proposed Development" this land if rezoned will bring the opportunity for diversity within the market with different price points and options through selling and leasing combinations of different sized lots to fund the entire development.

Key points for revisiting this land for consideration of rezoning is as follows;

- It is geographically already connected the Industrial area.
- Consolidates the Industrial area and provides efficient use of land resources

- Washdyke Flat Rd is a Principal Rd or under ONRC ratings a Primary Collector, so the roading infrastructure is already in place to handle additional vehicles.
- State Highway 8 Intersection has been upgraded so additional vehicles will not impact NZTA network.
- Utility infrastructure is in place on Washdyke Flat Rd.
- Enables the competitive operation of land and development markets.
- Is anticipated under Proposed National Policy Statement on Urban Development Capacity

## **PROPOSED DEVELOPMENT**

The subject land is proposed to be developed as Stage 2 of the industrial subdivision (attached plan) Stage 1 resource consent is in the process of being submitted to Timaru District Council with works starting this construction season consisting of roading & utility infrastructure including widening of Washdyke Flat Rd and storm water management facilities.

Figure 2 shows the conceptual lot and road layout for the entire development. It is noted that this figure is conceptual only, and proposed land sizes and road layouts are subject to change through the planning and phasing process.

It is envisioned that stage 1 is in the 1 – 3-year development plan and stage 2 in the 3 – 7 year plan, the proposed development provides an extension to the existing industrial development in the adjacent land which meets demand for short to medium term demands.

The subject lands are proposed to be developed for a mix of leased and by sale to create cash flow to support the entire development while creating opportunity for small to medium sized companies to extend or startup at affordable rates.

## **CONCLUSION**

The subject land is ideally situated in the community to provide reasonably priced land for business demands within an already established development area while benefitting the social and economic development of the greater community.



