

MARK GEDDES, GMS MANAGER, T.D.C.  
2 KING GEORGE PLACE, TIMARU.

## Submission Form

### Timaru District Plan Review

### Draft Growth Management Strategy



The Draft Growth Management Strategy is a 30 year strategy to manage land use growth for the Timaru District. The Draft Growth Management Strategy will inform both the supply of zoned land and management of existing zoned areas through the District Plan review. It will address urban and rural land use growth in the district, including the growth of residential, rural residential, industrial, commercial and recreational activities. A copy of the Draft Growth Management Strategy and Summary of the Draft Growth Management Strategy can be viewed at [www.timaru.govt.nz/GMS](http://www.timaru.govt.nz/GMS)

#### Section A: Settlement Areas *INCOMPLETE*

- 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?

Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree
			<i>✓ Section A</i>	

*Not ADDRESSING ORARI*

Any further comments or is there something else we should consider? *ORARI SETTLEMENT*  
*THE T.D.2045 GMS SUMMARY PAGE 3 SHOWS THE ORARI SURVEYED SETTLEMENT AS LARGER THAN WINCHESTER YET THERE IS NO MENTION OF ORARI IN THE GMS. VACANT FORMER RAILWAY LAND AT ORARI, NOW IN PRIVATE HANDS (C/O ALISTAIR THOMAS, WINCHESTER, PH. 615-9512) SHOULD BE PROMOTED BY COUNCIL FOR LIGHT INDUSTRIAL USE. ROADING, POWER, WATER INFRASTRUCTURE EXISTS ADJACENTLY. SEWERAGE TECHNOLOGY CAN BE APPLIED. SOME OF THE EAST RAILWAY LAND*

- 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?

Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree

CONTACT DETAILS: *ROGER PAYNE, WILLOWBANK FARM 73 MUFF ROAD ORARI R.D. 26 TEMUKA 7986 PH. 03 693-8046 EMAIL: rogerpayne@scorch.co.nz*

*COPIED TO ALISTAIR THOMAS, 12 RONALD ST. WINCHESTER. PH. 615-9512.*

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

3. 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?

Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree

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

4. 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?

Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree