

Helen Henderson

688 0001

170701



YOUR PLAN OUR FUTURE
TIMARU DISTRICT PLAN REVIEW
LAND USE PLAN

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

Section A: Settlement Areas

1. 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
				✓

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

Object to subdivision & increase in multi storey apartments near to central city. - already there shading, view blocking etc. lack of supermarkets & other infrastructure.
Many apartments will be blocked by commercial buildings along SH1. lower storey will not meet TDC obligations to ensure adequate sunlight, light etc.
Why not look at flat, open spaces outside this area
provide shuttle bus type services

2. 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

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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?

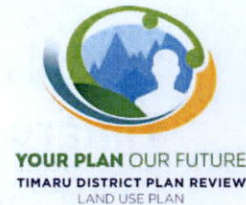
4. For **Temuka**, we are seeking to utilise existing residential and business capacity already present in the settlement area. Rural Residential opportunities will be provided for in areas at Thomson Road and Guild Road. How much do you agree or disagree with this approach?

Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree

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

no comments

5. 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 such an approach:

Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree
✓				✓

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

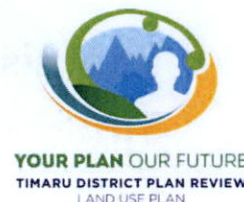
*Develop areas on outskirts of city.
Families want the larger 4 acre style sections*

*Control City highrises & intensification
consider subdivision near city but not multi-storey - think of the residents further back. We do not want a "Gold Coast" where coast is blocked by highrises.*

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Section B: Strategic Direction

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

Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree
			✓	

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?

Agree for expansion on city outskirts - not involving family.
 Strongly disagree with high rise apartment living nearer to city centre, - meet your TDC aims + goals + treat all residents equally. Where will facilities for older people be - meeting spaces etc

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

	Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree
District character					✓

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

The character of Timaru or Sth Canterbury is not dense housing or high rise apartment living. We have natural variations in hills + valleys. to provide views, sun light + freedom for population. Why shove residents towards the city area + further clog up roads etc as they need to supermarket, gyms, churches etc.

	Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree
Landscapes and amenity				✓	

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

Plan seems to want less landscaping + parkland areas.

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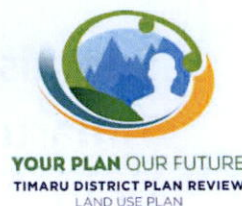
	Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree
Settlement patterns and urban form					
Please briefly explain the main reasons for your answer, or something else you'd like us to consider further? <p>Agree with stepping ribbon developed out into productive farmland. Disagree with intensification of near city areas</p>					
Building resilient communities					
Please briefly explain the main reasons for your answer, or something else you'd like us to consider further? <p>No comment</p>					
Takata whenua					
Please briefly explain the main reasons for your answer, or something else you'd like us to consider further? <p>No Comment</p>					
Sustainable economy					
Please briefly explain the main reasons for your answer, or something else you'd like us to consider further? <p>older persons contribute - it is not all 'funke'</p>					
Transport					✓
Please briefly explain the main reasons for your answer, or something else you'd like us to consider further? <p>Crossing SH1 as a pedestrian is a joke - most intensification near the city centre would require this - 6secs. is inadequate. SH1 - trucks need to be relocated but how?</p>					

- use railway more
- trucks on train tracks

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	Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree
Infrastructure					
Please briefly explain the main reasons for your answer, or something else you'd like us to consider further?					
<p>Basic infrastructure such as roading is a serious problem. TDC blames state highway system but surely united action plans can be agreed. ^{central} trucks along with rural services with the Port & concrete ^{central} trucks along with rural services Timaru is known as truck alley. - No wonder many tourists leave quickly.</p>					
Rural					
Please briefly explain the main reasons for your answer, or something else you'd like us to consider further?					
No comment.					
Residential					
Please briefly explain the main reasons for your answer, or something else you'd like us to consider further?					
<p>little consideration is given to streetscapes, - aeriads, etc litter the skyline, yet plan suggests this should be a consideration</p>					
Community and open space					✓
Please briefly explain the main reasons for your answer, or something else you'd like us to consider further?					
<p>People need their own space and this must be preserved as well as coastal views & city landscaped</p>					
Leadership and partnership					
Please briefly explain the main reasons for your answer, or something else you'd like us to consider further?					
<p>- TDC should be able to influence or have a say & communicate with: National Roads Bd - re SH 1 ECan - logburners & environment. SCDHB - Keeping elderly & in their homes. (current policy)</p>					

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8. 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:
- a. Managing the challenges associated with a modest level of forecast population growth, and an increase in the elderly population;
 - b. The Council discharging its legal responsibilities under the Resource Management Act (1991) and the Local Government Act (2002);
 - c. 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 these challenges:

Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree

Can you let us know what additional key challenges we should consider, if any.
→ Envisage what Timaru city area will need + look like + what we want it to look like in 2043 + what will meet the needs of the residents
- Retention of some historic precincts incl buildings is biased for resilience not for 20-30 years.
- Botanic Gardens are extremely under used.

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Section C: Additional comments

Additional comments

All TDC staff & Council members should get no financial gain or have to declare land banking or any property which would be affected by the implementation of this draft strategy.

Additional and supporting documents can be emailed to gmssubmission@timdc.govt.nz or attached to this submission. If you are doing so, please clarify in your email that if you have submitted / are going to submit in the electronic submission system to enable us to link the document with your submission.