

12 MAY 2017

Geraldine

Submission Form

Timaru District Plan Review

Draft Growth Management Strategy

All Young
533 Orari Station Rd.
Email ashburyfarm@gmail.comYOUR PLAN OUR FUTURE
TIMARU DISTRICT PLAN REVIEW
LAND USE PLAN

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

- 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?

- 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?

*Orange Station Road Residential & Residential
Deferred.*

*That the land values remain aligned to land
that is used for agricultural production.
Not inflated because it has a designation or it*

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?

You have failed to include Community Drinking-Water Protection Zones in the review.

Water supplies not considered in overall plan.

Communities can not operate without water. The restrictions placed on land owners around water intakes.

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?

There are to many small lots (2 Ha or less) in the wider farming areas, resulting in conflicts, of the way business operate.

Also consider Orari & Woodbury.

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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?

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

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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?					
Building resilient communities					
Please briefly explain the main reasons for your answer, or something else you'd like us to consider further?					
Takata whenua					
Please briefly explain the main reasons for your answer, or something else you'd like us to consider further?					
Sustainable economy					
Please briefly explain the main reasons for your answer, or something else you'd like us to consider further?					
Transport					
Please briefly explain the main reasons for your answer, or something else you'd like us to consider further?					

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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?					
Rural					
Please briefly explain the main reasons for your answer, or something else you'd like us to consider further?					
Residential					
Please briefly explain the main reasons for your answer, or something else you'd like us to consider further?					
Community and open space					
Please briefly explain the main reasons for your answer, or something else you'd like us to consider further?					
Leadership and partnership					
Please briefly explain the main reasons for your answer, or something else you'd like us to consider further?					

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Section C: Additional comments

Add to Geraldine

Additional comments

AA + JA Young
323 Orari Station Road.

Effects to our property of proposed Zones

Orari Station Road Residential	20 Ha.
Orari Station Road Residential Defence	30 Ha.
Community Drinking Water Zone.	148 Ha.
Total	218 Ha.

Total Area of Farm 230 Hectares

Having the above areas designated for specific zones covers more than 90% of our property.

Also lost 6 Hectares (purchased by Geraldine Borough Council) for sewerage ponds, plus easements through the farm for sewer pipes to, and away from sewerage ponds.

I hope the above highlights the impact the community at large can apply to the operation of, + value to some businesses.

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.

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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.

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Section C: Additional comments

Additional comments

Add to Geraldine

Cascade Place Rural Residential
Ruakapuka Stream is a flood path, if the Waikare River breaches its bank between the town & the bridge over the Waikare River to Woodbury. The flood path being through the Mackenzie Health Care car park to the Ruakapuka Stream, but this is being impeded by the development of Mackenzie Health Care Retirement Village.

The Ruakapuka Stream should not have any infillments placed on the waterway.
Water supply.

Underground water within this area can be variable, if a reticulated water supply is not provided.
Sewerage.

On 5000 meter allotments if close together and with individual ground water supplies how do you meet the separation requirements. Water from sewerage. Also no water boxes within 50 meters of a water way.

Tiplady Industrial No. Industrial Area.
in my view should be between the Denfield Golf Course & the O'rovi Racecourse. Close to State Highway. Keeping heavy vehicles ~~away~~ closer to main highway.