

Principal Submitter

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Submission Form

Timaru District Plan Review

Draft Growth Management Strategy



YOUR 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

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?

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?
Community Drinking-water Zones.
Boek page.

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?
Community Drinking water Zones
Beck fage.

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?

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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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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.

Principal AG Young
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Section C: Additional comments

Group Submission

Additional comments

Community Drinking-water Zones.

Timaru District Council has in the Geraldine area five Community Drinking-water Zones. Four of these water boxes are in an area west of the Orari township, between the Waihi & Orari Rivers.

This ~~area~~ group of water boxes is in an area about 13 kilometers wide and 12 kilometers long.

Our understanding is that these water wells are ~~in~~ shallow (less than 10 meters) except for one well at Orari that maybe in the 30 to 70 meters deep range.

Shallow boxes less than 10 meters require a protection zone of 2000 meters in the direction of the incoming water flow. Deep boxes 30-70 meters deep only require a protection zone of 500 meters.

The shallow boxes need to be deepened to below the 30 meter level, to maintain good quality water.

That would also considerably reduce the restriction zone placed on land-owners, where these Community Drinking-water Zones are.

Communities need water but at what cost or restriction to other business.

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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