

Submission Form

Timaru District Plan Review

Draft Growth Management Strategy



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

SUBMISSION FROM NEVILLE G. ROBERTSON
245 DOWNS ROAD RD. 21 GERALDINE

SUBMISSION RELATING TO PROPERTY PARCS 254/51
BLK1 GERALDINE SD, PRESENTLY CLASSIFIED RURAL
LIFESTYLE UNDER THE DISTRICT PLAN

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?

I BELIEVE THE COUNCIL SHOULD EXPLORE RURAL RESIDENTIAL / LIFESTYLE DEVELOPMENT OUTSIDE OF THE HIGH VALUE PRODUCTIVE LAND ON ORARI STATION ROAD & MAIN NORTH ROAD AND UTILIZE LAND THAT HAS A LOWER PRODUCTIVE VALUE BUT HIGH AESTHETIC VALUE. THE GERALDINE DOWNS ALREADY HAS RURAL RESIDENTIAL / LIFESTYLE DEVELOPMENT ON THE NORTHERN FACING AREAS AND FURTHER DEVELOPMENT MANAGED CORRECTLY WOULD HAVE LITTLE VISUAL IMPACT ON AMENITY & LANDSCAPE VALUES.

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Section C: Additional comments

Additional comments
<p>I WOULD LIKE THE COUNCIL TO CONSIDER IN ITS CURRENT REVIEW TO ALLOW MY LIFESTYLE BLOCK OF 22.0236 HECTARES WHICH CAN CURRENTLY BE SUBDIVIDED INTO TWO TITLES, TO HAVE PROVISION TO SUB-DIVIDE INTO FOUR SEPARATE LIFESTYLE BLOCKS OF 5.5 HA</p>
<p>MY REASON FOR THIS IS THAT THE LAND IN QUESTION HAS MANY SUITABLE BUILDING SITES FACING NORTH WITH GREAT VIEWS. THESE SITES WILL HAVE LITTLE OR NO IMPACT ON NEIGHBOURING PROPERTIES. THE LAND IS UNLIKELY TO EVER BE A STANDALONE PRODUCTIVE FARM UNIT.</p>
<p>THERE IS A DEMAND FOR LIFESTYLE BLOCKS AROUND THIS SIZE. (5.5 HA)</p>
<p>THE PARCEL OF LAND IN QUESTION WAS VISITED AND REVIEWED BY MS PFLUGER UNDER PLAN 17 CHANGE WHO CONSIDERED THAT UP TO FOUR DWELLINGS COULD BE COMFORTABLY ACCOMMODATED WITHOUT HAVING ANY NOTICEABLE IMPACT ON THE ENVIRONMENT.</p>
<p>I REALIZE THAT UNTIL THE WATER SCHEME IS UPGRADED FOR THE GERALDINE DOWNS, THAT THE EXTRA TWO UNITS REQUIRED MAY NOT BE AVAILABLE UNTIL THEN</p>
<p>YOURS FAITHFULLY Neville Roberts</p>

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.