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**COMPLETE**

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**Q1: 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?**

(no label)

Strongly agree

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

It concerns me that there is no provision being planned for additional commercial and industrial activity. There is no mention of what the % of current vacant capacity is. Our employment market relies on business growth. The ability to attract new investment opportunities rely on providing options and choices. Remembering it is a market of supply and demand. If there is little choice or supply the prices may be so high that we lose our competitive edge to keep pricing realistic and lose potential business development opportunities and investors.

**Q2: 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?**

(no label)

Strongly agree

**Q3: 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?**

(no label)

Strongly agree

**Q4: 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?**

(no label)

Disagree

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

There is a critical lack of vacant land for residential development. All the available vacant blocks (and there are very few) are tied up in house and land packages. Existing quarter acre sections are being subdivided to squeeze in extra units or housing. This is sensible, provided there is a balance and some other choices with blocks available in a variety of sizes, not just 500-600 sq metres. Increasing density levels creates more intense residential communities and noise pollution. This is expected in larger city areas but detracts from the whole reason people chose to live in smaller townships such as Temuka. There is a dire lack of rural residential land to the point that when we were looking for a block of land close to the township of Temuka there was only 3 blocks available within the last 9 months. There are a number of private recreational blocks that adjoin the Tamitahu stream parkland and recreational areas. The council has allowed Fish and Game to change its zoning of blocks to residential and one block in John Bull Place. However there are blocks on Hornbrook Street, (nos, 50, 52 and 54) and others in the proximity that should be also granted residential status rather than that of recreational. There is fantastic provision of parkland winding through the residential Eastside Temuka area. These privately owned recreational blocks have such a limited purpose and are under utilised in relation to the value of the land. I have observed the recent development of the blocks of John Bull Place and the Fish and Game blocks and they are all looking much tidier and are well maintained and no longer overgrown. They fit in well with the adjoining residential properties as I guess they are now deemed worthwhile spending some money on with a residential status. I am aware that NZ Insulators also has a considerable amount of land bordering the factory and adjoining the river area that has no current use or purpose and is not even grazed. This area would also be ideal for consideration of residential building sites of varying sizes and a mix of rural residential supply as it sits well in the Wallingford Road Corridor. Parts of Temuka are looking tired and shabby, particularly the main street. New business investment and development is hard to attract when the business hub is tired and run down. Temuka has the opportunity to attract tourism investment in the same way Geraldine has. It must develop a good plan, market its unique story with an attraction of some sort, and tidy up the retail area.

**Q5: 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 this approach?**

(no label)

Strongly agree

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

However, there needs to be a mix of property sizes within the main residential area to allow those that just want to keep a bigger garden or chooks to do their thing without buying a \$300k block several of several acres of land.

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**Q6: Overall, how much do you agree or disagree with the overall direction of the Draft Growth Management Strategy?**

(no label)

Agree

**Q7: How much do you agree or disagree with the following direction of the Draft Growth Management Strategy?**

## Draft Growth Management Strategy

Landscapes and amenity  
Comment:

*No response*

I would like to see further development of the arts in our landscape environment with more sculptures and art in our landscape and amenity environments. Our gardens are great but we need to look at what will bring our international tourists ... toilets are vital but why not take a leaf out the the book of the Huntewasser Toilets north of Whangarei as inspiration for what we could achieve.

Settlement patterns and urban form

Agree

Building resilient communities

Agree

Takata whenua

Agree

Sustainable economy  
Comment:

Neither agree or disagree

We need a more diverse economy as we are too industry based. Our region is too dominated by big players such as Fonterra. This leaves our regions economy vulnerable to the forces of the world markets. We are now 10 years behind Oamaru and have only just woken up to tourism in the middle of a tourism boom. More work needs to be done to encourage smaller investors who bring the variety to our region and have a smaller footprint on resources. If town planning cannot work well and fairly with investors they go elsewhere. Timaru is still is a pretty tough environment for little people with new and vibrant ideas for innovation and business to get off the ground. Unless you have alot of money or are a big company it is a tough environment to get things off the ground.

Transport

Agree

Infrastructure  
Comment:

Neither agree or disagree

The big industries have brought additional roading repairs to ratepayers due to the trucks on our roads. Temuka has main roads worse than gravel back roads. Patch and repair is a waste of money. Major intersections taking big trucks need concrete or better quality intersections as these chew out in weeks under the wheels of trucks.

Rural

Neither agree or disagree

Residential

Agree

Community and open space

Agree

Leadership and partnership  
Comment:

Neither agree or disagree  
There needs to be a greater level of transparency with council and clients. Council staff should be in partnership with clients to achieve outcomes in a positive manner. It should be possible to inquire about why a consent is granted for something and the costs levied in order to assist others to work in a similar and progressive way. A fair and level playing field with one set of rules for all, where everyone pays their fair share would do much to improve the relationship between council and other stakeholders.

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**Q8: 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: Managing the challenges associated with a modest level of forecast population growth, and an increase in the elderly population; The Council discharging its legal responsibilities under the Resource Management Act (1991) and the Local Government Act (2002); 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 this approach? How much do you agree or disagree with these challenges?**

(no label)

Agree

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**Q9: Any other general comments relating to the Draft Growth Management Strategy?**

I would like to see a Regional Economic Development Forum developed to look at how the region can create a better balance of the regions economies and attract more investment. Why are other regions more attractive to investors and what can we learn from them? We need to learn ways to add more value to our regions economies and increase our level of stock and its diversity while retaining our own unique regional differences.

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**Q10: Your contact details**

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**Q11: Supporting documents**

*Respondent skipped this question*