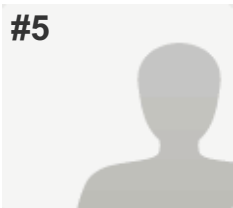


#5



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Started: Tuesday, May 09, 2017 12:45:47 PM
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PAGE 2

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?

Respondent skipped this question

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?

Respondent skipped this question

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?

Respondent skipped this question

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?

Respondent skipped this question

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?

Respondent skipped this question

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

Respondent skipped this question

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

Respondent skipped this question

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?

Respondent skipped this question

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

Respondent skipped this question

Q10: Your contact details

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Q11: Supporting documents

Timaru District Holdings Limited submission on Growth Management Strategy-20170509115318.pdf (7.3KB)

Timaru District Holdings Limited

Submission to Timaru District Council's Draft Growth Management Strategy

Submitted by: Tina Rogers
Company Secretary
Timaru District Holdings Limited
PO Box 522
Timaru
Email: tina.rogers@timdc.govt.nz

Background

- 1 Timaru District Holdings Limited (TDHL) is a commercial entity that holds shares in Alpine Energy Limited (47.5% shareholding), PrimePort Timaru Limited (50% shareholding) and also owns a significant property portfolio in Timaru.
- 2 TDHL is 100% owned by Timaru District Council (TDC).
- 3 TDHL's land holdings are located in the port area and on Evans Street at the "Showgrounds". TDHL purchased the 12 hectare Showgrounds site in April 2017.

Submission

- 4 TDHL generally supports the Draft Growth Management Strategy (DGMS). TDHL is particularly interested in the Sustainable Economy aspect of the DGMS.
- 5 TDHL supports the Sustainable Economy Directives as described on page 54 of the DGMS. TDHL activities support these directives.
- 6 TDHL does not envisage that the Showgrounds site will be used exclusively for large scale retail and envisages that light industrial activity would be suitable on the site given the location, accessibility and servicing capability. The Showgrounds site is an ideal site for both industrial and commercial activities. TDHL recommends more flexible use of the Showgrounds site because this would achieve strong and sustainable economic benefits for the community.
- 7 TDHL notes that there is significant demand for land at the port and supply is limited. The Showgrounds site could be used to meet some of this demand.
- 8 With these matters in mind, TDHL seeks that the GMS indicates that the Showgrounds Hill site is suitable for light industrial activities along with the activities facilitated by the site's current Commercial 2A zone.

