

Timaru District Plan Review

Port Bryson Property Ltd

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Timaru

This company owns and managements a commercial property at 16 / 18 Hilton Highway. The company has had numerous discussions with Council planning staff regarding its aim to establish a business park style commercial development.

For reasons unknown to company or Council planning staff the site is zoned residential despite almost 70 years of industrial use. Much of the prior use was for heavy industrial. The site fronts Hilton Highway and is located adjacent to the Washdyke industrial area.

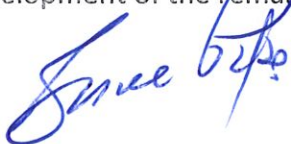
The company has through its recent developments clearly demonstrated that the site is suitable for a business park style development. The tenants on the site have sought premises in Washdyke to be closer to their client base. There is no conflict with the business activities of the CBD.

In each case the tenants have required a quality of building, ease of parking and environment that is not readily available elsewhere in Timaru or Washdyke. In fact there are no other business park style developments in South Canterbury.

The company's site has 2,000sq m which has yet to be developed. It wishes to undertake the development of this area to complete it's business park. Currently this area is surrounded on three sides by other commercial businesses and the fourth side is Hilton Highway. It would therefore make sense to have the overall site zoned in an appropriate manner to allow the company to complete it's development. This would avoid the time consuming and expensive process of seeking land use consents for everything and anything relating to business activities on the site.

The company therefore requests that as part of the District Plan review consideration be given to rezoning the company's land at 16 /18 Hilton Highway for business park use. It is suggested that the zoning be commercial with special reference to business park activities. For example offices, warehousing, showrooms. specialist low volume retail and servicing.

The introduction of such a zone would formalised the current activities and allow the development of the remaining land to be undertaken in a more efficient and timely manner.



Director