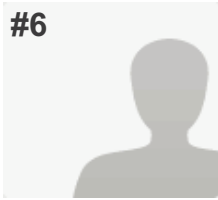


#6



**COMPLETE**

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**Started:** Tuesday, May 09, 2017 7:36:11 PM  
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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)

Neither agree or disagree

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

In agreement in principle with the demand for residential expansion - there have been several subdivisions in recent years that have meet the growth in population in Timaru. Intensifying around the town centre would help to stimulate this area and keep it alive with more people in the area. In disagreement when planning for industrial land. Due to the seven years it has taken in Washdyke to develop the stormwater and other services required, it is prudent to be looking further forward and beginning to think today of what our requirements will be tomorrow. Growth in industrial land is driven locally by expansion in our local businesses through agriculture and tourism support. MPI are predicting an average of 6% exponential growth across the agriculture groups over the next few years. Even though population is expected to even out by 2031, this does not equate to lower productivity or demand for industrial land. It is prudent that Timaru is Business ready, to be able to show what we have to offer and not be uncertain on how long it will be before services can be provided, how much things will cost or even what is required to develop the areas. Without this information, business perception is that Timaru is too hard and uncertain to move to. If the Timaru District owned an area of land outside of existing zones and designated this to be the future industrial area - this would allow planning to evolve towards a well planned industrial zone, not land banked by individuals and then when the time is right it can be subdivided into parcels suitable for industrial demands of the time. Currently there has been demand for bulk storage largely driven by agriculture and our local Port growth. - There is some indication of storage required for expanding businesses servicing the tourist industry, eg motel/hotel suppliers beginning to flow through.

**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

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

Identifying a light industrial area for Geraldine is an excellent idea as currently it is intermingled with Residential which can cause conflict between the various use requirements for the neighbouring sites. Consideration is required for services, although the site is not far out of town for water but I am not sure where the sewer would be connected into. It would be prudent to consider Vance Road for Transport type businesses due to the low infrastructure required for trade waste sewer. This area already has one Transport operating and the concrete plant. It is noticed also that the soil is mostly shingle and therefore not really productive farmland where as Tiplady Road area is better quality productive land. Am in total agreement that there is enough residential land currently zoned in Geraldine with the current development at the South underway and also residential land available to the north, along with in-full opportunities still possible along Talbot Street. The demand for sections appears to have slowed with the Retirement Village capturing some of this market, eg retiring farmers moving into town, even though many of the residents have also moved from other locations solely because the village is present. it would be estimated that no more than 10 sections per annum would meet demand in Geraldine township. there is an area of land North West Geraldine currently zoned Rural2 between the Waihi River and the State Highway 72 up to Bennett Road/Woodbury Road intersection which is on the busy tourist route. This area is mixed in with Residential. The land use here would benefit Geraldine if used for tourism related activities, eg accommodation, campervan parking, backpackers and other associated services. These types of uses would have low impact of residential and complement the local economy Often in Geraldine during the busy tourist season there is no accommodation available due to deman. It would be an excellent area

**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)

Neither agree or disagree

**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)

Neither agree or disagree

**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)

Agree

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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?**

Settlement patterns and urban form  
Comment:

Strongly agree  
We need to ensure there are areas for Retirement Village type areas to expand to be ready for the increase in the numbers of retirees which is also higher density living due to the small land areas around the housing

Building resilient communities  
Comment:

Agree  
A blend of services and recreation is prudent

Takata whenua  
Comment:

Agree  
The consultancy with the local Rununga needs to be part of our planning, however, it needs to be done in a practical manner, and avoid adding another layer of cost and compliance. This process needs to be occurring as part of this process and also any global resource consents etc. Currently in Washdyke it appears to be occurring as a further layer for business - surely these processes can occur simultaneously.

Sustainable economy  
Comment:

Strongly agree  
Absolutely essential for our district to thrive into the future. We are required to be balancing our resource utilisation with the abilities of these to be replenished - namely water use.

Transport  
Comment:

Strongly agree  
Would be great to provide an alternative route through our smaller towns like Geraldine for large trucks and keep the village vibrant for the locals, businesses and tourists alike. Perhaps a bypass via Orari Back Road would be suitable as another route for trucks. As a rule trucks do not stop in the township as there is nowhere to park, except those servicing local businesses. Although these do really need suitable yard spaces for trucks to load and be unloaded. Access to the Timaru Port is essential that this flows smoothly to support our local economy. The overpass at North Street will assist at one end of the town, however with the development of Washdyke, demand is increasing from the northern end. Turning off at Divans Road and intercepting into Seadown/ Meadows Road would be beneficial.

Infrastructure  
Comment:

*No response*  
Same as above regarding comments on roads

Rural

Agree

Residential

Agree

Community and open space

Agree

Leadership and partnership

Agree

**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)

Neither agree or disagree

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

*Respondent skipped this question*

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**Q10: Your contact details**

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**Q11: Supporting documents**

*Respondent skipped this question*

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