

12th May 2017

Timaru District Council
PO Box 522
Timaru 7940

gmssubmission@timdc.govt.nz

Attention: Mark Geddes

**SUBMISSION ON THE TIMARU DISTRICT 2045 DRAFT GROWTH MANAGEMENT STRATEGY
417 TIMARU-TEMUKA HIGHWAY, SH1, TIMARU**

Submitter Details

| | |
|-----------------------|---|
| Full Name(s) | Peter and Jenny McLachlan |
| Contact Person | Peter McLachlan |
| Address | 417 Timaru – Temuka Highway, State Highway 1, Timaru |
| Email | jandpseadown@xtra.co.nz or glen@do.co.nz |
| Phone number | (03) 688 2491 |

Hearing

We wish to be heard in support of our submission

Specific provisions that this submission relates to

The submission relates to the Timaru District 2045 Draft Growth Management Strategy as it relates to the provision of land for Rural Residential growth within the Seadown area.

Thank you for the opportunity to provide feedback on the proposed Timaru Growth Strategy.

As part of providing a well-planned district we understand Council is aiming to consolidate settlement to existing areas, strengthening the character and identity of each settlement. Managing growth requires Council to also consider proposed development against effects such as:

- adverse effects on rural character and amenity
- demands on infrastructure services
- loss of productive land
- reverse sensitivity effects, and
- promoting consolidation, well designed sustainable growth to meet the requirements of Canterbury's Regional Policy Statement.

The subject site is located in a part of Seadown that has already experienced significant residential and lifestyle development. Subsequently the submitter considers the site to be appropriate for Councils proposed Rural Residential zoning (i.e. allotments sized 0.5ha-2.0ha). Providing lifestyle choice in the country and facilitating residential growth in our region.

Submission

Our submission is that the adopted Timaru Growth Strategy includes 417 Timaru-Temuka Highway, Timaru as a residential growth area (zoning Rural Residential).

Land Parcel Title: CB9B/858 (4.05ha)

Appellation: Lot 17 DP 25715

Figure 1: Location of Property and Surrounding Environment



The subject site is within a block of fragmented parcels, bound by:

- Falvey Road to the South
- Levels Golf Club to the West
- Lynch Road to the North and
- State Highway 1 to the East

The current zoning the subject site and surrounding land is Rural 1.

This submission relates to the land highlighted in figure 1 above, while not speaking for the other land owners contained by the roads mentioned above, it is believed that others within this area also consider it appropriate to be considered for rural residential zoning. The reasons why Council should consider re-zoning to rural residential are:

1. The land is well located to provide a residential lifestyle choice within reasonable proximity to work/town/play areas. The site is approximately 10km to the centre of town and 7km to Temuka and Levels Golf Course is located directly west of the potential rural residential land.
2. The site and immediate surrounds are not large rural productive areas, and due to the existing fragmentation of land parcels cannot be changed into productive land.
3. The subject site is only 4.05ha with the surrounding land parcels ranging in size from 0.7ha to 6ha. Therefore rural amenity is not being lost. A zone change to rural residential is consistent with current allotment sizes. A residential amenity has been established to the east along Acacia Drive where allotments run the full length and are sized approx.. 2500m².
4. This existing residential pattern limits reverse sensitivity effects that could be perceived.
5. The soils in this area are free draining providing suitable options for onsite effluent disposal and stormwater discharge.
6. The majority of blocks against the State Highway have subdivided into two, with NZTA only requirement that existing entrance ways be utilised. However if the entire block between the golf course and SH1 were re-zoned it may be more appropriate to consider a central access road as marked by the dashed orange line in figure 1 above. The submitter notes that historically this was meant to be a road under the old County Council (Murray Road).
7. The site is not noted to be subject to flooding, subsidence or any other natural hazards, therefore is suitable for development.

Summary

On the basis of the reasons outlined above, we request that 417 Timaru-Temuka highway is included in the Timaru Growth Strategy as a rural residential growth area. We would be happy to provide any further information to support this submission, subject to availability we are happy to speak at any hearings as required.

We also welcome the opportunity to discuss anything within our submission or confirm the ability of subdividing off surplus land from our block with Council.

With thanks,

Peter and Jenny McLachlan

417 Timaru-Temuka Highway

Timaru

South Canterbury