

Submission on Proposed Timaru District Plan - He Po. He Ao. Ka Awatea.

Form 5 Submission on publically notified proposal for policy statement or plan, change or variation

Clause 6 of Schedule 1, Resource Management Act 1991

To: Timaru District Council - Planning Unit

Date received: 14/12/2022

Submission Reference Number #:31

This is a submission on the following proposed plan (the **proposal**): Proposed Timaru District Plan - He Po. He Ao. Ka Awatea.

Submitter:

Karton and Hollamby Group Ltd T/A Stonewood Homes South Canterbury Ltd - Nigel Hollamby

Address for service:

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Attachments:

District plan submission.pdf

I wish to be heard: No

I am willing to present a joint case: No

Could you gain an advantage in trade competition in making this submission?

- No

Are you directly affected by an effect of the subject matter of the submission that (a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

- No

Submission points

Point 31.1

Section: EW - Earthworks

Sub-section: Standards

Provision:

EW-S1	Areas	
2. General Residential Zone	The area of earthworks must be limited to 250m ² in any 12-month period per site.	1. dust nuisance, sedimentation, land instability, erosion and contamination effects; and 2. the impact on the road network, of heavy vehicle and other vehicular treffic generated as a result of
Medium Density Residential Zone		and other vehicular traffic generated as a result of earthworks; and3. the impact on visual amenity and landscape character.4. the impact on any overland flow paths.

Sentiment: Amend

Submission:

General and medium zones excavation needs to be increase from 250 sq meters this is not enough

Relief sought

Increase maximum excavation from 250 to at least 350-400 sq meters

Point 31.2

Section: GRZ - General Residential Zone

Sub-section: Rules

Sentiment: Oppose

Submission:

R-10

No-one wants a 1 meter high front fence and very few are wanting 45% see through, they all want privacy

Relief sought

Amend both Per 1 remove 45% visual permeable and remove max 1 meter high within 2 meters of road boundary

Point 31.3

Section: GRZ - General Residential Zone

Sub-section: Standards

Sentiment: Oppose

Submission:

To restrictive for modern design and modern living remove maximum coverage of %40

Relief sought

Remove max %40 coverage needs to be more

Point 31.4

Section: GRZ - General Residential Zone

Sub-section: Standards

Sentiment: Oppose

Submission:

S-9

Remove need to have %30 site coverage not how people live now days the utilise council parks etc if needed

Relief sought

Remove %30 planting

Point 31.5

Section: MRZ – Medium Density Residential Zone

Sub-section: Rules

Provision:

Fences	
Activity status: Permitted	Activity status where compliance not achieved: Discretionary
Where:	
PER-1	
Any fence within 2m of a site's road boundary or a	
boundary shared with a public reserve, walkway or cycleway is:	
 no higher than 1m above ground level; or no higher than 1.8m above ground level where at least 45% of the fence is visually permeable; and 	
	Where: PER-1 Any fence within 2m of a site's road boundary or a boundary shared with a public reserve, walkway or cycleway is: 1. no higher than 1m above ground level; or 2. no higher than 1.8m above ground level where at

PER-2

Any fence within 2m of a site's boundary, other than road boundary or a boundary shared with a public reserve, walkway or cycleway, is no higher than 2m above ground level.

Note: This rule does not apply if the fence is required under the Health and Safety at Work Act 2015.

Sentiment: Oppose

Submission:

Too restrictive and not what people want

Relief sought

Remove 1 meter high maximum and 45% permeable viewing

Point 31.6

Section: MRZ - Medium Density Residential Zone

Sub-section: Standards

Provision:

MRZ-S5	Building coverage	
Medium	The building coverage of the net site area of any site	Matters of d
Density	must not exceed 50%.	
Residential		1. compa
Zone		area; a
		visual o

Matters of discretion are restricted to:

- compatibility with the amenity and character of the area: and
- 2. visual dominance on adjacent properties; and
- 3. the scale of buildings.

Sentiment: Oppose

Submission:

Modern building requires more coverage ability with smaller sections and modern design

Relief sought

Remove %50 maximum coverage

Point 31.7

Section: MRZ - Medium Density Residential Zone

Sub-section: Standards

Provision:

MRZ-S6 Landscaping

Medium Density Residential Zone

At least 25% of the site shall be planted in grass, trees, Matters of discretion are restricted to: shrubs or other vegetation.

- 1. compatibility with the character of the area; and
- 2. balance between built form and open space; and
- 3. location and design of landscaped areas.

Sentiment: Oppose

Submission:

Fencing requirement too restrictive

Relief sought

Remove %25 planting requirement

Proposed Timaru District Plan - multiple submission point ta

You can attach this table when making your submission via the online PDP submission form https://timaru.isoplan.co.nz/eplan
Or by downloading our submission form https://timaru.isoplan.co.nz/eplan
Or by downloading our submission form https://timaru.isoplan.co.nz/eplan
Or by downloading our submission-on-proposed-plan,-change-or-variation.pdf

and then emailling it to pdp@timdc.govt.nz
Or by downloading our submission-on-proposed-plan,-change-or-variation.pdf



Submitter Name: Karton and Hollamby Group Ltd T/A Stonewood Homes S.C

Please add a new row for every specific and unique point you would like to submit on.

Chapter / Sub-part	Specific provision / matter	Position	Reason for submission	Decisions requested / relief sought
Please identify what part of the plan your	Please identify the specific provision or	Please indicate whether	Please provide reasoning to support your	Please indicate whether you are seeking to retain the
submission point relates to – this could be a	matter your submission point relates to	you support, oppose, or	position. This could be a detailed explanation,	provision as notified in the PDP, delete the provision, or
subpart or chapter heading within the plan.	– this could be a specific objective,	seek to amend the specific	technical information, or simply stating you	are seeking amendment. If you are seeking to amend a
i.e. General Rural Zone	policy, rule, standard, or a more	provision / matter. i.e.	support the intent of the provision. i.e. support	provision please set this out using strikethrough to
	general matter that relates to a whole	Support	the direction or GRUZ-O1 to provided for rural	indicate deletion and underline to indicate additional
	chapter, topic, zone, or overlay. i.e.		activities.	text. i.e. Retain GRUZ-O1 as notified
	GRUZ-01			
Earthworks	EW-S1	amend	General and medium zones need to be	Increase from 250 sq meters needs to be at least 350sq
			increased from 250sqm 250 is not enough	meters
GRZ	GRZ-R10	oppose	No-one ever wants a fence at only 1 meter in	Amend both sect 1 and 2 as needs to be 1.8 high and
			height in over 400 houses I have never installed	remove the 45% visual permable requirment far to
			a 1 meter high fence	restrictive.
GRZ	GRZ-S5	oppose	Far too restrictive for modern building	Remove 40% coverage requirment
GRZ	GRZ-S9	oppose	Modern houses and sections have less	Remove landscaping 30% requirement
			landscaping, they tend to utilize council parks	
			etc	
MDRZ	MRZ-R10	oppose	Too restrictive	1.8 high remove the 45% visual permable requirement
MDRZ	MRZ-S5	oppose	Modern building on smaller sectiosn requires	Remove %50 maximum
			more coverage	
MDRZ	MRZ-S6	oppose	Fencing requirement too restrictive and not	Remove 25% planting requirement
			what is being built	
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