



Timaru District Council  
2 King George Place  
Timaru 7910  
Phone: 03 687 7200

## Further submission in support of, or in opposition to, submission on the Proposed Timaru District Plan

Clause 8 of Schedule 1, Resource Management Act 1991

Further submissions close on Friday 4 August 2023 at 5pm

To: Timaru District Council

This is a further submission in support of, or in opposition to, a submission on the **Proposed Timaru District Plan**.

Full name of person making further submission:

Nigel Hollamby

Organisation name and contact (if representing a group or organisation):

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

Only certain persons can make a further submission. Please select the option that applies.

I am:

- a person representing a relevant aspect of the public interest;
- a person who has an interest in the proposal that is greater than the interest the general public has;
- the local authority for the relevant area.

Please explain why you come within the category selected above:

Property developer volume residential builder

### Hearing options

I wish to be heard in support of my further submission?  Yes  No

If others make a similar further submission, I will consider presenting a joint case with them at a hearing.

Yes  No

Signature: N.R. Hollamby Date: 04/08/2023

*(of person making submission or person authorised to make decision on behalf)*

**PLEASE NOTE** - A signature is not required if you submit this form electronically. By entering your name in the box above you are giving your authority for this application to proceed.

Electronic address for service of person making further submission: nigel.hollamby@stonewood.co.nz

Telephone: [0276875000](tel:0276875000)

Postal address (or alternative method of service under section 352 of the Act): [26 Arthur Street, Timaru](#)

Contact person: *[name and designation, if applicable]*: [Nigel Hollamby](#)

You have served a copy of the further submission on the original submitter (this is required under the Resource Management Act 1991 Schedule 1, s8A(2) to be completed within 5 working days after it is served on the Timaru District Council)

Yes    No

Further submissions close on Friday 4 August 2023 at 5pm.

**Additional template for multiple further submission points**

Name of person making further submission: Karton & Hollamby Group Ltd T/A Stonewood Homes S.C Ltd						
This further submission is in relation to the original submission of: <i>Enter the name of the original submitter as per the SoDR. E.g. Timaru District Council</i>	This further submission is in relation to the original submission Number: <i>enter the unique</i>	The particular parts of the original submission I/we support /oppose are:	My/our position on the original submission is: <i>Support or oppose</i>	The reasons for my/our support/ opposition to the original submission are:	Allow or disallow the original submission (in full or in part)	Give precise details (which can include tracked changes) of the decision you want the Council to make in relation to the original submission point
Rooney Holdings Limited	174.62	Support amendments to FC-P2.	Support	We support the need for further clarification with respect to Council's policies for Financial Contributions & FC-P2.	Allow in full	Amend FC-P2 Financial contributions for infrastructure and facilities to provide clarity.
Rooney Holdings Limited	174.63	Support amendments to APP7.	Support	Support for amendments to Water, Stormwater, Wastewater & Roading Financial Contributions - APP7 to be more specific.	Allow in full	Redraft APP7 - Financial Contribution 1.0 Water, Stormwater, Wastewater and Roading.
Rooney Holdings Limited	174.64	Support amendments to APP7.	Support	We support the submitter's position to require for Council to ensure that Financial Contributions are fair and equitable particularly for contributions that are imposed retrospectively.	Allow	Amend APP7 - Financial Contribution , 1.0 Water, Stormwater, Wastewater and Roading to make it clear that any infrastructure contribution will be an equitable share of the full cost of any upgrade required as a result of the development.
Spark New Zealand Trading Limited	208.82	Oppose the proposed amendments to Sub-S5	Oppose in full	SUB-S5 as notified adequately addresses the provision for electricity supply and telecommunications, bearing in mind the advancements in satellite internet technology. The provision of easements for telecommunications forms part of the supply contract entered into with the network provider without the need for any specific standards within the District Plan as is the case with the Timaru District Plan currently.	Disallow in full	Retain SUB-S5 as notified.
Vodafone New Zealand Limited	210.82	Oppose the proposed amendments to Sub-S5	Oppose in full	SUB-S5 as notified adequately addresses the provision for electricity supply and telecommunications, bearing in mind the advancements in satellite internet technology. The provision of easements for telecommunications forms part of the supply contract entered into with the network provider without the need for any specific standards within the District Plan as is the case with the Timaru District Plan currently.	Disallow in full	Retain SUB-S5 as notified.
Kāinga Ora	229.49	Support the amendments as proposed to SUB-P12.	Support	Support proposed amendments to SUB-P12 to provide for policy for non-compliant lot size within the Subdivision chapter.	Allow in full	Amend SUB-P12 as follows: <b>SUB-P12 Non-compliant lot size</b> <b>Avoid- Provide for</b> subdivision in the General Residential Zones that does not comply with the minimum lot design and parameters - <b>where, unless</b> : 1. the subdivision design maintains residential character and amenity of the area; and 2. it can be demonstrated that it is consistent with the character and qualities of development envisaged by General Residential Zone; and it does not individually or cumulatively affect the ability of the properties in the zone, specific control area or precinct to be developed or serviced now or in the future to the density anticipated in the zone, specific control area or precinct.

Kāinga Ora	229.51	Support the amendments as proposed to SUB-S1	Support	Support for all proposed amendments to SUB-S1.	Allow in full	<p>Amend SUB-S1 as follows:</p> <p><b>SUB-S1 Allotment sizes and dimensions</b></p> <p><b>1. General Residential Zone</b></p> <p>1. Allotments must have a minimum net site area of 450m<sup>2</sup> in area; and</p> <p>2. allotments must have a minimum dimension that can accommodate a circle with a 15m diameter, clear of any vehicle access, surface water body or boundary setback; and</p> <p>3. within the Gleniti Low Density Residential Specific Control Area, allotments must have a minimum net site area of 700m<sup>2</sup> in area; and</p> <p>4. within PREC1 - Old North General Residential Precinct, allotments must have a minimum net site area of 1,500m<sup>2</sup> in area.</p> <p>Except that:</p> <p>5. clauses 1 and 2 above do not apply to</p> <p>a. allotments created around an existing residential unit, in which case there is no minimum net site area or dimensions requirement.</p> <p>b. a proposed residential unit is part of a combined land use and subdivision consent application.</p> <p><b>2. Medium Density Residential Zone</b></p> <p>1. Allotments must have a <del>minimum net site area of 300m<sup>2</sup> in area</del> shape factor of 8m x 15m; and</p> <p>2. no more than one allotment that is more than 500 m<sup>2</sup> in net site area; and</p> <p>[...]</p>
Kāinga Ora	229.52	Support the amendments as proposed the SUB-Subdivision Chapter.	Support	Fully support the addition of a new rule within the SUB-Subdivision Chapter for permitted activity subdivision with an existing land use consent.	Allow in full	<p>Insert a new rule into SUB-Subdivision chapter as per initial submission:</p> <p><u>SUB-R(NEW-A)</u></p> <p><u>Subdivision in the Residential Zones in Accordance with an Approved Land Use Consent</u></p> <p><u>All Zones</u></p> <p><u>Activity status: Restricted Discretionary.</u></p> <p><u>Where:</u></p> <p><u>RDIS-1</u></p> <p><u>Any subdivision relating to an approved land use consent must comply with that resource consent.</u></p> <p><u>Matters for discretion:</u></p> <p><u>1. the effect of the design and layout of the proposed sites created in relation to the approved land use consent.</u></p> <p><u>Notification:</u></p> <p><u>Any application arising from SUB-R (NEW-A) shall not be subject to public or limited notification and shall be processed on a non-notified basis.</u></p>

Kāinga Ora	229.53	Support the amendments as proposed the SUB-Subdivision Chapter.	Support	Support an amendment to the SUB-Subdivision Chapter to insert a new controlled activity rule for vacant lot subdivision including all proposed matters of control.	Allow in full	<p>Insert a new into <b>SUB-Subdivision chapter</b> as per initial submission:  <b>SUB-R(NEW-B)</b>  <u>Subdivision around an approved development General Residential Zone Medium Density Residential Zone</u>  <u>Activity status: Controlled.</u>  <u>Where:</u>  <b>CON-1</b>  <u>Vacant lot subdivision where it can be demonstrated that the proposed lots are able to accommodate a residential unit that is of the size, scale and location that is anticipated for the zone.</u>  <b>Matters of control are restricted to:</b>  <u>1. The location, size and design of allotments, building platforms, roads, accessways, right of ways, vehicle crossings, open space, reserves, landscaping and connections to the surrounding area; and</u>  <u>2. the ability to accommodate permitted and/or intended land uses; and</u>  <u>3. the compatibility with the purpose, character and qualities of the zone; and</u>  <u>4. the response to the site's and surrounding areas natural and physical features, character, amenity, constraints and vegetation; and</u>  <u>5. the provision, location, design, specification, construction, connection and timing of infrastructure, transport links, water sensitive design measures and firefighting water supply; and</u>  <u>6. the extent to which infrastructure has capacity to service the subdivision; and</u>  <u>7. legal and physical access arrangements; and</u>  <u>8. the requirement for any consent notices, covenants, easements, esplanades or public access; and</u>  <u>9. measures to avoid, remedy or mitigate adverse effects:</u>  <u>a. of any natural hazards or other risks; and</u>  <u>b. on any sensitive environments, waterbodies, ecosystems or notable trees; and</u>  <u>c. on infrastructure; and</u>  <u>d. on existing or permitted adjoining or adjacent land uses; and</u>  <u>10. the ability of any existing activity on the site to comply with the District Plan and/or existing resource consent; and</u>  <u>11. the suitability of any future development that would be enabled as a result of the subdivision; and</u>  <u>12. whether it is appropriate that the subdivision prevents, hinders or limits the development of adjoining or adjacent land;</u>  <u>13. measures to manage adverse effects.</u>  <u>Notification:</u>  <u>Any application arising from SUB-R (NEW-B) shall not be subject to public or limited notification and shall be processed on a non-notified basis.</u></p>
Kāinga Ora	229.54	Support the deletion of EW-S3	Support	Support the deletion of EW-S3 to enable relatively minor earthworks to be completed without the need for unnecessary consents.	Allow in full	Delete EW-S3 Setbacks.
Kāinga Ora	229.55	The FC- Financial Contributions lack clarity and certainty.	Support	Support the complete review of the FC-Financial Contributions and the related Appendix 7.	Allow in full	Delete all provisions of the <b>FC-Financial Contribution Chapter</b> , including related Appendix 7; AND Amend to ensure it is more clearly and comprehensively set out, in accordance with S77E of the Amendment Act.
Kāinga Ora	229.56	APP7 and all related FC-Financial Contributions provides insufficient purpose and clarity.	Support	Support the complete review of the FC-Financial Contributions and the related Appendix 7.	Allow in full	Delete <b>APP7</b> and all related provisions from the FC- Financial Contributions chapter; AND Amend to ensure it is more clearly and comprehensively set out, in accordance with S77E of the Amendment Act.
Kāinga Ora	229.63	Support the amendments as proposed to GRZ-O2.	Support	The potential for mixed housing density within the GRZ & MDRZ needs to be supported by the appropriate District Plan Objectives.	Allow in full	Amend <b>GRZ-O2</b> as follows: <b>GRZ-O2 Character and qualities of the General Residential Zone</b> The character and qualities of the General Residential Zone comprise: <ol style="list-style-type: none"> <li>1. a low to moderate building site coverage; and</li> <li>2. a built form of single and two-storey attached or detached buildings; and</li> <li>3. a mix of housing typologies;</li> <li>3-ample space around buildings;-4. a sufficient level of landscaping and outdoor living space around buildings; and</li> <li>4-provision for on-site outdoor living areas; and</li> <li>5. sites that incorporate plantings; and</li> <li>6. a good level of sunlight access; and</li> <li>7. a good level of privacy between properties.</li> </ol>

Kāinga Ora	229.75	Mixed housing density & multi-unit development with the General Residential zone is supported.	Support	Support for the addition of a new rule within the GRZ-General Residential Zone Chapter enabling multi-unit development as a Restricted Discretionary Activity.	Allow in full	Amend the <b>GRZ-General Residential Zone Chapter</b> as per the original submission: <b>GRZ-RX - Residential developments containing three or more residential units</b> <b>Activity status: Restricted Discretionary</b> <b>Matters of discretion are limited to:</b> <b>1. the effects on any infringements of the General Residential Zone Standards;</b> <b>2. the effects on neighbouring properties;</b> <b>3. building bulk and scale;</b> <b>4. appropriate privacy and amenity for on-site occupants;</b> <b>5. proximity of the site to communal or public outdoor space to mitigate a possible lack of private outdoor living space;</b> <b>6. accessibility to any commercial or mixed use zone or everyday commercial activities;</b> <b>7. The ability for the site to accommodate incidental activities anticipated within the General Residential Zone such as parking (if it is to be provided), manoeuvring, waste collection and landscaping; and</b> <b>8. Any mitigation measures.</b>
Kāinga Ora	229.76	Support in full	Support	Support for the introduction of a new rule within the GRZ-General Residential Zone Chapter for the infringement of any applicable zone standard being classified as a Restricted Discretionary Activity.	Allow in full	Amend the <b>GRZ-General Residential Zone Chapter</b> as per the original submission: <b>GRZ-RX - The infringement of any applicable Zone Standard to an activity</b> <b>Activity status: Restricted Discretionary</b> <b>Matters of discretion are limited to :</b> <b>1. the matters of discretion listed against each Zone Standard, where that standard is in fringed.</b>
Kāinga Ora	229.78	Support in full	Support	Support an amendment to GRZ-S2 to exclude buildings sharing a common wall from being subject to recession planes.	Allow in full	Amend <b>GRZ-S2</b> as per the original submission: <b>GRZ-S2 Height in relation to boundary</b> <b>Buildings and structures must be contained within a building envelope defined by recession planes from points 2.5m above ground level at the boundaries of the site. The method for determining recession planes and any permitted projection is described in APP8 - Recession Planes.</b> <b>Note: This standard does not apply where two buildings share a common wall along the boundary of the site/s.</b> [...]