

**BEFORE INDEPENDANT HEARING COMMISSIONERS  
APPOINTED BY THE TIMARU DISTRICT COUNCIL**

**UNDER:** the Resource Management Act 1991

**IN THE MATTER OF:** Submissions and further submissions in  
relation to Timaru Proposed District  
Plan

---

**SUPPLEMENTARY STATEMENT OF EVIDENCE OF MELISSA JANE MCMULLAN  
ADDRESSING ADDITIONAL REQUEST FROM THE HEARING PANEL**

Dated: 23 August 2024

---

---

GRESSON DORMAN & CO  
Solicitors  
PO Box 244, Timaru 7940  
Telephone 03 687 8004  
Facsimile 03 684 4584  
Solicitor acting: Georgina Hamilton/Lucy O'Brien  
georgina@gressons.co.nz / lucy@gressons.co.nz

**CONTENTS**

1. SUMMARY STATEMENT .....	3
2. PROPOSED STANDARD CHANGES.....	3
3. CONCLUSION.....	4

## 1. SUMMARY STATEMENT

- 1.1 Milward Finlay Lobb's (**MFL**) submission point 60.47 on the Proposed Timaru District Plan (**PDP**) sought to increase the site coverage as it applies to the Brookfield Road Specific Control Area overlay to 12.5%.
- 1.2 In response to the request by the Hearings Panel within Minute 14 (dated 9 August 2024) I now provide the following draft provision for consideration as it relates to submission point 60.47.
- 1.3 I am happy to answer any additional questions from the Hearings Panel or the section 42A report writer Mr Andrew MacLennan at any stage.

## 2. PROPOSED STANDARD CHANGES

- 2.1 In my evidence brief dated 5 July 2024 I assessed the appropriateness of allowing a 12.5% site coverage standard within the Brookfield Road Specific Control Area (**BRSCA**). At Hearing B I clarified that this related to the allotments that are approximately 5,000 square metres and I understand that 12.5% site coverage of the larger allotments on site would be inappropriate. Therefore, a condition limiting the maximum site coverage to 700 square metres was offered at the hearings.
- 2.2 In response to Minute 14 I provide proposed wording for RLZ-S3 in the table below, specifically for the BRSCA. Any changes from the notified RLZ-S3 Standard are shown in bold. I do not propose any changes to the matters of discretion as a result of this additional standard.

RLZ-S3	Building Coverage	
1. Rural Lifestyle Zone	The footprint of all buildings on the site shall not exceed 10% site coverage.	Matters of discretion restricted to:  1. adverse effects on the character and qualities of the zone; and
2. Brookfield Road specific control area	<b>The footprint of all buildings on the site shall not exceed 12.5% site coverage, up to a maximum of 700m<sup>2</sup>.</b>	

		2. landscaping and screening.
--	--	-------------------------------

- 2.3 The larger allotments are already restricted with the building area they have available to them, and this was demonstrated by the plans (Outline Development Plan and Sale Plan) presented to the Hearings Panel in hard copy at the hearings. In the interests of completeness these plans are attached to this statement to provide an electronic copy of the plans for the Hearing Panel's convenience.

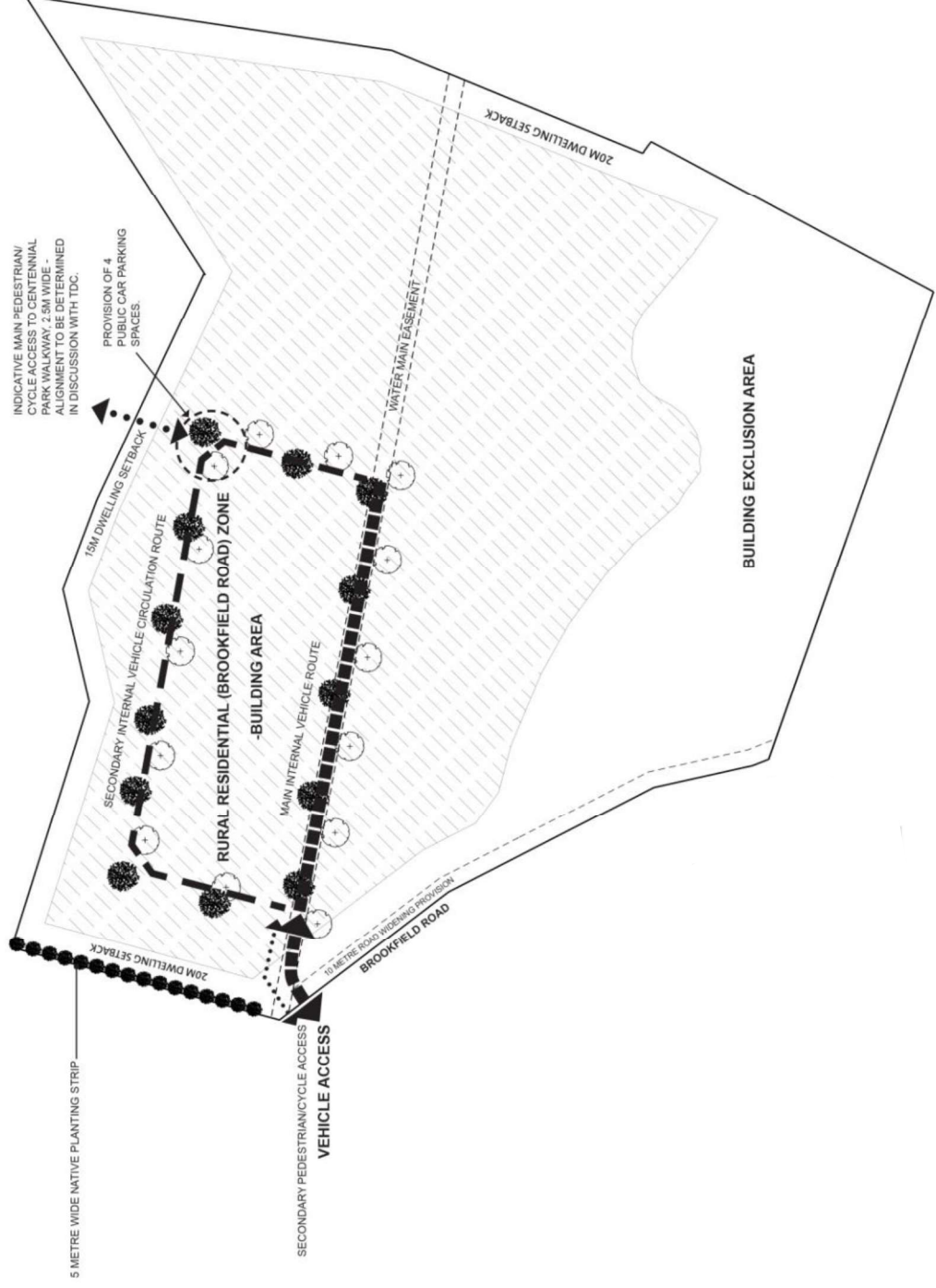
### 3. CONCLUSION

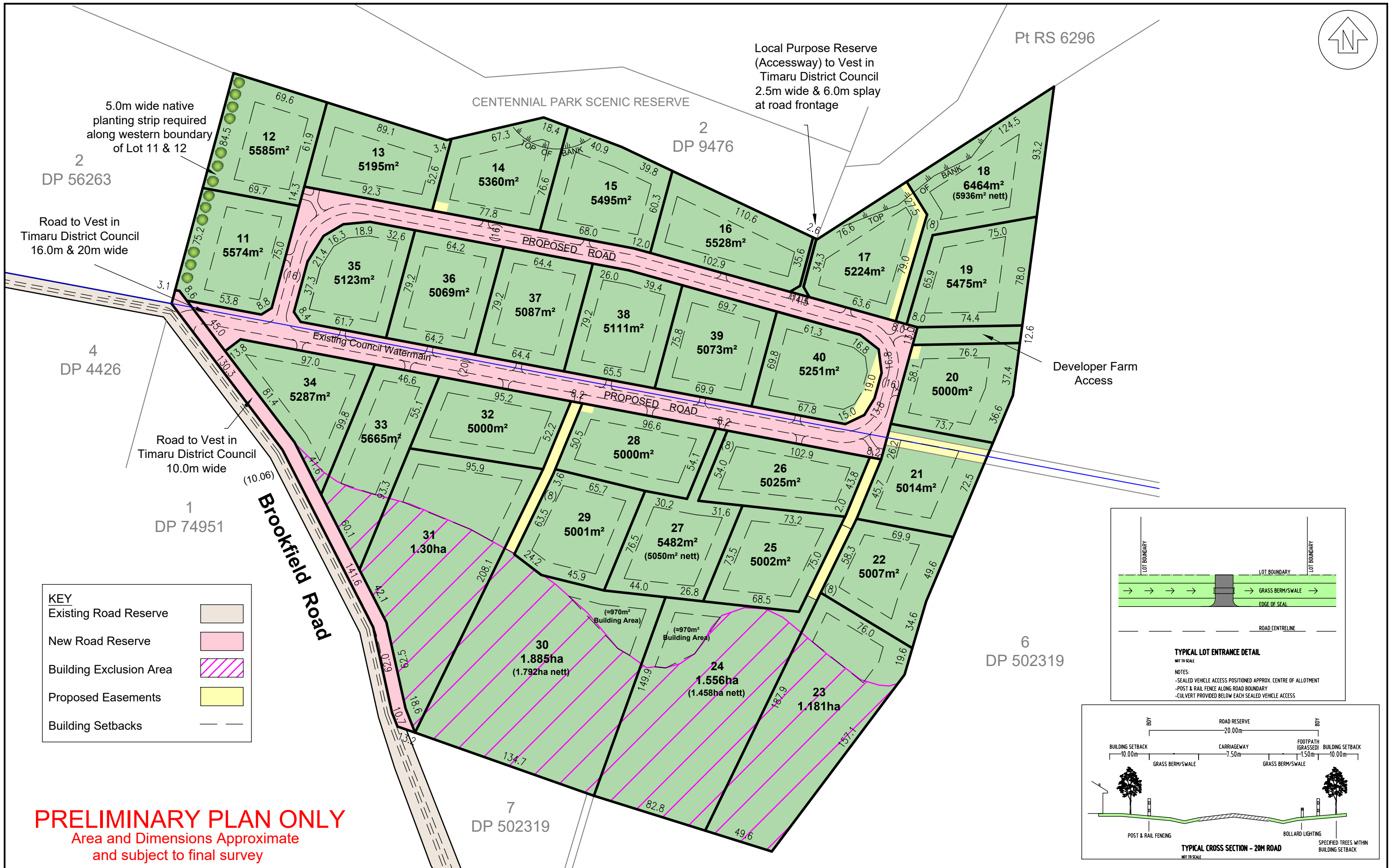
- 3.1 The submission point seeks to increase the site coverage as it applies to the BRSCA by adding a Control Area specific standard into RLZ-S3. This change will not see any other changes required to any Objectives and Policies, Rules or Matters of Discretion in the PDP. Further discussions on this proposed change are welcomed if the Hearings Panel deems that to be necessary.

**Melissa Jane McMullan**

23 August 2024

**APPENDIX 1: RURAL RESIDENTIAL (BROOKFIELD ROAD) ZONE, OUTLINE DEVELOPMENT PLAN**





**PRELIMINARY PLAN ONLY**  
Area and Dimensions Approximate  
and subject to final survey

Scale : 1:2500 @ A3	Date : April 2018
Applicant: Quarry Hills Development Ltd 60 Landsborough Road RD 4, Timaru 7974	Surveyed SAE Drawn SAE Amended 1.06.18 Amended 17.09.19

### Sale Plan Brookfield Road Subdivision

**milward finlay lobb**  
PLANNERS | SURVEYORS | ENGINEERS

6 THE TERRACE  
PO BOX 434  
TIMARU 7940  
PH 03 684 7688  
ADMIN@MFLNZ.CO.NZ  
WWW.MFLNZ.CO.NZ

Client/Job No.  
157822/06  
Sheet 1 of 1