

**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

**STATEMENT OF EVIDENCE IN CHIEF OF CHRISTOPHER JAMES MCKNIGHT
ON BEHALF OF
MILWARD FINLAY LOBB (SUBMISSION POINT 60.47)**

Dated: 5 July 2024

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1. INTRODUCTION

- 1.1 My full name is Christopher James McKnight.
- 1.2 I am a director of Quarry Hills Development Limited, the developer of the Brookfield Road subdivision (**Subdivision**). I have undertaken all of the marketing for, and selling of, sections in the Subdivision.
- 1.3 My evidence provides background to the development of the Brookfield Road site.

2. DEVELOPMENT OF THE BROOKFIELD ROAD SITE

- 2.1 We commenced the development of the Brookfield Road Site nine years ago through a private plan change process for what became the Rural Residential (Brookfield Road) Zone (**Zone**). Our vision was for a subdivision on the town boundary as that type of subdivision had never been undertaken before and the district plan had no land put aside for development.
- 2.2 The original plan for the development included 129 sections. Another iteration of the plan was for the minimum lot size to start at 3,000m². However, this was not accepted by Timaru District Council and we ended up with 30 sections that can be built on out of a permitted 35 household units within the zone. The LT Plan for the Subdivision is **attached**.
- 2.3 We also had wanted more available building area than was provided for in the Zone standards, being 350m² for a household unit (including attached garaging) and 80m² for accessory buildings.
- 2.4 Some of the sections are elevated, which allows them to put a basement garage in. But several sections are 100% flat, meaning they cannot put a basement garage in and so have to comply with the 80 m² building footprint standard for accessory buildings.
- 2.5 The feedback I received from potential buyers was that the 80m² restriction was too restrictive. It does not cater for the people who want to buy lifestyle blocks close to Timaru, who have lots of 'toys' and 80 m² of garaging is not suitable for

housing this. This restriction has therefore hindered sales of sections in the Subdivision.

- 2.6 We therefore sought from Council a land use consent to increase the building footprint for household units in the Subdivision, including garaging, to 450m².
- 2.7 Unfortunately, this has not resulted in more interest in sections.
- 2.8 To date we have sold only 3 sections. I am of the view that if the planning rules for the Zone were not so restrictive there could have been more sold. We welcome the zone standards removing the differentiation between dwelling and accessory building footprints, however we would ask that the site coverage be expanded to 12.5% in response to market feedback.

Chris McKnight

5 July 2024

