

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: 06/12/2022

Submission Reference Number #:7

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

Submitter:

Lifestyle Builds Ltd - KJ Andersen

Address for service:

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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?

- **Yes**

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 7.1

Section: Definitions

Sub-section: Definitions

Provision:

MINOR RESIDENTIAL UNIT

means a self-contained residential unit that is ancillary to the principal residential unit, and is held in common ownership with the principal residential unit on the same site.

Sentiment: Amend

Submission:

Hello and thank you for taking the time to read our submission.

We have a business that specialises in Shed/minor dwelling combinations and is aimed to help clients get cost effective accommodation and storage on rural and lifestyle sections. This could be in the form of farm accommodation, building on a bare lifestyle block or housing extra family members. We aim to service the greater Canterbury region. We are based out of Christchurch and working in Selwyn, Waimakariri and Christchurch districts.

Our building designs all have a habitable floor area of 70m² or less, but have large garages, optional carport and patios (verandah). The habitable section is all timber framed, while the shed structure is cold rolled steel. They are design to be a cost effective solution, providing accommodation and enough storage for lifestyle / farm equipment, the boat, or the campervan. Quite a diverse product.

www.lifestylebuilds.co.nz for a better picture.

Having good clarity around the inclusions and exclusions of a minor dwelling in previous and current Districts we work in, we have found very little in the Timaru District plans to be able to work inside - apart from a gross area of 80m².

Currently this 80m² (by my understanding) would include and garage and any covered outdoor area. Most people on a rural block need some form of implement shed or garage to store vehicles, tools, stock feed etc. If this 80m² included even a modest garage/storage area of 25m², the living area is tight.

This pushes people to design and consent a dwelling and a shed and a covered outdoor area, could they not have the option to have this in one building? Its tidier, cheaper, makes less construction waste and leaves more useable land.

Relief sought

What we would like to see in Timaru district ideally is along the following lines (similar to Waimakariri DC):

Gross habitable floor area (measure outside of cladding) 80m², **excludes terrace, sundecks, garages, verandahs.**

Thank you for you time and Merry Christmas.

Kind Regards

KJ Andersen