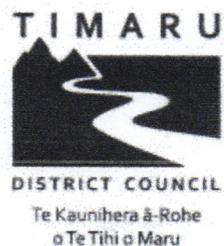


TIMARU DISTRICT COUNCIL
29 JAN 2026
RECEIVED

 <p>TIMARU DISTRICT COUNCIL Te Kaunihera ā-Rohe o Te Tihi o Maru</p>	<p>Form 13</p> <p>Submission on Application Concerning Resource Consent or Esplanade Strip that is Subject to Public Notification or Limited Notification by Consent Authority</p> <p><i>Sections 41D, 95A, 95B, 95C, 127(3), 136(4), 137(5)(c), and 234(4) Resource Management Act 1991</i></p>	<p>Resource Consent No</p>
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To: Timaru District Council

Name of Submitter: Bruce and Rosa Allan [full name]

This is a submission on an application from: Yedo Investments Ltd [name of applicant]
for a resource consent (or for a change or cancellation of a condition of a resource consent or for a
variation or cancellation of an instrument creating an esplanade strip).

Briefly describe the type, proposed/existing activity, and location of the resource consent:

Subdivision Consent 101.2025.119.1 and
Landuse Consent 102.2025.119.1
Discretionary Activity
44 Gresham Street Geraldine

[Briefly describe

- if an application for a resource consent, the type, proposed activity, and location of the resource consent:
- if an application for a change or cancellation of a condition of a resource consent, the type and location of the resource consent, the relevant condition, and any proposed change:
- if an application for a variation or cancellation of an instrument creating an esplanade strip, a description of the strip and its location and any proposed variation.]

I ~~am~~ / am not* a trade competitor for the purposes of section 308B of the Resource Management Act 1991.
*Select one.

*I am / ~~am not~~† 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.

*Delete this paragraph if you are not a trade competitor.
†Select one.

The specific parts of the application that my submission relates to are: [give details]

Please refer to additional sheet.

Please attach additional sheets as required

My submission is: [Include: • whether you support or oppose the application or specific parts of it
• whether you are neutral regarding the application or specific parts of it:
• reasons for your views].

We are not opposed to wise and carefully planned residential development, but we do oppose in general the current application on the following grounds:

1. High Density Development.

The proposed high density development in Rural 4A Zone breaches numerous ODP rules. In their justification for these breaches, the applicants state that the site is 'contiguous' to urban areas. They also claim the proposed development forms a transition from rural to urban areas. Neither of these statements justify the proposed breaches. In reality the proposal is simply 'urban sprawl' and, as is concluded in the Notification Recommendation Report (Parick O'Toole), the proposal is "ultimately a westward expansion of the urban boundary of the Geraldine township".

2. Landscape impact.

The initial AEE considers the impact of the proposed development as 'less than minor'. However the Landscape Assessment Peer Review (Boffa Miskell) disagrees, stating a moderate or 'less than minor' impact. We are grateful that this Peer Review recognises a greater than initially assessed number of properties to be potentially affected. Their recommendation to extend the number of properties to be notified allowed us to submit to this proposal. We note the Notification Recommendation Report also concludes the overall impact as 'less than minor'.

The proposed development will clearly have a significant effect on public and private viewpoints, particularly the skyline and natural character values associated with the Geraldine Downs, from numerous locations in and around Geraldine.

3. Stormwater

We are fearful that the increased stormwater resulting from the extent of high density development will not adequately deal with adverse weather events. This fear is exacerbated by the potential of extreme events associated with climate change, and the current political state of local government. Have the off-site downstream effects been adequately assessed? Will the Stormwater Consent conditions, including the required ongoing monitoring, be strictly adhered to?

Bruce and Rosa Allan 28/01/2026

