



Thursday 16 October 2025

Yedo Investments Limited
C/O Mark Geddes
Perspective Consulting Limited
77 Orbell Street
Timaru 7910

Via Email: mark@perspective.net.nz

Dear Mr Geddes,

**Resource Consent Nos. 101.2025.119.1 & 102.2025.119.1
Section 92(1) Request for Further Information
Yedo Investments Limited
44 Gresham Street, Geraldine**

Timaru District Council has reviewed your resource consent application and pursuant to section 92(1) of the Resource Management Act 1991 (the Act), requests the following further information in respect of the above application:

Landscape and Visual Effects

1. Following a site visit, the potential for a number of additional views from within the Geraldine township were identified which have not been addressed. Can the landscape architect who prepared the Landscape and Visual Assessment of Effects (LVA) confirm the visual effects of the proposal from views on Tiplady Road, North Terrace Road, South Terrace Road, and Cox Street (meaning within proximity of the intersection between Cox Street and Talbot Street).
2. Can the landscape expert please provide a rationale for why the following properties were deemed to not be adversely affected by the proposal:
 - a. 31 Downs Road
 - b. 19 Darby Street
 - c. 34 Gresham Street
 - d. 1 Huffey Street
3. Building platforms have been indicated in the supplied Concept Masterplan (Appendix 3). Regarding these platforms, can you please confirm:
 - a. What will the size of the building platforms be, and will this vary across the proposed allotments? If yes, please provide the area and dimensions of each building platform across all 25 allotments.
 - b. Given the sloping nature of the site, will the proposed platforms follow the existing terrain, or be cut into the hillside?

- c. Will there be a maximum building footprint within the building platforms, or is the total area of platform the most visually dominant expected built form?
 - d. Will curtilage such as accessory buildings, washing lines, patios etc. be contained within the building platforms, or will the area nominated as building platform be exclusively for the principal dwelling onsite?
4. The LVA includes a comprehensive list of recommendations, however it is unclear whether these have been taken into account as part of the assessment. Can the landscape expert please confirm whether these recommendations form part of the assessment and proposed application?
 5. What are the cumulative effects of domestication on the Geraldine Downs Visually Sensitive Town Landscape?
 6. Within the table under section 8.4 of the LVA it is noted that 1 Huffey Street is described to experience a low moderate adverse visual effect. This has been described as less than minor. According to the methodology in Appendix 1 of the Landscape and Visual Effects Assessment and Te Tangi a Te Manu this should equate to minor. Can the landscape expert please confirm the notification status of the property.

Signage:

7. Please provide an assessment of the two proposed entry signs against the provisions in General Rule 6.15 of the Operative District Plan.



ENTRY SIGN ELEVATION

SCALE : NTS

ENTRY SIGNS TO BE LOCATED AT BOTH HUFFEY STREET & GRESHAM STREET INTERSECTIONS. SIGN MATERIALS TO CONSIST OF CORTEN STEEL AND TIMBER WITH SUPPORTING LIGHTING AND PLANTING.
NOTE: DESIGN SUBJECT TO FURTHER DEVELOPMENT.

Construction Phase Effects

8. What are the nature and scale of temporary effects associated with the road construction including earthworks? How will these earthworks be treated including a timeframe of works?
9. Please outline the erosion and soil control measures to be implemented during the construction phase of the proposal so these can be assessed and included in the consent package.

Earthworks

10. Please provide an earthworks heatmap that outlines the spatial distribution of cut/fill volumes across the site. This is requested to better understand the changes in ground levels across the site. For example, the road cross-section at chainage 600.0 of drawing XS02 in Appendix 13 show a vertical change of 4 metres in ground level and would be a significant change in the existing environment's topography.

Land Transport Unit

11. Can you please confirm how any stormwater coming down the proposed road on to Gresham Street will be dealt with to reduce the effect of scouring of the swale/ movement across the Gresham Street carriageway.
12. In areas across the site of steep topography, please outline what mitigation measures will be included in the design to mitigate damage caused to the unsealed shoulder.

Financial Contributions

13. Council does not consider a consent notice to be the most appropriate mechanism to defer the payment of the financial contributions due under Part D6.5, Rule 6.5.2.2(5)(b) of the Operative District Plan. If the Applicant wishes to defer payment, please outline an alternative means of deferral (e.g. developer agreement) for consideration.
14. Condition 5 of resource consent 101.2022.71.1 potentially affects the walking and cycling network brought about by Plan Change 17 as set out in Part D1, Section 1.11.4A, Appendices 1 and 2 of the Operative District Plan. Please confirm how the delivery of this project will be affected by the proposal.

The provision of the above information will help the consent authority to better understand the proposed activity, its effect on the environment, and the way any adverse effects on the environment might be avoided, remedied or mitigated.

In accordance with section 92A of the Act you must within 15 working days of the date of this request, take one of the following options:

- provide the information; or
- inform the consent authority in writing that you agree to provide the information; or
- inform the consent authority in writing that you refuse to provide the information.

If you agree to provide the information Council will subsequently set a reasonable time within which the information must be provided and inform you of this date in writing.

Please note that failure to provide the information requested or failure to comply with the time limit could result in your application being declined.

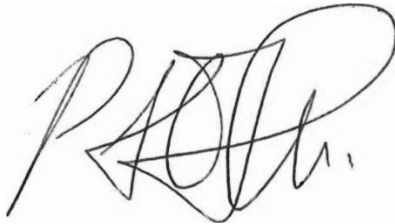
In accordance with section 88C of the Act, the processing of your application will be placed on hold from 16 October 2025 until:

- we have received the requested information; or
- we have received confirmation that you do not intend to provide the information; or

- the time limit Council has set to provide the requested information has lapsed.

If you have any queries regarding this matter, please do not hesitate to contact me at the contact details listed below.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Patrick O'Toole', with a large, stylized 'P' and 'O'.

Patrick O'Toole
Intermediate Planner

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