

**BEFORE THE HEARINGS COMMISSIONERS
APPOINTED BY THE TIMRU DISTRICT COUNCIL**

UNDER	the Resource Management Act 1991
IN THE MATTER	Proposed Timaru District Plan
SUBMITTER	WILLOWRIDGE DEVELOPMENTS LIMITED

STATEMENT OF EVIDENCE OF ALISON DEVLIN

Dated: 5 July 2024

Statement of evidence of Alison Devlin

Introduction

- [1] My name is Alison Devlin.
- [2] I am a General Manager of Willowridge Developments Limited (**Willowridge**), a land and property development company based in Dunedin. I am authorised by the Directors of Willowridge to give this evidence on behalf of the Company.

Scope of evidence

- [3] I give this evidence in respect of Willowridge's submissions on the Proposed Timaru District Plan.
- [4] My evidence will describe the following:
- (a) Willowridge's background and development credentials;
 - (b) Willowridge's interest in the site subject to the submission; and
 - (c) Willowridge's development aspirations for the site.

Development Background

- [5] Willowridge is a well-established land and property development company in Otago and Southland and is the parent company of a number of other commercial property holding companies including Home Centre Properties Limited and Nichols Properties Limited.
- [6] Willowridge was established in 1992 initially as residential land developer of the Meadowstone subdivision in the west of Wanaka. Since then, Willowridge has delivered hundreds of residential sections in Wanaka, Hawea, Luggate, Clyde, Mosgiel and Dunedin and continues to produce quality residential sections every year across the Otago region.
- [7] Willowridge is also the developer behind the 100ha Three Parks mixed-use development in Wanaka. The main focus of Three Parks has been the development of the commercial centre, which to-date comprises a

supermarket, Mitre 10 Mega, Warehouse, Noel Leeming, Mountain Warehouse, Smiths City as well as a number of other small retailers, service providers and offices. With the exception of the supermarket, Willowridge has developed all of the existing commercial property in the commercial centre and is currently in the planning phase of the next stage. In addition to the commercial centre, Willowridge has developed the Three Parks Business Zone, which has seen the establishment of a large number of new businesses in Wanaka. Willowridge has also developed and retains a number of buildings in the business zone.

- [8] In Dunedin, Willowridge has a large commercial and industrial landholding which it continues to regenerate and develop. As well as owning and running the Nichols Garden Centres (also in Cromwell and Invercargill) Willowridge has successfully developed a fast-food hub in the Andersons Bay Road area comprising 8 different quick serve food outlets.
- [9] Willowridge has a proven track record of delivering well-planned commercial and residential development and of working with future operators, local Councils, local contractors and local communities to achieve the best outcomes for each site.

Willowridge's Interest in the Subject Site

- [10] The site to which the Willowridge submission relates is located at 192, 194, 196, 204, 206 and 208 Evans Street, Timaru (State Highway 1) and 4 Grants Road, Timaru. The site is legally described as Lot 1 DP19425, Lot 1 DP 15285 and Lot 1 DP29051.
- [11] At the time the submission was made the site was subject to a Sale and Purchase Agreement with Willowridge or Nominee as the Purchaser. The sale was subsequently settled on 3rd April 2023 with Home Centre Properties as the Purchaser, a nominee of Willowridge. As stated in section 5 of this statement, Home Centre Properties is a sister company of Willowridge Developments sharing the same Shareholders and Directors.

- [12] As General Manager of Willowridge, I am authorised by the Director's of to manage commercial property and development activity relating to Home Centre Properties Limited.

Development Aspirations for the Subject Site

- [13] At the time possession of the Evans Street property transferred to Home Centre Properties there was a single commercial tenant (a homebuilder) who has now vacated. There was a residential tenant in one of the residential properties who has also since vacated. The commercial building is out-dated and in need of redevelopment and the residential properties are of a standard well below healthy home standard. This provides the opportunity to comprehensively redevelop the site.
- [14] Willowridge considers the location of the site on the State Highway and the increasingly commercial character of the surroundings make the site idea for commercial development, in particular the development of fast food restaurants.
- [15] The suitability of the site from a planning perspective is covered in the evidence of Mr Geddes. In terms of progressing development of the site, Willowridge has is in negotiations with prospective operators who have confirmed their interest in the site. We are currently at the feasibility and design stage and aim to have agreements and concept in place in the next couple of months so detailed design and planning can progress. Willowridge would seek necessary consents later in 2024 with a view to undertaking construction in 2025.

Alison Devlin

[5/7/2024]