

**BEFORE HEARING COMMISSIONERS
IN TIMARU | TE TIHI-O-MARU ROHE**

In the matter of the Resource Management Act 1991

And

In the matter of the hearing of submissions in relation to the Proposed
Timaru District Plan

Between **THE REDWOOD GROUP**

Submitter & Further Submitter

And **TIMARU DISTRICT COUNCIL**

Planning Authority

SUMMARY OF EVIDENCE OF PAUL HUDSON



SUMMARY OF KEY POINTS

1. **The commercial viability for the purchase of the site was hinged upon the Commercial 2A Zone and subsequent Resource Consent implemented by Timaru District Council.**
2. I understand that Ms White now agrees that a number of provisions under the ODP relating to The Showgrounds site should be included in the PDP. I will leave it to our experts to speak to the detail on the requested provisions.
3. Retail generally, including larger format centres, is a difficult business to make work. Changing shopper preferences ease of internet shopping and economic cycles, mean that what worked 5-15 years ago for large format centre will not necessarily work now.
4. That is the reason why we are seeking, to not just preserve what was previously approved or anticipated (through the consent, or the Commercial 2A Zone), but to also provide additional flexibility to enable a consent pathway for some complementary activities that will not compromise the town centre and its functions.
5. The development is to be staged and is intended to be rolled out generally in accordance with the GFA staging provisions within the ODP.
6. We see the need to be able to seek resource consent for some different activities to those which were part of the existing consent, in order to make the centre work better into the longer term. For example, we envisage demand for residential and visitor accommodation uses on this site in the future.
7. There are also the impacts on the long term functional amenity, if not viability, of the site. Financial forecasts and investments are made on the basis of the overall development potential of the site, so to constrain that development after investment risks stalling, if not preventing, future development and investment to build the site out to capacity.

24 July 2024

Paul Hudson