

Before the Timaru District Council Appointed Hearing Commissioner

IN THE MATTER OF

An application under Part 6 of the  
Resource Management Act 1991

AND

IN THE MATTER OF

A resource consent application by Yedo  
Investments Limited to Timaru District  
Council (Ref. 101.2023.94) proposing to  
subdivide the site to create 24 new rural  
residential allotments and to establish  
houses on each of those allotments at 44  
Gresham Street, Geraldine.

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**STATEMENT OF EVIDENCE OF MARK WILLIAM GEDDES**

DATED 7 APRIL 2026

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**perspective**

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## 1.0 INTRODUCTION

[1] My full name is Mark William Geddes. This is my statement of evidence in relation the resource consent applications sought by Yedo Investments Ltd under reference 101/102.2023.94 proposing to subdivide the site to create 24 new rural residential allotments and to establish a house on each of those allotments at 44 Gresham Street, Geraldine.

## 2.0 ACRONYMS

[2] The following acronyms are used throughout this evidence.

Full	Acronyms
Resource Management Act 1991	RMA
National Policy Statement	NPS
National Environmental Standard	NES
Canterbury Regional Policy Statement	CRPS
Operative Timaru District Plan	ODP
Proposed Timaru District Plan	PDP
Assessment of Effects on the Environment	AEE

## 3.0 EXECUTIVE SUMMARY

[3] The application for subdivision and land use consent proposes to enable 24 new lots with a house on each lot, with lot sizes ranging from 5,013m<sup>2</sup> to 7,420m<sup>2</sup>.

[4] The site is located in the ODP's Rural 4A Zone (Rural Lifestyle Subzone) that has a minimum lot size requirement of 10 ha. It is also located in the PDP's Rural Lifestyle Zone that has the same minimum lot size. The application is classified as a discretionary activity by the ODP. While the PDP classifies the application as a non-complying activity, the application is protected by Section 88A RMA as it was lodged before the new rules of the PDP had legal effect. The application overall activity status of the application therefore remains discretionary.

[5] The key potential issue with the proposal is that exceeds the ODP and PDP's 10 ha minimum lot size. This subsequently raises the questions as to whether:

- a. The density proposed is suitable at this location?
- b. The proposal is consistent with the ODP and PDP?
- c. The proposal's potential adverse effects on amenity and character are acceptable?

[6] In respect of the first question, my evidence finds that the site is ideally situated to accommodate the proposed density given the site's:

- a. location adjoining the urban edge of Geraldine
- b. proximity to the Geraldine Town Centre
- c. ability to connect with infrastructure.

[7] In respect of the second question, my evidence finds that lot sizes proposed are consistent with the zoning framework of ODP and PDP that provides for more consolidated rural lifestyle opportunities close to town and where infrastructure connections are available. My evidence also establishes that the proposal is generally consistent with other provisions of the ODP and PDP.

[8] In relation to the third question, my evidence finds that the proposal's actual and potential adverse effects on the environment will be acceptable ranging from minor to less than minor. It will also have some positive effects.

[9] My evidence also establishes that there is a limited supply of Rural Lifestyle Zoned sections currently on market in Geraldine, which is inconsistent with providing a competitive land market. The proposal will therefore help rectify this situation by increasing and diversifying the supply of rural lifestyle properties on the market.

[10] Having regard to the matters under Section 104 RMA, my evidence concludes that the proposal is appropriate.

#### **4.0 QUALIFICATIONS AND EXPERIENCE**

[11] I am a director and planning consultant at Perspective Consulting Ltd. I have 25 years' experience as a professional planner, in three different countries, in both the private and public sectors. This experience includes leading major plan making and policy projects; providing expert planning evidence in the Environment Court and Council hearings; consenting a range of developments; enforcement action; making submissions on national legislation, and national and regional policy; and acting as a Hearings Commissioner.

[12] My qualifications include a Bachelor of Resource Studies from Lincoln University, New Zealand, and a Master of Science (Spatial Planning) from Dublin Institute of Technology, Ireland (first class honours).

[13] I am a full member of the New Zealand Planning Institute.

[14] Of relevance experience to this application, I:

- a. prepared Plan Change 17 that introduced the Rural 4A zone provisions into the ODP and was also the reporting officer for Council in relation to that plan change
- b. led the Timaru District 2045 Growth Management Strategy
- c. led the PDP from its inception to public notification, including writing several of its chapters and section 32 reports.

[15] I consider my involvement in the above mentioned document does not create a conflict of interest for me in participating in this hearing. I no longer represent Timaru District Council in relation to any of those documents.

[16] I also consider my involvement in above mentioned documents does not constrain my professional opinion to the outcomes or contents of those documents. In this regard, I note that two of these documents were prepared several years ago, all are highly level and deal with large zones or overlays rather than a specific development proposal such as that proposed in the subject application. In any case, my evidence confirms that the proposal is not contrary to these documents.

## **5.0 CODE OF CONDUCT**

[17] While this is not an Environment Court hearing, I confirm that I have read the Code of Conduct for expert witnesses contained in the Environment Court of New Zealand Practice Note 2023 and that I have complied with it when preparing my evidence. Other than when I state I am relying on the advice of another person, this evidence is within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.

## **6.0 SCOPE OF EVIDENCE**

[18] My evidence is thematically set out to:

- a. list the documents considered in preparing this evidence
- b. describe the application history
- c. describe the site and surrounding environment
- d. describe the proposed activity
- e. list the resource consents required
- f. summarise the relevant statutory considerations

- g. assess the proposal's actual and potential effects on the environment
- h. assess the relevant statutory planning documents
- i. comment on other relevant matters
- j. address the issues raised in the submissions and the s.42A report
- k. address section 106 and 106A RMA matters
- l. address Part 2 RMA
- m. comment on the sufficiency of the information
- n. provide a conclusion

## **7.0 DOCUMENTS CONSIDERED**

[19] The documents considered in preparing this evidence are the:

- a. Applicant's revised AEE dated 23 September 2026
- b. Statements of evidence from:
  - i. Mr Damon Odey (applicant)
  - ii. Ms Naomi Crawford (landscape)
  - iii. Mr Selwyn Chang (engineering)
  - iv. Mr Glen McLachlan (surveying)
  - v. Mr Logan Copland (transport)
- c. The RMA
- d. NES for Assessing and Managing Contaminants in Soil to Protect Human Health
- e. NPS for Highly Productive Land
- f. The Canterbury Regional Policy Statement (RPS)
- g. Operative Timaru District Plan (ODP)
- h. Proposed Timaru District Plan (PDP), decision version
- i. The submissions
- j. The S.42A reports.

## 8.0 APPLICATION HISTORY

- [20] The proposed development commenced with the lodgement of a subdivision consent application for the site in April 2022 for a boundary adjustment that was subsequently granted consent in January 2025 under Ref. 101.2022.71. This was subject to a change conditions application under S.127 RMA that was granted on 26 February 2026 under Ref. 101.2022.71.2. This boundary adjustment will enable the disposal of part of the site to help fund the development and to assemble the site to which this application relates. While Lot 1 was originally included in the application, the consent issued under Ref. 101.2022.71.2 means that Lot 1 no longer forms part of the application.
- [21] The subject application was lodged originally on 7 July 2023. It was subject to a further information request and subsequently deferred under Section 92 RMA pending the stormwater consent from Environment Canterbury.
- [22] The stormwater consent was issued by Environment Canterbury on 15 September 2025 under reference CRC260266 and then reissued on 13 November 2025 to correct minor errors. A copy of that consent is attached as Appendix 12 of the revised AEE.
- [23] After the stormwater consent was issued, the applicant took the opportunity to amend the proposed subdivision and resubmitted a revised application on 23 September 2025.
- [24] To ensure a relative can live on former Lot 1, the applicant also secured resource consent under reference 102.2026.8.1 for a detached minor residential unit that was issued on 26 February 2026.
- [25] A decision to publicly notify the application was made on 27 November 2025.
- [26] The list of submitters is provided in **Table 1** below.

<b>Name</b>	<b>Address</b>	<b>Position</b>	<b>Wish to be heard</b>
Peter Johnston	1 Huffey St.	Support	No
B & R Allan	100 Cox St.	Oppose	Yes
D Gibson (Gibson Family Trust)	Winchester	Requests Conditions	Yes
Jo Drake	6B Gresham St.	Oppose but only requests conditions	No
FENZ	C/- Becca	Neutral	Yes
A Ensor	17 Downs Rd	Conditions Sought	Yes
R & K Swann & K Porter	19 Darby St	Support	No
S Singh & B Maaca	2 Gresham St	Neutral	No
A & L France (Holbrook Trust)	30 Gresham St	Support with conditions	No

*Table 1 – List of Submitters*

## **9.0 SITE AND RECEIVING ENVIRONMENT**

- [27] The application site is located at 44 Gresham Street, Geraldine. It measures 21.77 ha and comprises Lot 2 Deposited Plan 68947 held in Record of Title CB45A/603 and the land that will be created under resource consent RC 101.2022.71.2, being presently described as Lot 1 LT 618007. The legal description of the latter lot was described in the revised application as Lot 3 Deposited Plan 68947 held in Record of Title CB40B/148. However, the resource consent issued under RC 101.2022.71.2 will change the description of that lot with the details to be confirmed by LINZ at a later date. Mr McLachlan’s evidence confirms that it is appropriate to describe the lot formerly described as Lot 1 as Lot 1 LT 618007.
- [28] While the subdivision does not alter the boundaries of Lot 1 LT 618007, that lot is included in the application as one of the stormwater retention ponds is located on it.
- [29] The site has an irregular shape and has a topography that rises from the east to west. The topography is also undulating with a depression running through its centre in an east-west direction. The site is currently used for livestock grazing and includes a house and various ancillary farm buildings. Vegetation at the site is predominantly pasture grass but also includes hedges and various other specimen trees.
- [30] The site has frontage onto Gresham Street and an unformed portion of Huffey Street. The existing driveway to the dwelling at 44 Gresham Street enters the site from the east, off the two-way carriageway of Gresham Street.
- [31] The site currently does not have any reticulated services.



Figure 1 – The subject site is illustrated by a yellow line (Source: Canterbury Maps Viewer)

[32] The site adjoins a rural lifestyle property to the north, which is accessed from Huffey Street. That property is zoned Residential 5 (Future Residential Zone) by the ODP and is proposed to be rezoned General Residential Zone by the PDP. Further to the north is a row of suburban houses on Darby Street. Further to the west, where Darby Street turns into Downs Road, a row of rural residential properties exists that adjoins the site to the north.

[33] To the west of the site exists two larger rural properties of 8 ha and 10 ha respectively. The land adjoining the site to the south is used as a golf course. To the east of the site there is a row of suburban residential zoned properties.

## 10.0 PROPOSAL

[34] Subdivision and land use consent are sought to create 24 new rural residential lots, in two stages, with a household unit on each lot. Three other lots are also proposed to be created, being Lots 100 and 101 for the road reserve and Lot 200 for the stormwater reserve. Associated earthworks, landscaping, road construction and installation of services also forms part of the application. Section 3 of the AEE provides a detailed description of the application which is not repeated in the interests of conciseness.

[35] There is one amendment to the subdivision plan since the application was publicly notified, being that Lot 1 is no longer part of the subdivision. The revised subdivision plan is provided as **Appendix 1** of this evidence and is reproduced in **Figure 2** below. The subdivision plan publicly notified is provided in **Appendix 2**.

[36] I do not consider the removal of Lot 1 LT 618007 from the application to be an amendment to the application that gives rise to any procedural issues whereby the submitters have not had an opportunity to comment on the matter. The reason being is that the size of former Lot 1 (44,083m<sup>2</sup>) that was publicly notified, is the similar size to Lot 1 LT 618007 (44,335m<sup>2</sup>) and has the same use.

[37] A landscape plan is proposed and is attached as **Appendix 3** of this evidence.

[38] I have attached a revised set of conditions as **Appendix 4**. These conditions propose amendments to the conditions recommended in the S.42A report. I have attached the conditions in PDF format that unfortunately does not show the track changes. I have also sent Council a MS word version of the **Appendix 4** that does show track changes.

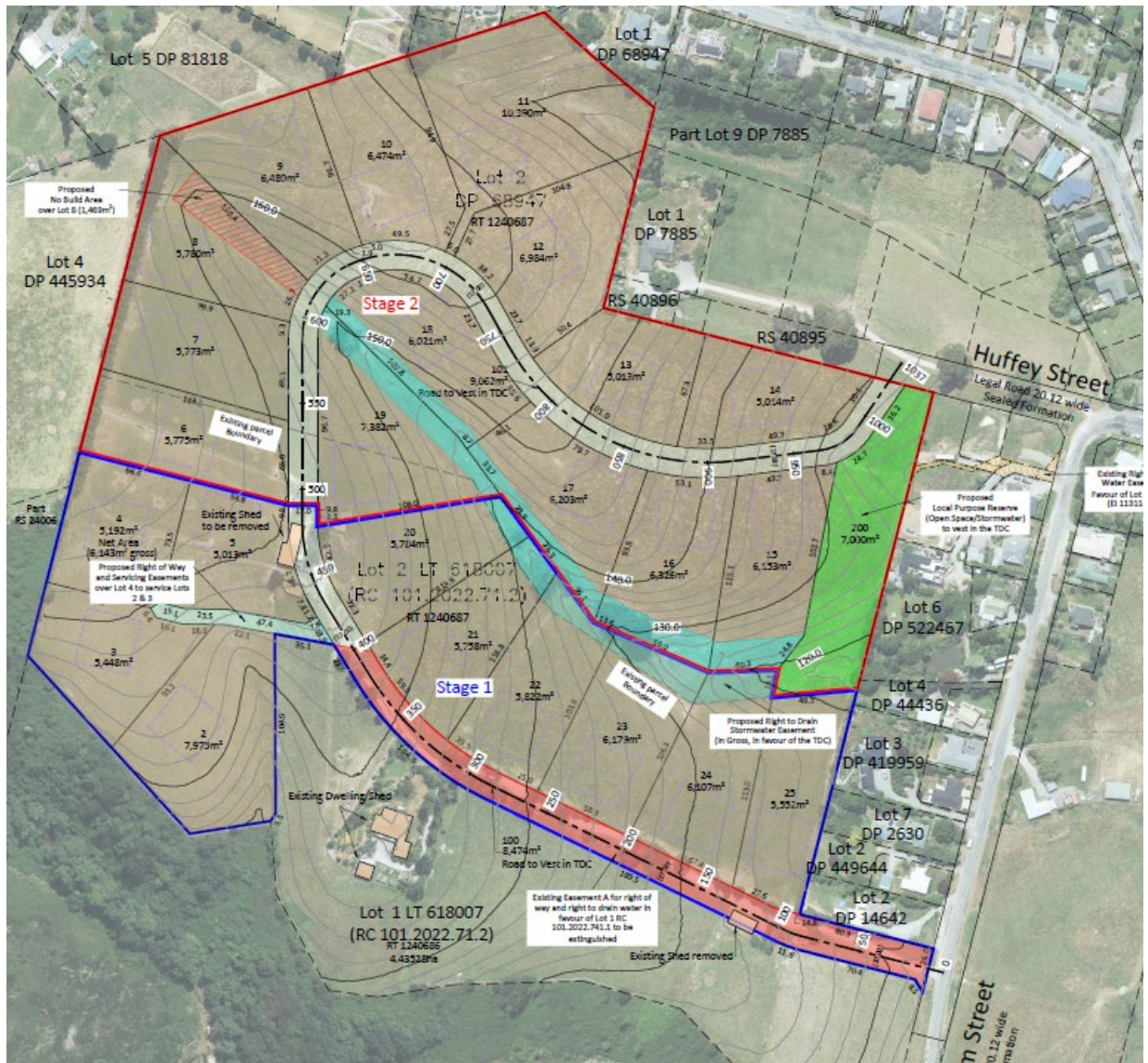


Figure 2 – Proposed subdivision layout. Source Davis Ogilvie

## 11.0 RESOURCE CONSENTS REQUIRED

[39] The application seeks any resource consents required to authorise the activities described in the proposal section of the AEE, whether the specific consent requirement has been identified below or not.

## 11.1 OPERATIVE TIMARU DISTRICT PLAN

[40] The ODP remains the operative district plan for the Timaru District as the PDP is still subject to appeals.

[41] Most of the site is located in the ODP's Rural 4A zone (Rural Lifestyle Sub-Zone). However, there is a small section of the site that is also located in the ODP's Rural 2 Zone as indicated in **Figure 3**.

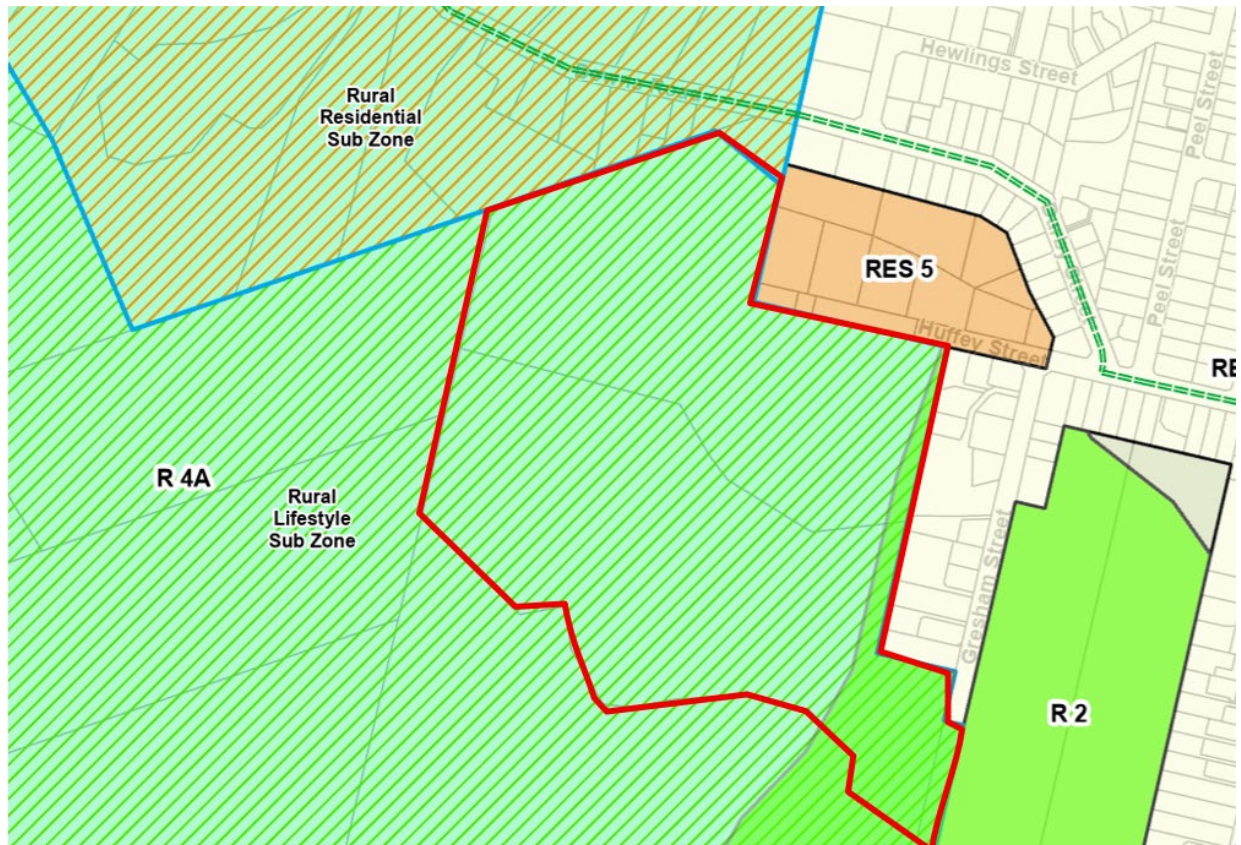


Figure 3 – The zone of the site under the ODP. The site is indicated by a red outline. Source: ODP

[42] I have reviewed the description of the consents required under the ODP in the S.42A report and agree that overall, the activity requires a **discretionary** activity resource consent under the ODP.

## 11.2 PROPOSED TIMARU DISTRICT PLAN

[43] The PDP was notified on 22 September 2022 before the application was originally lodged on 27 June 2023. While some rules of the PDP had immediate legal effect upon notification, none were relevant to the application.

[44] Notwithstanding, decisions on the PDP have now been released, which means its rules do have legal effect. The S.42A report identifies the various consents required under the PDP, which I agree with. However, I disagree that the overall activity status of the application changes to a non-complying activity by virtue of the PDP. The reason for this is that the application is protected by Section 88A RMA that states that:

*“the activity status of an application continues to be processed, considered, and decided as an application for the type of activity that it was for, or was treated as being for, at the time the application was first lodged, despite the activity status changing as a result of a decision on the submissions of a proposed plan under clause 10(10) RMA”.*

[45] Therefore, while the PDP classifies the activity as a non-complying activity, the activity status of the application remains a discretionary activity pursuant to Section 88A RMA.

### **11.3 NES FOR ASSESSING & MANAGING CONTAMINANTS IN SOIL TO PROTECT HUMAN HEALTH**

[46] The Listed Land Use Register (LLUR) report provided as **Appendix 7** of the revised AEE does not identify any Hazardous Activities and Industries List (HAIL) activities on the site. I am not aware of any other documents or reasons to suggest the site is contaminated. Accordingly, I consider that the NESCS is not triggered and does not apply in this instance.

### **12.0 STATUTORY MATTERS**

[47] The Commissioner will be familiar with the relevant statutory matters, which are set out in **Appendix 5**. The only difference between the statutory matters that I consider are relevant compared to those identified in S.42A report, is that I consider S.104D RMA does not apply. The reason for this is that, as stated above, a non-complying activity consent is not required for the proposal as it is protected under S.88A RMA. The activity status remains discretionary and therefore Section 104B applies not Section 104D.

### **13.0 ASSESSMENT OF EFFECTS ON THE ENVIRONMENT**

[48] The AEE submitted with the application contains a detailed assessment of the proposal’s actual and potential effects on the environment. I do not intend to repeat that assessment, but to focus on the potential adverse effects in contention as raised by the submitters and the s.42A report. These matters include the proposal’s potential adverse effects on, or arising from:

- a. density
- b. landscape and amenity values
- c. access to sunlight
- d. stormwater management

- e. construction activities
- f. traffic.

[49] I also intend to comment on the proposal's potential cumulative effects and expand on the positive effects of the proposal that were outlined in the AEE.

[50] These matters are addressed in turn below.

### 13.1 DENSITY

[51] The submission by R and B Allan raises concern about the density of the development, stating that:

- a. the proposal breaches numerous ODP rules
- b. the application cannot justify these breaches based on their suggestion that the site is contiguous to an urban boundary and forms a transition from rural to urban areas
- c. the proposal constitutes urban sprawl and the westward urban expansion of Geraldine.

[52] Before I respond to those comments, I want to clarify the actual density of the proposed development and why the development was designed at the proposed density.

[53] With a site area of 21.77 ha with 24 new lots and dwellings proposed, plus an existing house, the development equates to density of 0.8708 ha per dwelling. This does not include the consented minor residential unit. The proposed lots sizes range from 5,013m<sup>2</sup> to 7,420m<sup>2</sup> and therefore are well under the 10ha minimum allotment size specified in the ODP and PDP.

[54] Despite this non-compliance, it should be noted that the proposed development was not designed to align with the minimum allotment sizes provided by the ODP and PDP for the site. Rather, it was designed to align with the lowest minimum lot size provided by the ODP in the Rural Residential Sub-zone and the PDP's Rural Lifestyle Zone.

[55] The Rural 4A Zone of the ODP provides for a sequential zoning regime that provides for increased densities at locations that can support it, with lower densities with increased distance away from the Geraldine Town Centre. Refer to **Figure 4**. For instance, the Rural 4A zone provides for the following minimum allotment sizes:

- a. 5,000m<sup>2</sup> for Lots 1 and 2 DP 444786 located in the Rural Residential Subzone
- b. 2 ha for the remainder of the Rural Residential Subzone
- c. 10 ha for the Rural Lifestyle Subzone
- d. 40 ha for the Rural Productive Subzone.

[56] During the development of Plan Change 17 (Geraldine Downs), 64 and 78 Tripp Street were also proposed for a 5,000m<sup>2</sup> minimum lot size. However, when both landowners indicated that they had no desire to subdivide, their properties were removed from the 5,000m<sup>2</sup> minimum lot size area.

[57] The PDP replicates the same approach also providing for a 5,000m<sup>2</sup> minimum allotment size for Lots 1 and 2 DP 444786 and any site located in the Rural Lifestyle Zone that can connect to a sewer.

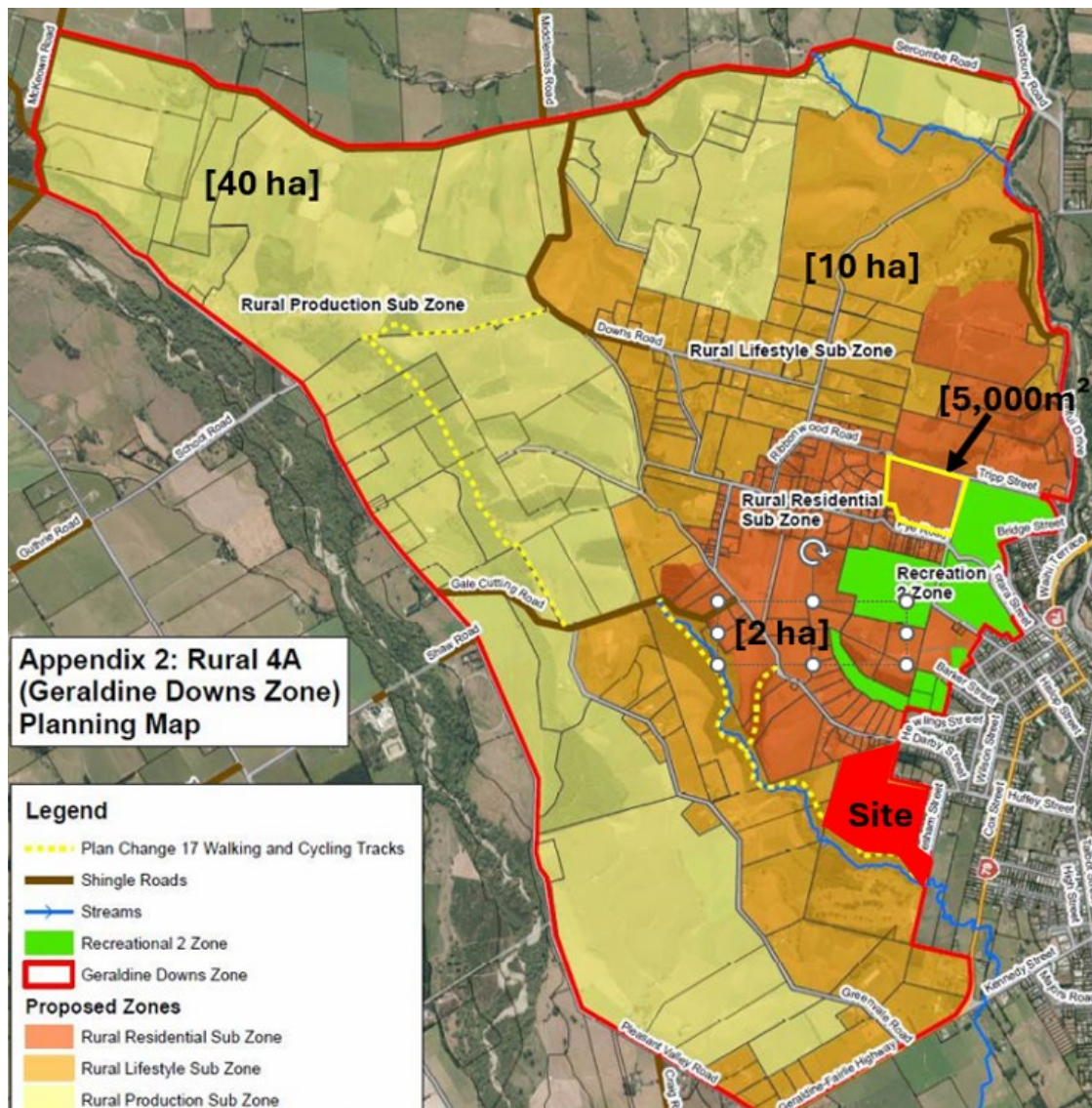


Figure 4 - The Rural 4A subzone map, illustrating the sequential zoning density regime with density decreasing with distance away from the Geraldine Town Centre. The black numbers indicate the minimum lot size for each sub-zone. Lots 1 and 2 DP 444786 are outlined by a solid yellow line.

[58] Through my role in preparing Plan Change 17 of the ODP, I can confirm that Lots 1 and 2 DP 444786 were selected for increased densities because of their proximity to the Geraldine Town Centre and their ability to integrate with sewer and water infrastructure.

[59] Lots 1 and 2 DP 444786 are located between 1,061m and 1,507m from the Geraldine Town Centre. In comparison, the subject site is located between 1,006m and 1,555m from the Geraldine Town Centre, which is an almost identical distance to Lots 1 and 2 DP 444786. As the subject site can also be serviced with sewer and water infrastructure, it enjoys the same strategic attributes as Lots 1 and 2 DP 444786.

[60] In my view, the proposed lot sizes (5,013m<sup>2</sup> to 7,420m<sup>2</sup>) provides for a logical and gradual transition of density from:

- a. the 450m<sup>2</sup> minimum allotment size of the PDP's General Residential Zone that adjoins the site on two sides (east and north)
- b. to the PDP's 2 ha minimum allotment size specific control area that adjoins the site to the north-west
- c. to the 10 ha minimum allotment size specific control area that adjoins exists further to the west.

[61] I also note that the Sports and Active Recreation Zone adjoins the site to the south, which while not an urban zone is not a rural zone either and has car-parking, activity and buildings that gives parts of the site a semi-urban character.

[62] In my view, a transition in density is desirable as it avoids an abrupt rural and urban edge. In this regard I note that Ms Crawford evidence states that *"Visually, the proposal provides an appropriate transition between the more established residential pattern to the north and east and the more open rural environment beyond"*.

[63] A transition in density can also serve to gradually mitigate the adverse effects of agriculture on urban development and vice versa. Whereas a defined rural/urban boundary can lead to cross boundary adverse effects associated with agriculture and reverse sensitivity effects on agriculture from residential.



Figure 5 – The PDP’s zoning of the area, indicating the adjoining General Residential Zone (GRZ) and Sports and Active Recreation Zone (SARZ) and the 2 and 10 ha lot size specific control areas.

[64] Turning now to respond to the specific comments raised by the Allan submission, it is my opinion that:

- a. The number of breaches of the ODP are relatively normal for a subdivision like this.
- b. The fact that an application has several breaches of the district plan does not in itself indicate inappropriateness.
- c. The RMA provides for a statutory framework to assess the appropriateness of any breach of a district plan. That framework focuses on whether the adverse effects of a proposal on the environment are appropriate and the application’s consistency with statutory planning documents.
- d. Despite the breaches of the district plan, my evidence establishes that potential adverse effects of the proposal on the environment are appropriate and that the application, in the main, is consistent with the relevant statutory planning documents.
- e. It is a fact that the site immediately adjoins the urban area of Geraldine.
- f. Being contiguous to an urban area is pertinent to the consideration of this application in the context of Policy 5.3.1 of the RPS that seeks to “provide, as the primary focus for meeting the wider region’s growth needs, sustainable development patterns that ensure that any urban growth and limited rural residential development occur in a form that concentrates, or is attached to, existing urban areas and promotes a coordinated pattern of development”.

- g. The proposal does not constitute urban sprawl, which is generally uncoordinated, ad hoc development that occurs over time, whereas the proposed development is well designed and integrated with the existing urban form.
- h. While the proposal includes 24 household units, the development is characteristic by a rural residential density and therefore does not constitute the urban expansion of Geraldine.

[65] Accordingly, I disagree with the comments in the Allan submission about the density of the development.

[66] In my opinion, the appropriateness of the proposal's density should be judged on whether any potential adverse effects resulting from its density can be avoided, remedied or mitigated to an acceptable degree having regard to the relevant statutory planning documents.

[67] The density of the proposal gives rise to potential adverse effects on:

- a. Landscape and amenity values
- b. Infrastructure
- c. Traffic and accessibility to services
- d. Natural hazards
- e. Greenhouse gas emissions

[68] However, in relation to these potential effects:

- a. The evidence from Ms Crawford is that landscape and amenity adverse effects are considered to be acceptable.
- b. The infrastructure reports submitted with the application establish that any potential adverse effects on infrastructure are less than minor.
- c. The traffic evidence is that potential adverse traffic effects are less than minor.
- d. The AEE establishes that natural hazards effects can be managed through conditions.
- e. The site's close proximity to a range of employment, social and cultural services and recreational facilities available in the Geraldine Town Centre, means that walking or biking is a viable option for future residents, which should help to minimise greenhouse gas emissions.

[69] Accordingly, with these matters in mind, it is considered that the proposal's actual and potential adverse effects resulting from its density will be less than minor and will be consistent with the density of development in similar sites provided by the ODP and PDP.

### 13.2 LANDSCAPE AND VISUAL EFFECTS

[70] Landscape and visual effects are also a key matter in contention with submitter's Allan (100 Cox Street), Drake (6B Gresham Street) and Ensor (17 Downs Road) all raising concern about the potential landscape and visual adverse effects of the proposal.

[71] A landscape and visual assessment was provided with the revised AEE. This was subsequently peer viewed by a landscape architect organised by Council. Ms Crawford has provided expert landscape evidence for the applicant.

[72] Ms Crawford evidence concludes that: "...the effects arising from the subdivision extension will be appropriate within the rural environment." She goes on to state that:

*"I am of the opinion that the proposal will result in:*

- a. Landscape effects that will be adverse **low (minor)**.*
- b. Visual effects that will range from adverse **low to moderate (minor)** to **very low (less than minor)** depending on the location of receptors. Overall, adverse visual effects are anticipated to be **low (less than minor)** and will reduce once planting is established.*
- c. The proposal is generally consistent with the intentions of the policy framework relevant to landscape matters.*
- d. Proposed mitigation and rehabilitation measures will assist to preserve landscape values as well as minimise potential adverse effects on surrounding viewpoints."*

[73] Ms Crawford's evidence also closely considers the proposal against the landscape values identified for the Geraldine Downs in Timaru District Landscape and Coastal Study. Her assessment confirms that the proposal will not seriously offend those values.

[74] Ms Crawford's evidence acknowledges that there is a slight difference between her conclusions regarding the quantum of landscape and visual effects and the Council peer reviewer. Overall, Ms Crawford concludes that effects on landscape character, increased density and loss of openness will have a low adverse effect (minor), while the Council peer reviewer concludes that the proposal will have a moderate adverse effect (more than minor).

[75] In terms of their assessment of how the proposal will affect landscape values as viewed from private residences, there is mostly agreement between the landscape architects. It is noteworthy that the landscape peer reviewer suggests that there are less adverse effects than Ms Crawford in relation to three properties.

- [76] Both landscape architects agree that the proposal will result in a noticeable increase in density, some loss of rural openness and extension of the urban edge to the west. They also agree that the landscape mitigation will take time to establish and effects during this period will be elevated. However, they both acknowledge that once mitigation measures are established, those effects will reduce.
- [77] Given that the boundary planting is conditioned to be established in the first planting season after the decision is made and given that housing will likely occur some years after that, and also considering the house screening landscaping has to be established after building consent is issued, I consider the peer review landscape architect may have down played the extent of screening provided by this landscaping. As such, I prefer the evidence of Ms Crawford.
- [78] In any case, noting that there is only a slight difference in the conclusions of the landscape architects, the evidence is that landscape and visual effects could range from low (less than minor) to moderate (more than minor) but will reduce over time. Either way, the effects are not significant and will eventually be mitigated.
- [79] The submission from Ensor requests quite specific details regarding future buildings and landscaping on several lots. Ms Crawford's evidence specifically addresses the Ensor submission and concludes that the submitter's concerns can be adequately managed by requiring consultation with the submitter as a condition of consent.
- [80] Accordingly, I considered that the overall actual and potential adverse effects on landscape and visual amenity will be minor and less than minor respective and will reduce over time once planting is established.

### **13.3 ACCESS TO SUNLIGHT**

- [81] The submission from J Drake seeks to ensure that the height and placement of new trees and plantings behind her property do not unreasonably restrict sunlight, and that there is clear responsibility assigned for monitoring compliance.
- [82] Condition 7 has been proposed to address this matter. It requires that the planting along the boundaries of Gresham Street is established in consultation with the neighbouring property owners. It also requires that the landscaping must be replaced with the same or similar plant species if the plants die or become diseased. The intention of this condition is to ensure that the boundary plantings do not adversely affect neighbouring properties, is suitable from the outset and is maintained.
- [83] Subject to condition 7, it is considered that the actual and potential adverse effects relating to access sunlight effects on neighbouring properties are likely to be less than minor.

#### 13.4 STORMWATER MANAGEMENT & DRAINAGE

- [84] The submission from J Drake seeks to ensure that stormwater management systems, including the stormwater pond adjacent to their property, are designed, maintained and monitored to prevent overflow, leakage, or damage to properties, particularly those downhill. It goes on to request that a section-level water management plans should be enforced for all properties.
- [85] The submission from B and R Allan also raises concern about the proposal's stormwater management, questions whether the stormwater management has been adequately addressed and whether the conditions will be adhered to.
- [86] The submission from A and L France on behalf of the Holbrook Trust requests a shallow swale on the top side of the boundary of all properties below Lot 25 to take runoff to the creek.
- [87] The proposed stormwater management system has been designed by registered engineer, Mr. Chang of Davis Ogilive. His evidence states that
- a. The stormwater system is designed to manage rainfall events up to the 2% AEP (50-year return period), 24-hour duration storm event, consistent with accepted engineering practice for greenfield developments in New Zealand.
  - b. This design standard provides an appropriate balance between resilience, flood risk management, and practical design, ensuring no increase in downstream flooding effects.
  - c. Additional resilience is provided through secondary overland flow paths and on-site detention measures to manage exceedance events.
- [88] In respect of the France request, we note that their existing drainage issues experienced at their property are likely to result from natural drainage patterns. The France's property is located at the foot of a hill and therefore it would be expected that natural drainage patterns would discharge water downslope off the hill onto their property. Although it is not the applicant's responsibility to address this existing situation, the evidence from Mr Chang is that the diversion of stormwater from the roads, houses and hardstand areas in the stormwater system will reduce overland flows. Therefore, the proposal will result in an improvement to the existing situation. The applicant does not agree to providing swales across the site as proposed by Mr France on the basis that it would likely require a variation to the stormwater consent and potentially add significant cost to the development. The proposed stormwater system has not been designed with such a proposal in mind, nor is it considered required to be.
- [89] From a water quality and quantity perspective, the discharge of stormwater at the site has been addressed in the stormwater consent under ref. CRC260266.

[90] Accordingly, it is considered the actual and potential adverse stormwater effects of the proposal on neighbouring properties and the environment are likely to be less than minor.

### 13.5 WATER AND WASTEWATER

[91] The Council and applicant have come to a general agreement regarding wastewater and water connections.

[92] The only matter in contention is the advice note in relation to the water and wastewater conditions proposed in the S42A report that suggests a \$3,000 connection fee will be payable. However, I note that Rule 6.5.1.1 (1)(a)(iv) of the ODP states:

*“An equitable share of the cost of the existing water network utility system where additional capacity has been created in anticipation of future development to a maximum value of \$3,000 for each allotment.” [Emphasis added]*

[93] Accordingly, it is clear that the connection fee is only relevant where additional capacity has been created and that \$3,000 is a maximum. As such, we invite Council to clarify how they have arrived at the requirement for \$3,000 water connection fee. If there is not clear evidence that the proposal will necessitate additional water network upgrades, then we expect that this connection fee will not be charged. At a minimum, we request that the advice note is amended to state that a connection fee may be payable and if so, will be calculated in accordance with the Proposed District Plan.

[94] We cannot see any specific reference in the ODP stating that a \$3,000 connection fee is required for connection to the wastewater system. Accordingly, we have also proposed to amend that advice note to state that a connection fee may be payable.

[95] While the applicant is happy to pay a financial contribution towards any infrastructure network upgrades required to facilitate the development, this is subject to that contribution only being payable if the proposed development creates a demand for network upgrade or modification. The applicant also does not expect to pay for any additional network capacity created by the upgrade. The latter principle aligns with the PDP policy for financial contributions set out in APP7 4a that states:

*“The financial contribution payable shall be:*

- a. *The full actual cost of any new infrastructure additions or modifications to the existing water supply system, stormwater system, wastewater system or road infrastructure/network that are required to mitigate the expected effects of the development minus the value of any benefit of those additions or modifications that will accrue to the public or other properties as determined by Timaru District Council, including as set out below under clauses 6, 7 and 8;5” [Emphasis added]*

[96] With these matters in mind and subject to the proposed amendments to the conditions and advice notes set out in **Appendix 7**, I consider that any actual potential adverse effects on infrastructure will be less than minor.

### **13.6 CONSTRUCTION EFFECTS**

[97] The Drake Submission requests conditions are imposed to:

- a. limit working hours to reduce noise impacts, particularly early mornings and weekends
- b. manage runoff and erosion effectively, with measures in place to protect downhill properties in extreme weather events.

[98] A condition has been proposed to manage potential construction effects. It requires a Construction Management Plan be submitted to Council detailing how manage construction effects will be managed.

[99] In terms of erosion and sediment control, the Construction Management Plan will require earthworks to be undertaken in accordance with the Environment Canterbury Erosion and Sediment Control Toolbox for Canterbury, which in turn requires that:

- a. Excavation works to generally occur in dry weather.
- b. Erosion and sediment controls to be place around the excavations as necessary to inhibit soil/sediment from being transported away from the area.
- c. Trucks used to transport soil offsite to be covered.
- d. Hours of operation from 7am to 6pm Monday to Saturday.
- e. Construction noise to comply with New Zealand Standard 6803P:1984 the measurement and assessment of noise from construction, maintenance, and demolition work.
- f. A record of any complaints received to be kept and forwarded to Timaru District Council.
- g. The contractor to take reasonable steps to investigate complaints and address any regulatory non-compliance.

[100] Accordingly, it is considered that the actual and potential adverse construction effects will be less than minor.

### **13.7 FIREFIGHTING ACCESS**

[101] The submission from Fire Emergency New Zealand (FENZ) requests:

- a. The private right of way serving Lots 2 to 4 (inclusive) to be designed and constructed to meet the access requirements of the *Designers' guide to Firefighting Operations: Emergency Vehicle Access Guide F5-O2*.
- b. Confirmation that the infrastructure condition proposed by the applicant will ensure that the final water supply design to comply with the Code of Practice with respect to firefighting water supply.

[102] In terms of the first matter, the applicant is happy to accept a condition that Lots 2 to 4 (inclusive) shall be designed and constructed to meet the access requirements of the *Designers' guide to Firefighting Operations: Emergency Vehicle Access Guide F5-O2*. Mr Chang's evidence states whether the applicant provides a fire hydrant in the ROW or a storage tank will be confirmed in the detailed design and Council engineering approval process. An amendment is proposed to condition 27 to address this matter.

[103] In terms of the second matter, condition 9 requires that the infrastructure to service the proposed subdivision is designed in accordance with the Timaru District Council Infrastructure Design Standards and accepted by Timaru District Council under an Application for Engineering Design Acceptance. We confirm that Section 7.4.3 of the Timaru District Council Infrastructure Design Standards dated 1 July 2024 requires that the design of water supply reticulation comply with the Fire Service Code of Practice. Therefore, no amendments are required to condition 9.

[104] Accordingly, subject to the amended condition 27, it is considered that the proposal will not have any actual or potential adverse effects on the ability of adequate firefighting services to be provided.

### **13.8 TRAFFIC**

[105] The submission from J Drake requests an assessment and implementation of measures to maintain safe vehicle access to and from Gresham Street and Huffey Street, particularly at blind corners and driveway entries, to accommodate increased subdivision traffic and to reduce the risk of accidents.

[106] An Integrated Transport Assessment report has been prepared by Abley Consultants to address the actual and potential transportation effects of the proposed development and is attached as Appendix 5 of the revised AEE. The key findings of that report are summarised as follows:

- a. the traffic generation is in the order of one vehicle per three minutes and can be safely and efficiently accommodated
- b. a construction traffic management plan is recommended

- c. the non-compliance with the ODP's minimum legal road frontage and corner splay requirements, are acceptable
- d. subject to a detailed design, any transportation effects are appropriately mitigated
- e. the subdivision can be fully supported from a traffic and transportation perspective.

[107] With those findings in mind, it is considered that the submitters request for an appropriate traffic assessment has been implemented.

[108] Mr Copland's evidence concludes that the proposal will not adversely affect the transport network and recommends some minor changes to the conditions recommended in the S.42A report. These have been incorporated into the proposed conditions attached as **Appendix 4**.

[109] It is also considered that the actual and potential traffic and transportation adverse effects of the proposal will be less than minor.

### **13.9 CUMULATIVE EFFECTS**

[110] The S.42A report states when assessed cumulatively, the proposal would result in adverse effects that extend beyond the immediate site and contribute to a wider pattern of landscape and settlement change. Although I agree, as does Ms Crawford, that there will be changes in landscape as a result of the development, I do not agree that these changes will result in unacceptable adverse cumulative effects. I also have difficulty understanding the officer's assessment of cumulative effects as it does not:

- a. quantify the level of cumulative effects
- b. consider how the timing of the development will affect cumulative effects
- c. acknowledge that cumulative effects will differ depending on the location of the receptor
- d. acknowledge that cumulative effects will reduce over time with the establishment and growth of landscaping.

[111] In my opinion the adverse effects resulting from the development will not be linear and will not cumulate to an inappropriate level. The development will commence with the boundary planting, then the construction of the Stage 1 infrastructure.

[112] However, I expect there will be the normal delays for construction of housing to occur. New housing will be constructed individually, and I expect, over several years, if not longer. By the time the first new dwelling is developed, boundary landscaping will have grown to provide mitigation/screening. Further, the landscaping around the first houses will be well established by the time other houses are constructed.

[113] During this overall construction period, the landscape of the site will gradually change from a paddock to a more natural treed landscape with open spaces, gardens and sensitively designed houses. As such people will not experience a significant cumulative instantaneous effect, but gradual low level cumulative effects over time.

### **13.10 POSITIVE EFFECTS**

[114] While the revised AEE addressed the positive effects of the proposal, it did so in a summary manner. Accordingly, I provide more detailed evidence on the positive effects arising from the development below.

#### **Land Supply**

[115] Maphouse has undertaken a theoretical development capacity analysis of Rural Lifestyle Zoned land in Geraldine. This is attached as **Appendix 7**. That analysis establishes the subdivision potential of sites in the Rural Lifestyle Zone. It indicates that only 36% of land has subdivision potential. However, while there is some theoretical development potential from a lot size perspective, the actual development potential is much less when considering development constraints such as topography, ground conditions, flooding, SNA's and access.

[116] Notwithstanding, by far the biggest constraint to development potential in the Rural Lifestyle Zoned land in Geraldine is that there is very little land available for development. My research of local real estate websites indicates that there are only three sections currently being actively marketed in the Rural Lifestyle Zone surrounding Geraldine, being 83 and 85 Pekapeka Lane and 2B Hislop Street.

[117] I suspect the reason why more land is not available in the Rural 4A zone is two-fold. First, there is some land being used for viable alternative activities which means they are not available for rural living. This includes land used for recreational activities (Grandvue Golf Course) and rural production (Waitui deer farm), a native plant nurseery (78 Trip Street) and orchard (20 Kalaugher Road). However, the biggest issue with the availability of land in the Geraldine Downs is that most landowners are not interested in subdividing their property. Generally, property in the Geraldine Downs contains large high quality houses that offer high amenity and many have expansive views. Property prices reflect this and are generally between \$1-2 million. Accordingly, it appears that those people who can afford this type of property have little incentive to subdivide for financial gain, or are unwilling to compromise their existing level of amenity. Therefore, while there may be theoretical development capacity in the Rural Lifestyle Zone around Geraldine, the fact that there is very little available land indicates a market supply shortage.

[118] The proposed 24 new allotments will increase the current supply of available Rural Lifestyle Zoned allotments in Geraldine from 3 (currently on the market) to 24 (proposed) providing substantial development capacity that is deliverable and available on the market. This will have the positive benefits of increasing the supply of high-quality rural lifestyle properties available in Geraldine and provide purchasers with a greater diversity of options. It will also increase the competitiveness of the land supply market.

[119] There will also be social benefits arising from the provision of additional housing by enabling more people to move or continue to live in Geraldine.

### **General Economic Positive Effects**

[120] The proposal will also result in short term economic benefits from the construction and servicing of the subdivision, along with the construction, landscaping and furnishing of the houses.

[121] Assuming that the proposed subdivision will attract additional people to Geraldine not currently resident in the town, the 24 additional households will also have the economic benefit of increasing the towns population. The increased population will generate the need for more local commercial services (food, beverage etc), along with potentially contributing to the employment economy and business.

### **Amenity, Biodiversity and Recreational Benefits**

[122] The landscape evidence from Ms Crawford establishes that once the landscaping is mature it will improve the amenity of the surrounding area.

[123] I consider there will also likely be positive biodiversity effects from the increased quantum of indigenous vegetation provided by the development. The proposed conditions require the majority of landscape plantings to be species that have been selected from the Geraldine Downs Native Bush Areas Species List or the Indigenous Plants of Talbot Forest List outlined by the Department of Conservation.

[124] As the subdivision will be required to pay \$120,000 in financial contributions for biodiversity enhancement and walk/cycling track improvements, there will also be biodiversity benefits accruing from that enhancement work, along with recreational benefits.

### **Other Positive Effects**

[125] The proposed development will also have the positive benefit of removing more intensive forms of agriculture from the site. While parts of the site will still be grazed, they will be grazed by sheep, rather than deer or cattle. Deer and cattle can cause adverse effects on amenity during certain times of the year when located adjoining residential properties e.g. deer roaring, cattle in winter feed crops.

## **14.0 RELEVANT STATUTORY PLANNING DOCUMENTS**

[126] A detailed assessment of the relevant statutory planning documents is provided in the AEE. I do not intend to repeat that assessment but to focus on the matters in contention.

### **14.1 NATIONAL POLICY STATEMENTS**

[127] The NPS on Highly Productive land is relevant, is addressed in the AEE, but is not in contention.

[128] The NPS for natural hazards is not pertinent given that only one site is potentially affected by inundation which is addressed by a consent notice.

### **14.2 CANTERBURY REGIONAL POLICY STATEMENT (CRPS)**

[129] The CRPS is the operative regional policy statement and is not particularly relevant to the application as the ODP through Plan Change 17 and the PDP has given effect to it.

[130] Notwithstanding, as the submission from R and B Allan raises concern about the density of the development, it is worth reiterating that the application's approach to density has support from Policy 5.3.1 of the CRPS.

[131] Policy 5.3.1 relates to growth of the wider region and states:

*“To provide, as the primary focus for meeting the wider region’s growth needs, sustainable development patterns that:*

*1. ensure that any*

*a. urban growth; and*

*b. limited rural residential development*

*occur in a form that concentrates, or is attached to, existing urban areas and promotes a coordinated pattern of development;...”*

[132] The proposed subdivision aligns with this policy as it is attached to an existing urban area and promotes a coordinated pattern of development.

[133] Overall, I consider the proposal is consistent with the CRPS.

### **14.3 TIMARU OPERATIVE DISTRICT PLAN (ODP)**

[134] The AEE submitted with the revised application contains a detailed assessment of the proposal against the ODP, which is not repeated. However, the exceptions are its provisions in relation to density and landscape, which are matters in contention.

#### **14.3.1 Density**

[135] The ODP provides an objective and three policies in relation to density in the Rural 4A Zone. These are stated in full in italics below:

*Objective 1*

*New residential development in the Geraldine Downs is only provided for in appropriate areas and at appropriate densities.*

*Policy 1.1*

*Residential development in the Geraldine Downs will avoid, remedy or mitigate adverse effects on:*

- *the landscape and amenity values of the area*
- *significant natural areas*
- *roading and other essential infrastructure*
- *the operation of existing activities*
- *walking and cycling tracks.*

*Policy 1.2*

*The quantum and density of new residential development is to be limited in order to control uncoordinated urban sprawl throughout the Geraldine Downs.*

*Policy 1.3*

*A range of residential densities will be provided for in appropriate locations in the Geraldine Downs.*

[136] In terms of how these provisions interrelate with one another, Objective 1 establishes the desired outcome which is that new residential development is only provided for in appropriate areas and at appropriate densities. Policy 1.1 states the criteria of the appropriate areas which Objective 1 is referring to, while Policy 1.3 makes it clear that a range of densities will be provided for at these appropriate locations. Policy 1.2 confirms that quantum and density of new residential development is to be limited to control uncoordinated urban sprawl.

[137] The proposal aligns with Policy 1.1 by avoiding and mitigating adverse effects on:

- a. The landscape and amenity values of the area, as established by Ms Crawford's evidence.
- b. Significant natural areas, as there are none on the site.
- c. Roading and other essential infrastructure, as established by the transport evidence and infrastructure reports.
- d. The operation of existing activities, as there are no existing activities adjoining the site that would be sensitive to the proposed subdivision.
- e. Walking and cycling tracks, as the proposal does not impede any walking and cycling tracks.

[138] Accordingly, it is considered that the subject site is an appropriate area for residential development so far as Policy 1.1 is concerned.

[139] In terms of Policy 1.2, I consider the proposed development is limited to a defined spatial area and does not constitute uncoordinated urban sprawl. The site is located contiguous to the urban area, will connect with infrastructure, has a high quality design and is consistent with the sequential zoning regime provided by the ODP and PDP. Accordingly, it does not constitute uncoordinated urban sprawl but comprehensive integrated development.

[140] The proposal is consistent with Policy 1.3 by providing a range of residential densities with lot sizes ranging from 5,013m<sup>2</sup> to 7,420m<sup>2</sup>. It is also consistent with this policy by being the only development that will provide allotments in this range with the exception of Lots 1 and 2 DP 44478 but noting that those sites have never been subdivided. Therefore, I consider that the proposal aligns with the stated reason for Policy 1.3, which is to provide the property market with a choice of allotment sizes and lifestyles.

[141] The proposed subdivision is also consistent with the methods for Policy 1.2 that states that:

- *“Minimum allotment size rules will define the quantum and density of residential development.*
- *Rules will provide for the contravention of these limits as a discretionary activity”.*

[142] These methods mean that despite the minimum allotment size rules, the Rural 4A zone provides for a merits based assessment of a resource consent application that contravene its rules, with that assessment being guided by Policies 1.1 to 1.3.

[143] With these matters in mind, I consider that the proposal will implement Objective 1.

### **14.3.2 Landscape**

[144] The ODP provides an objective and three policies in relation to landscape values in the Rural 4A Zone. These are stated in full in italics below:

#### *Objective 2*

*The landscape character and amenity values of the Geraldine Downs are retained and, where appropriate, enhanced.*

#### *Policy 2.1*

*All new development is required to be designed so that it avoids or minimises adverse effects on landscape and amenity values and is integrated with the surrounding landscape.*

#### *Policy 2.2*

*All new development will be required to provide landscaping that:*

- *will maintain and/or enhance the unique landscape and visual amenity values of the surrounding area;*
- *will assist in screening and softening the visual effects of the built form where this is considered necessary.*

*Policy 2.3*

*Exterior lighting will be managed so that it does not have a significant adverse effect on the landscape character and amenity values.*

[145] Objective 2 establishes the desired outcome which is that the landscape character and amenity values of the Geraldine Downs is retained and, where appropriate, enhanced. The supporting policies seek to achieve this by ensuring development avoids or minimises adverse effects on landscape and amenity values and by requiring landscaping and managing exterior lighting.

[146] Ms Crawford's evidence confirms that these policies have been achieved through the design of the subdivision, the landscape plan and the suite of conditions. Accordingly, I consider that the proposal achieves Objective 2.

[147] There are no other pertinent provisions of the ODP that are in contention.

[148] With the above matters mind, I consider that the proposal is generally consistent with the objectives and policies of the ODP, it certainly could not be said to be contrary to them.

#### **14.4 PROPOSED TIMARU DISTRICT PLAN (PDP)**

[149] The revised AEE contains a detailed assessment of the proposal against the PDP. Again, I do not intend to repeat that assessment but focus on the provisions that are in contention. However, it should be note that the AEE's assessed the notified version of the PDP and that the following assessment is on the decisions version of the PDP. Generally, the different versions of the PDP are very similar.

[150] From the outset it is worth mentioning that the way in which the PDP addresses the Geraldine Downs differs slightly to the ODP. The ODP provides a bespoke zoning regime specific to the Geraldine Downs, whereas the PDP does not address it specifically, but rather deals with it through a combination of district wide visual amenity, subdivision and zone provisions. The exception to this is with regards to allotment sizes, where the PDP contains specific standards and overlays identifying a 10 ha, a 2 ha and 5,000m<sup>2</sup> minimum lot size area that replicates the ODP minimum allotment size regime.

[151] The site is located in the PDP’s 10 ha minimum allotment size area. The proposal’s non-compliance with the 10 ha minimum allotment size standard represents the key matter in contention with regards to PDP. Consequently, it raises the question as to whether the proposed allotment sizes are acceptable when judged against the PDP’s:

- a. Rural Lifestyle Zone provisions
- b. Subdivision provisions
- c. Visual Amenity Landscape provisions
- d. Strategic Directions and Urban Form chapters
- e. Development Areas Chapters.

[152] These matters are addressed in turn below.

**Rural Lifestyle Zone**

[153] The Rural Lifestyle Zone’s objectives and policies are stated below:

Objectives	
<b>RLZ-O1</b>	<b>Purpose of the Rural Lifestyle Zone</b>
The Rural Lifestyle Zone provides for areas adjoining Timaru, Temuka, Geraldine and Pleasant Point used predominantly for a residential lifestyle within a rural environment on lots smaller than those of the General Rural Zone, while enabling compatible primary production to occur.	
<b>RLZ-O2</b>	<b>Character and qualities of the Rural Lifestyle Zone</b>
The character and qualities of the Rural Lifestyle Zone comprise: <ol style="list-style-type: none"> <li>1. natural character and openness; and</li> <li>2. residential buildings, trees and landscaping that integrate with the natural and rural character of the area; and</li> <li>3. a high level of amenity, outlook, access to sunlight and environmental quality; <del>and</del> <u>and</u></li> <li>4. a pastoral landscape and the presence of compatible primary production; <del>and</del></li> <li>5. <u>a coordinated pattern of development at a density that is capable of efficiently connecting to sewer and water infrastructure.</u><sup>1</sup></li> </ol>	
<b>RLZ-O5</b>	<b>Integrated Development</b>
Rural lifestyle development is integrated with the environment and appropriate infrastructure.	
<b>RLZ-P1</b>	<b>Residential activities</b>
Enable residential activities, including minor residential units and supported residential care <b>activities</b> <sup>4</sup> where: <ol style="list-style-type: none"> <li>1. they maintain the character and qualities of the <u>Zone</u>; and</li> <li>2. are connected to a reticulated drinking water supply; and</li> <li>3. any minor residential unit is subordinate to the principal residential unit; and</li> <li>4. any supported residential care <u>activity</u> is ancillary to the use of the residential unit; and</li> <li>5. they can comply with the New Zealand Fire Service Firefighting Water Supplies Code of Practice.</li> </ol>	

The character and qualities of the Rural Lifestyle Zone are maintained by:

1. ensuring the scale and setback of buildings and structures provides for an open character and access to sunlight; and
2. ensuring trees do not cause overshadowing; and
3. requiring trees that will contribute to rural and natural character; and
4. ensuring road boundary treatments and allotment sizes maintain an open character; and
5. ensuring activities are compatible with residential amenity values and do not adversely affect the character and qualities of the Zone.

[154] The proposal can integrate with sewer and water infrastructure efficiently, including connecting to a reticulated drinking water supply and can also comply with the Fire Service Firefighting Water Supplies Code of Practice. Therefore, the key issues with respect to the above provisions are whether the proposal will maintain the character and qualities of the rural lifestyle zone and whether the activity is compatible with residential amenity values.

[155] In my opinion, the proposal aligns with the stated character and qualities characteristics expressed in Policy RLZ-P3 by:

- a. including conditions that will limit the scale of buildings
- b. ensuring ample space between building platforms to provide access to sun and to help retain open character
- c. requiring trees that will help provide a rural and natural character
- d. consulting neighbours about boundary plants to ensure trees do not cause overshadowing
- e. ensuring boundary treatments are open and have a rural character.

[156] Ms Crawford's evidence comes to a similar conclusion and notes landscape effects will reduce once the landscaping is established.

[157] As such, the only substantive matters in contention are whether:

- a. the reduced size of the lots achieves the anticipated open space character
- b. the proposal will deliver a pastoral landscape and the presence of primary production.

[158] In my opinion, while the proposal will provide open space around buildings, the proposed allotments are much smaller than what is anticipated in the Rural Lifestyle Zone. This is also acknowledged in Ms Crawford's evidence.

[159] The smaller size of the allotments also has the effect of limiting the potential of the allotments to provide for primary production. However, while most of the lots are unlikely to provide for primary production, Lots 1 (4.3 ha) will still be grazed, while it is likely that some form of primary production activities will still occur on Lot 2 (0.7 ha), Lot 11 (1.3 ha), Lot 19 (0.7 ha), Lot 100 (0.84) ha and Lot 101 (0.9ha). Consequently, I think it is reasonably certain that primary production will occur on at least some of these lots and therefore the area will retain a 'presence of primary production' as required by Objective RLZ-O2.

[160] It is worth noting that the purpose of the Rural Lifestyle Zone as articulated by RLZ-O1 is not focused on primary production, but is an area predominantly for a residential lifestyle within a rural environment on lots smaller than those of the General Rural Zone, while enabling compatible primary production to occur. Primary production is therefore enabled but not the focus or sole purpose of the zone.

[161] In summary, while the proposal may not fully align with the anticipated open space character of the Rural Lifestyle Zone, open space character is not the only important anticipated character attribute of the zone. My evidence confirms that the proposal is consistent with the other anticipated character attributes of the Rural Lifestyle Zone. Ms Crawford's evidence came to a similar conclusion.

[162] At this point, it is useful to reiterate that the proposal was not designed to comply with the PDP's 10 ha allotment size but rather the 5,000m<sup>2</sup> minimum allotment size provided by the PDP for Lots 1 and 2 DP 444786 and for sites that are capable of infrastructure connections. The site is similar attributes to Lots 1 and 2 DP 444786 in that it is located close to town and can connect with infrastructure. Accordingly, while the proposal does not achieve the PDP's minimum lot size, that was never the intention. The intention was to ensure the proposal aligns with the zoning frameworks of the PDP that provides for more consolidated rural residential opportunities close to town and where infrastructure connections are available capable.

[163] Overall, it is considered that the proposal is consistent with most of the objectives of the Rural Lifestyle Zone particularly those objectives that seek to integrate residential building, trees and landscaping with the natural environment, provide a high level of amenity, and coordinated pattern of development which is capable of efficiently integrating with infrastructure and the environment.

### **Subdivision Chapter**

[164] The relevant policies of the subdivision chapter are set out below:

<b>SUB-P1</b>	<b>Subdivision</b>
Require subdivision design to accord with the purpose, character and qualities of the applicable zone.	
<b>SUB-P2</b>	<b>Subdivision of land within sensitive environments</b>
Only allow subdivision containing identified sensitive environments that will: <ol style="list-style-type: none"> <li>1. not compromise the identified natural and cultural values; and</li> <li>2. protect people and property from the identified <u>natural</u> hazards and risks; and</li> <li>3. achieve <u>the</u> objectives and policies of the relevant chapter(s) in Part 2 – District-Wide Matters.</li> </ol>	
<b>SUB-P4</b>	<b>Quality of the environment and amenity</b>
Require subdivision to maintain and enhance amenity values and the quality of the environment by ensuring subdivision design: <ol style="list-style-type: none"> <li>1. responds positively to <del>the associational</del>,<sup>23</sup> natural and physical features <u>and their associative values</u><sup>24</sup> such as underlying landscape, topography and established trees and vegetation that provide amenity, contribute to local character and sense of place; and</li> <li>2. aligns streets to focus on significant views or landmarks; and</li> <li>3. provide street trees and landscaping; and</li> <li>4. avoids, remedies or mitigates adverse effects on the water quality, soil resources and important ecosystems.</li> </ol>	
<b>SUB-P14</b>	<b>Rural allotments</b>
Avoid subdivision that creates allotments that are less than the required minimum allotment size within the General Rural Zone and Rural Lifestyle Zone unless: <ol style="list-style-type: none"> <li>1. the subdivided allotments are solely for the purpose of network utilities, esplanade reserves or <u>esplanade</u> strips, roads, walkways, cycleways or access; or</li> <li>2. the non-compliance is minor and the subdivision maintains the <u>residential unit dwelling</u> density anticipated for the zone; <u>and or</u><sup>40</sup></li> <li>3. the subdivision is necessary for natural hazard mitigation <u>works</u>; or</li> <li>4. the subdivision is necessary to protect the values of sensitive environments.</li> </ol>	
<b>SUB-P15</b>	<b>Rural Lifestyle Zone</b>
Require subdivision in the Rural Lifestyle Zone to: <ol style="list-style-type: none"> <li>1. maintain the character and qualities of the Rural Lifestyle Zone; and</li> <li>2. connect to the <u>Council</u> reticulated drinking water network; and</li> <li>3. require connection to the <u>Council</u> reticulated wastewater networks where available, or if not available, provide a suitable site area for on-site disposal; and</li> <li>4. maintain larger allotment sizes in the <u>Geraldine</u> Downs to protect its landscape character and amenity values; <u>and</u></li> <li>5. <u>provide opportunities for smaller allotment sizes within the Raukapuka North Specific Control Area to reflect the existing character and amenity.</u><sup>41</sup></li> </ol>	

[165] The proposal aligns with the above provisions by:

- a. responding positively to the natural and physical features of the site
- b. connecting with reticulated services
- c. maintaining most of the character and qualities of the Rural Lifestyle Zone
- d. minimising impacts on water quality and soil resources.

[166] The proposal does not align with the Policy SUB-P14 that seeks to avoid allotments less than the required minimum allotment size and Policy SUB-P15 to maintain larger allotments on the Geraldine Downs.

[167] SUB-O3 is on the only objective that seems to relate to lot size and only refers to the need to maintain a contrast between the urban and rural lifestyle zone. There is no mention elsewhere in the plan as why this contrast is so significant as to justify a non-complying activity status. As stated above, I consider that a defined urban/rural lifestyle zone edge is not ideal from a landscape or land use perspective. Accordingly, and as the site is located contiguous to the urban boundary and will maintain landscape and amenity values, I consider that it justifies a departure from Policies SUB-14 and SUB15.

**Natural Features and Landscapes**

[168] I now turn to whether the proposal aligns with the PDP’s natural features and landscapes chapter.

[169] The relevant policy in the Natural Features and Landscape Chapter is Policy NFL-P3, which states:

NFL-P3	Maintaining and enhancing Visual Amenity Landscapes
	<p>Only allow subdivision, use and development within <u>VALs</u> <del>visual amenity landscapes</del>, that is not provided for<sup>5</sup> in NFL-P2, where it can be demonstrated<sup>6</sup>:</p> <ol style="list-style-type: none"> <li>1. how the identified values and characteristics of the <u>VALs</u> <del>visual amenity landscapes</del> described in SCHED10 — Schedule of visual amenity landscapes will be maintained or enhanced; and</li> <li>2. <del>that the capacity of the landscape has the capacity</del> to absorb <u>the</u> change; and</li> <li>3. that the proposal can be visually integrated into the landscape and will not break the skyline or ridgelines; <u>or</u></li> <li><del>4. for Regionally Significant Infrastructure, that adverse effects are managed in accordance with EI- P2 Managing adverse effects of Regionally Significant Infrastructure and other infrastructure, or for the National Grid, EI-PX5 Managing adverse effects of the National Grid</del><sup>7,8</sup></li> </ol> <p>while taking into account:</p> <ol style="list-style-type: none"> <li>4. the scale of modification to the landscape; and</li> <li>5. any potential cumulative effects; and</li> <li>6. the measures proposed to mitigate the effects on the values and characteristics, including the location, design, scale and finish of any buildings or structures or earthworks, and landscaping; <del>and</del></li> </ol>

[170] Ms Crawford’s evidence assesses the proposal against this policy and find that it is generally consistent with it

[171] Accordingly, I considered that the proposal aligns with NFL-P3.

**Strategic Directions**

[172] The strategic directions chapter of the PDP is relevant to the application.

[173] Objective SD-O1.2 relates to residential development and states:

2. Limited rural lifestyle development opportunities are provided where they:
  - a. concentrate and are attached to existing urban areas; and
  - b. achieve a coordinated pattern of development; and
  - c. ~~avoid significant reverse sensitivity effects on existing and permitted rural activities do not limit or preclude the operation or establishment of rural production activities;~~<sup>8</sup> and
  - d. recognises<sup>9</sup> the productive capabilities of the soils and location;<sup>10</sup> and
  - e. are capable of efficiently connecting to ~~reticulated~~<sup>11</sup> sewer and water infrastructure; ~~and~~ and

[174] The proposal aligns with this policy as it:

- a. Concentrates rural lifestyle development at the highest density for rural lifestyle development anticipated by the PDP in a location which is attached to an urban area.
- b. Achieves a coordinated pattern of development, by providing a sensible transition from a General Residential Zone to the Rural Lifestyle Zone and General Rural Zone, while also integrating with infrastructure.
- c. Does not preclude the operation of primary production.
- d. It recognises that the productive capacity of the soil at this location is limited, with the exception of the very minor amounts of versatile soils on the site, most of which will continue to be grazed.
- e. Is capable of efficiently connecting with sewer and water infrastructure.

[175] The Settlement Pattern Objective URD-O1 of the Urban Form Chapter is also relevant and states:

Objective	
UFD-O1	Settlement #patterns
<p>A consolidated and integrated settlement pattern that:</p> <ol style="list-style-type: none"> <li>1. efficiently accommodates future growth and capacity for commercial <u>activities</u>, industrial <u>activities</u>, community <u>activities</u>, educational <u>activities</u> <u>facilities</u> and residential activities, primarily within the urban areas of the Timaru township, <u>future development areas</u> <sup>2</sup>and the existing townships of Temuka, Geraldine, and Pleasant Point; <u>and</u></li> <li>2. is integrated <u>and</u> <u>coordinated</u> with, <u>and</u> <u>ensures</u> the efficient use of infrastructure; <sup>3</sup><u>and</u></li> <li>3. <del>reduces</del> <u>minimises</u> <sup>4</sup> <sup>5</sup> adverse effects on the environment, including energy consumption, carbon emissions and water use; <u>and</u></li> <li>4. protects drinking water supplies from the adverse effects of subdivision, use and development; <u>and</u></li> <li>5. is well designed, of a good quality, <del>recognises existing character and amenity</del> <u>provides housing and business choice</u>, is consistent with the character and amenity anticipated by the District Plan <sup>6</sup> and is <del>attractive and functional to</del> <u>for</u> residents, business and visitors; <u>and</u></li> <li>6. avoids <del>significant inappropriate adverse effects on</del> <sup>7</sup> areas with important natural, cultural and character values; <u>and</u></li> <li>7. minimises the loss of <del>versatile soils</del> <u>highly productive land</u>; <sup>8</sup> <sup>9</sup> <u>and</u></li> <li>8. <del>where appropriate</del>, enables papakāika, to occur <u>on Māori land on ancestral lands</u>; <sup>10</sup> <u>and</u></li> <li>9. avoids locating new growth in areas where the impacts from natural hazards are unacceptable or which would require additional <u>significant</u> <sup>11</sup> <u>natural hazard mitigation works</u>; <del>and</del> <u>and</u></li> <li>10. controls the location of activities, primarily by zoning, to <del>minimise</del> <u>manage</u> <sup>12</sup> conflicts between incompatible activities, <u>including reverse sensitivity effects</u> <sup>13</sup> and avoid these where there may be significant adverse effects; <u>and</u></li> <li>11. <u>improves accessibility and connectivity for people through services and transport, including walking and cycling routes</u>; <sup>14</sup> <u>and</u></li> <li>12. <u>avoids unanticipated urban development outside of the Future Development Area Overlay or out of sequence development, unless it provides significant development capacity and contributes to a well-functioning urban environment</u>; <sup>15</sup> <u>and</u></li> <li>13. <u>manages adverse effects of urban development on the stormwater network</u>. <sup>16</sup></li> </ol>	

[176] The proposal is consistent with this objective by:

- a. Efficiently accommodating rural lifestyle growth in an area which is accessible to the Geraldine Town Centre and in a location that can integrate with infrastructure.
- b. Minimising adverse effects on the environment, including energy consumption and carbon emissions.
- c. Not affecting drinking water supplies.
- d. Being well designed, good quality and largely consistent with the PDP's anticipated character for the area.
- e. Not creating reverse sensitivity effects.
- f. Ensuring good connectivity by being located within walking distance of the Geraldine Town Centre.
- g. While not being characterised as urban development, provides significant development capacity (700% more than what is currently available) that is consistent with a well-functioning urban environment by being located close to services and facilities.
- h. Appropriately managing adverse effects on the stormwater network.

[177] Accordingly, it is considered that the proposal is in general alignment with the strategic directions and urban form chapters.

### **Conclusion - PDP**

[178] While the proposal does not comply with the PDP's minimum lot size provisions, I consider that it aligns with most of its other relevant provisions.

### **14.5 PLAN WEIGHTING**

[179] Given that the PDP is a relevant consideration under Section 104(1)(b)(vi) RMA, I now consider what weight should be afforded to it compared with the ODP.

[180] As stated above, decisions on the PDP were released in March 2026, but it remains subject to appeals, with the appeal period ending on 6 May 2026. The PDP has therefore advanced to the last stage in the plan making process. However, as the PDP is subject to appeal, it is unclear at this stage whether any of its provisions relevant to the proposed development will be appealed. It is worth noting that the key policies, rules and standards regarding minimum allotment size were subject to submissions, which increases the likelihood that they will be appealed. As the provisions are still being contested, their exact end state is uncertain at this stage.

[181] While the appeal period for the PDP ends on 6 May 2026, I expect it will be sometime after that the Council will have time to review the appeals to ascertain their scope. Once they have carried out that exercise, they will know for certain what provisions (if any) are contested by an appeal and what can be considered operative.

[182] While the PDP minimum allotment size provisions have been exposed to testing through the submission process and independent decision making through the Council appointed hearings panel, I understand the evidence presented was limited and therefore the extent to which these provisions have been tested is subsequently limited. This therefore in my view, limits the weight that can be given to these provisions.

[183] There is also a circumstance of injustice that is relevant to consider. The application was lodged on 7 July 2023 not long after the PDP was notified 22 September 2022. At that stage little weight could be afforded to the PDP given it was at the start of the plan making process. After a long period of delay from Council not progressing the application for any good reason, the Council subsequently deferred the application under Section 92 RMA pending the stormwater consent.

[184] Although it is within the Council's statutory rights to defer the application, the only reason the applicant did not contest the deferral was the cost of an appeal. In my view the deferral of the application pending the receipt of the stormwater consent was not necessary to determine the application. The stormwater consent has not fundamentally changed the application and is normally obtained after the subdivision consent, given the high cost of obtaining the stormwater consent when there is no certainty as to whether the subdivision consent would be granted or not.

[185] The requirement to obtain the stormwater consent caused a substantial delay in the application that was not resolved until 30 November 2025. That delay compounded the earlier delay of Council not progressing the application. Consequently, the applicant now finds themselves in a situation where the PDP has almost completed the plan making process during this period of delay. As such the PDP can be afforded much more weight, therefore disadvantaging the applicant, despite the fact the delays was not their fault. Rather, the situation has only arisen due to the Council delays in processing application.

[186] In summary, I considered that more weight should be given to the provisions of the ODP over the PDP at this stage given that:

- a. the key provisions of the PDP are potentially still subject to appeal
- b. the key provisions have not been exposed to rigorous testing
- c. there are circumstances of injustice

## **15.0 OTHER RELEVANT MATTERS**

[187] In my opinion the proposal will not set an undesirable precedent or negatively affect plan integrity as:

- a. The activity status of the application is discretionary and therefore the proposal is provided for.
- b. The site has unique or distinguishing characteristics including:
  - i. its proximity to the Geraldine Town Centre
  - ii. its ability to connect with infrastructure
  - iii. its modest effects on natural values
  - iv. it does not contain areas of other natural or cultural significance

## **16.0 SUBMISSIONS**

[188] I have addressed the matters raised in submissions throughout my evidence. The only matters not already addressed includes:

- a. The matter raised by the Gibson Family Trust submission. That submission:
- i. discusses the merits of their own site on Pye Road/Davies Street for rural residential development
  - ii. suggests that real estate agents state there is limited demand for 5,000m<sup>2</sup> sections in Geraline
  - iii. requests the Council delay any development until the already zoned land is developed
  - iv. requests that 2 ha development is allowed.

[189] We wish it to make it clear that we also act for the Gibson Family Trust and are therefore conflicted in providing evidence to the Commissioner on that matter. The matter is however addressed by Mr Odey's evidence.

## **17.0 S.42A REPORT**

[190] I agree with the general conclusion of the S.42A report that the application should be granted. Generally, I have addressed any points of disagreement between the S.42A report and my evidence above.

[191] I have recommended several changes to the conditions recommended in the S.42A report. These are indicated as track changes in **Appendix 4**. I have also included a brief note explaining the reason for the amendment or referring to the applicant's evidence that have requested the change. I am happy to conference with the reporting planner to prepare an agreed set of conditions.

[192] The only other matter that I would like to address in the S.42A report is the proposed condition requiring a 4% open space and reserves contribution. That contribution is a requirement of the PDP. However, considering that the application was lodged before this rule had legal effect and considering that the Council delayed the processing of the application, I do not think it is fair or reasonable to apply that contribution.

[193] I also consider that the financial contributions under the ODP are specifically targeted to actual open space projects serving the Geraldine Downs and therefore there is a direct connection between the new dwellings proposed, the demand they will create for the open space and reserves services and the quantum of the contribution. The specificity of the ODP open space financial contributions contrasts to the 4% open space financial contribution required by the PDP that is more generic and not specifically targeted at the open space and reserves projects that will serve this site.

## **18.0 SECTION 106 AND 106A RMA**

[194] Section 106 and 106A RMA enable a consent authority to respectively refuse to grant a subdivision or land use consent, or grant consent subject to conditions, if it considers that—

- a. there is a significant risk from natural hazards; or
- b. in the case of a subdivision, sufficient provision has not been made for legal and physical access to each allotment.

[195] The site is not identified as being subject to natural hazards under the ODP. However, parts of the site (mainly the central gully) are identified as being in a flood assessment area in the PDP. As the central gully is part of the stormwater conveyance network and as most building platforms are located clear of the flood hazard assessment area, the potential for the subdivision to be affected by natural hazards is very unlikely.

[196] The only lot with a house close to the flood hazard assessment area is Lot 25. However, the flood depression is very shallow at this location and can be addressed during construction. A consent notice condition is proposed to ensure any potential impact on buildings on that site are mitigated.

[197] The proposed northern stormwater detention basin is also located in a flood hazard assessment area. As the construction of the basin will recontour this part of the site, it will have the effect of further reducing overland flows in this small catchment, which is considered a positive effect.

[198] Overall, the proposal is unlikely to experience adverse effects from natural hazards or exacerbate the effects of natural hazards on other properties.

[199] All sites will have legal access via the proposed new road.

## **19.0 PART 2 RMA**

[200] In my opinion it is not necessary to resort to consideration of Part 2 RMA matters as there is no illegality, uncertainty or incompleteness in the district plans and the district plans generally give effect to the superior national and regional planning documents. The revised AEE finds that the proposal is in general accordance Part 2.

## **20.0 SUFFICIENCY OF THE INFORMATION**

[201] Along with the proposed subdivision plan, the information submitted with the application includes a detailed assessment of effects on the environment and an assessment of the proposal against the relevant statutory planning documents. The application also includes a landscape assessment, a landscape plan, infrastructure capacity assessment, stormwater consent, transport assessment, engineering design, flooding impact assessment, listed land use register statement and record of consultation with Iwi and Council staff.

[202] With this information in mind and the evidence from the applicant's team, I consider that there is sufficient information to determine the application.

## **21.0 CONCLUSION**

[203] In terms of the relevant matters under Section 104 RMA, my evidence found that:

- a. The proposal's actual and potential effects on environment will range from minor, to less than minor, to positive.
- b. The proposal is consistent with the key provision of the CRPS.
- c. While the proposal does not comply with the ODP and PDP's expected minimum allotment size, it generally aligns with most of its other provisions.
- d. There is sufficient information to determine the application.
- e. Part 2 RMA is generally not relevant to this application.

[204] My evidence also found that the proposal was also acceptable in terms of section 106 and 106A RMA.

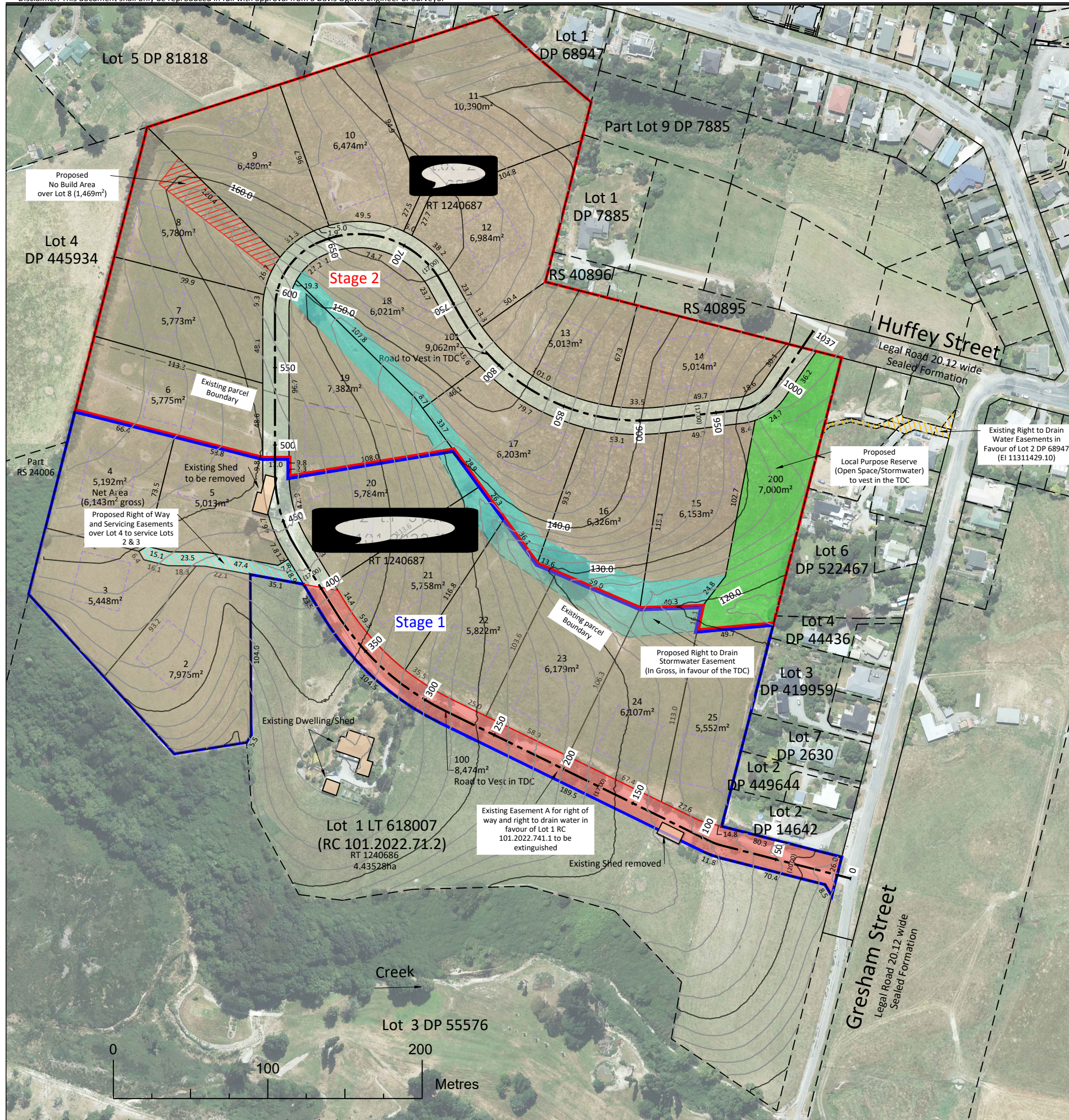
[205] With these matters in mind, I conclude that it is appropriate to grant consent to the proposal subject to the conditions in **Appendix 4**.

**Timaru the 7 April 2026**



**Mark William Geddes**

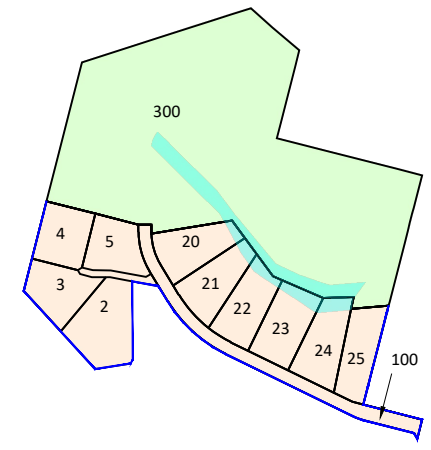
**APPENDIX 1 – PROPOSED SUBDIVISION PLAN (LATEST VERSION)**



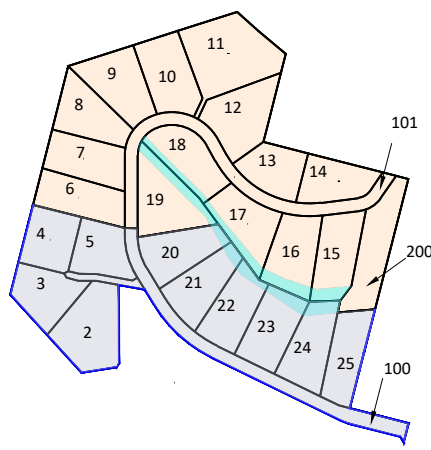
**Staging Diagram Key**

- Current Stage Lots
- Previous Stage Lots
- Balance Lot
- Stormwater Easement (in Gross)

**Stage 1**  
 - Lots 2 - 5, 20 - 25 & Lot 100  
 - Balance Lot 300 (105,831m<sup>2</sup>)



**Stage 2**  
 - Lots 6 - 19, Lot 101, & Lot 200



Issue	Date	Reason	Approved
A	06/25	FOR DISCUSSION	GPM
B	07/25	FOR CONSENT	GPM
C	09/25	FOR CONSENT	GPM
D	11/25	RFI RESPONSE	GPM
G	03/26	FOR CONSENT	GPM

**Notes:**

Owners: Yedo Investments Limited

Address: 44 Gresham Street, Geraldine  
 Appellation(s): Lot 2 DP 68947 & Lot 2 LT 618007 (RC 101.2022.71.2)  
 RT Reference(s): 1240687 (upon deposit of LT 618007)  
 Total Area: 17.4103 ha

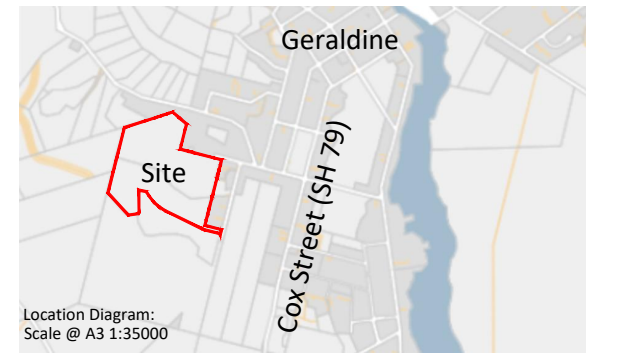
Applicant: Yedo Investments Limited

- All dimensions in metres unless shown otherwise;
- This plan is in terms of NZGD2000 Timaru Circuit & New Zealand Vertical Datum 2016;
- Existing boundaries adopted from LINZ online database;
- Aerial Photography: Sourced from LINZ Database under Creative Commons Attribution 4.0 International;
- Contours sourced from Milward Finlay Lobb Topographic Survey (2022)
- Major contours shown at 10m intervals;
- Minor contours shown at 2m intervals;
- For location of proposed and existing services refer to engineering plans
- This plan has been prepared for the sole purpose of obtaining subdivision consent pursuant to Section 88 of the Resource Management Act 1991;
- Use of this plan for other purposes or its reproduction in part or full is not permitted without the prior consent of Davis Ogilvie (Aoraki) Ltd;
- A full assessment of easements will be undertaken prior to final survey and subsequent to proposed servicing and engineering requirements being confirmed;
- All dimensions and areas are subject to final legal survey;
- This plan is to be read in conjunction with the draft title plan for LT 618007

- Key:**
- Proposed Residential Allotment
  - Proposed Balance Allotment
  - Proposed Local Purpose Reserve (to vest in the TDC)
  - Proposed Legal Road
  - Proposed Right of Way and Servicing Easement
  - Proposed Easement (Right to Drain Stormwater)
  - Existing Appurtenant Easement (Right to Drain Water)
  - Proposed No Build Area
  - Indicative Building Platform (32m x 32m)
  - Existing Easement to be Extinguished

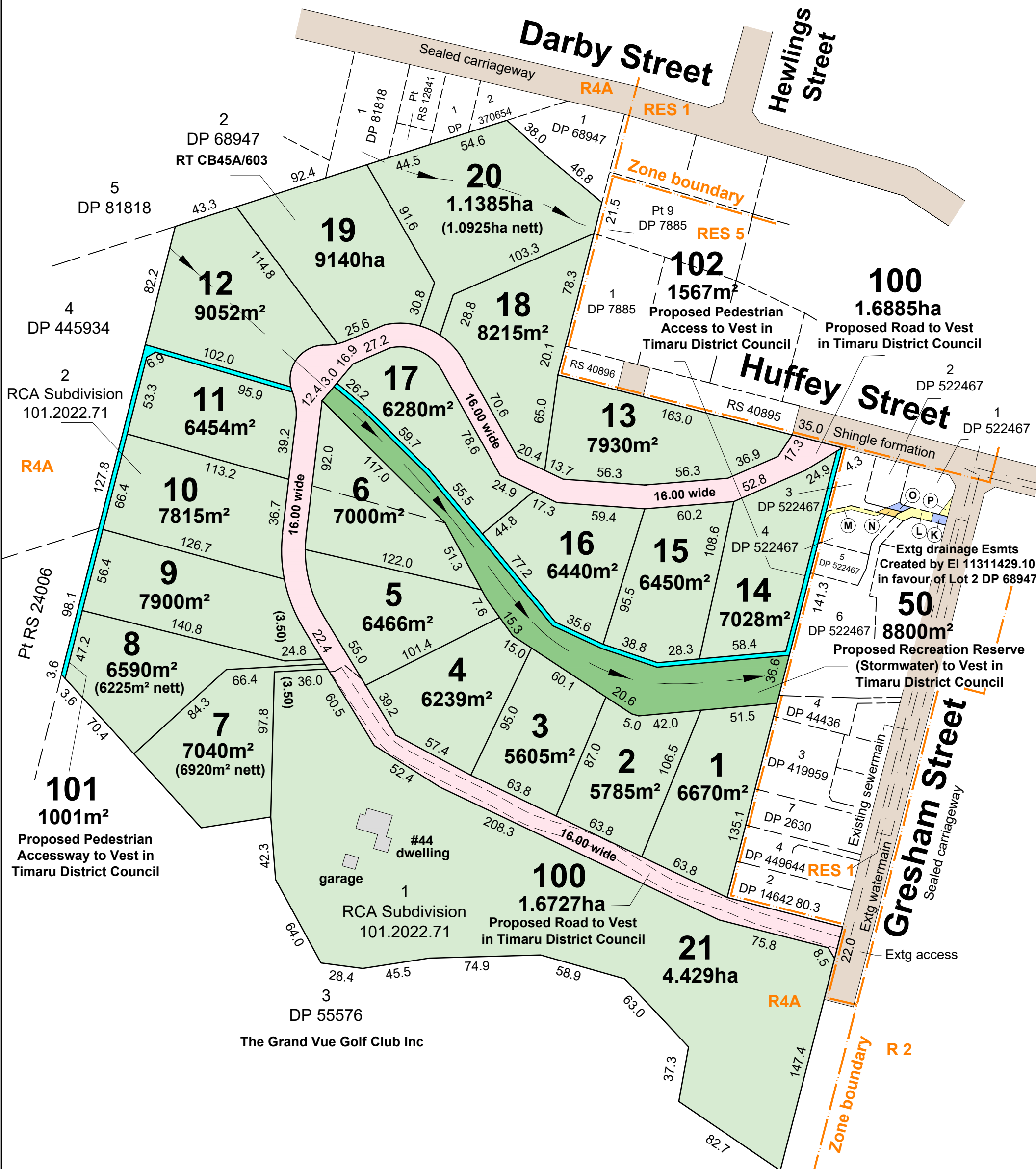
The site is subject to a number of Operative and Proposed Timaru District Plan Overlays (either fully contained or in part). Refer to Timaru District Council website and GIS maps for full details and location of overlays:

- Operative Plan:**
- Rural 4A Zone
  - Rural Lifestyle Sub Zone
- Proposed Plan:**
- Rural Lifestyle Zone
  - Flood Assessment Area
  - Light Sensitive Area
  - Visual Amenity Landscape
  - Esplanade Provision / Public Access Provision
  - Specific Control Areas (10Ha Lot Size, Geraldine Downs Walking & Cycle Tracks)



**FOR CONSENT**

**APPENDIX 2 – SUBDIVISION PLAN (PUBLICLY NOTIFIED VERSION)**



**PRELIMINARY PLAN ONLY**  
 Area and Dimensions Approximate  
 and subject to final survey

This plan has been prepared for the sole purposes of obtaining subdivisional consent pursuant to Section 88 of the Resource Management Act 1991. Use of this plan for other purposes or its reproduction in part or in full is not permitted without the prior consent of Milward Finlay Lobb Ltd.

VALUATION REF: 24660/295.01  
 GERALDINE  
 TIMARU DISTRICT

SCALE : 1: 2,500 @ A3	Date : May 2023
Applicant: Yedo Investments Ltd C/- Damon Odey Parr & Co, P O Box 157 TIMARU 7940	Surveyed ASR Drawn VCJ/LCW Amended 25.05.2023 Amended

Resource Consent Application  
 Proposed Subdivision of Lot 2 DP 68947 &  
 Lots 1 & 2 RCA Subdivision 101.2022.71

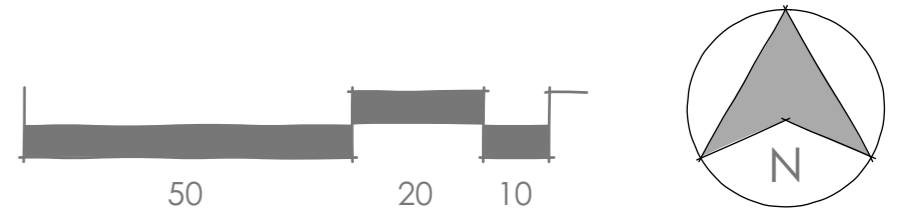
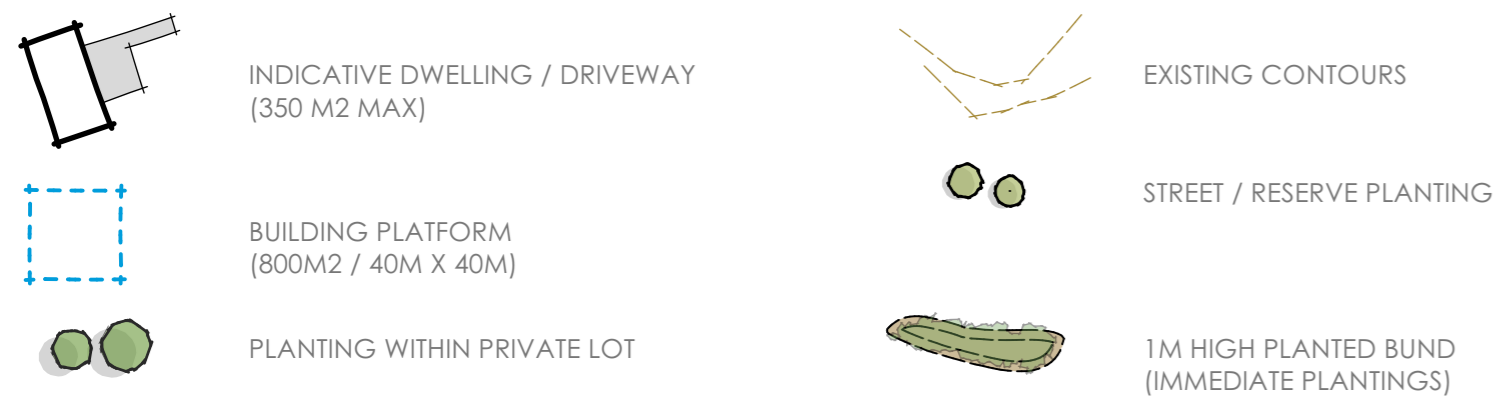


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 www.mfll.co.nz

Client/Job No.  
295561/06  
Sheet 1 of 2

## APPENDIX 3 – LANDSCAPE PLAN

**KEY**



ALL LOTS TO PROVIDE MAX 1M HIGH PLANTED BUND (IMMEDIATE PLANTINGS) ALONG BOUNDARY WHERE THERE IS OUTLOOK INTO NEIGHBOURING LOTS TO ACHIEVE PRIVACY. BUND TO BE FORMED FROM EXCAVATED MATERIAL FROM BUILDING PAD. TWO LARGE TREES ARE ALSO TO BE PLANTED BETWEEN LOTS

PLANTING ALONG THE NORTHERN BOUNDARY TO PROVIDE SUFFICIENT SCREENING TO LOTS 9 -12 FROM EXISTING PROPERTIES SOUTHERN OUTLOOK (SUBJECT TO CONSULTATION WITH NEIGHBOURING LOTS)

ATTENUATION SWALE REFER TO SURVEY PLANS

EXISTING PLANTING ALONG WESTERN BOUNDARY TO REMAIN (INDICATIVE)

REFER TO TYPICAL ROAD CORRIDOR PLAN AND ELEVATION

6M X 6M VISIBILTIIY SPLAY TO BE VESTED AS ROAD RESERVE WITH COUNCIL

1.7M WIDE X 2.1M HIGH FEATURE ENTRY SIGN WITH SUPPORTING PLANTING  
NOTE : SIGNAGE NOT TO BE IN ROAD RESERVE TO BE AGREED WITH COUNCIL. SIGNAGE IS NOT BE WITHIN THE 6M X 6M VISIBILITY SPLAY & SURROUNDING PLANTING NOT BE LESS THEN 600MM HEIGHT

ATTENUATION SWALE REFER TO SURVEY PLANS

SIGNIFICANT BOUNDARY PLANTING AROUND RESERVE BOUNDARY INCLUDING PLANTED 1M HIGH BUND WITH LARGER NATIVE TREES THROUGHOUT (SUBJECT TO CONSULTATION WITH NEIGHBOURING LOTS)

EXISTING PROPERTIES ALONG GRESHAM STREET

1.7M WIDE X 2.1M HIGH FEATURE ENTRY SIGN WITH SUPPORTING PLANTING  
NOTE : SIGNAGE NOT TO BE IN ROAD RESERVE TO BE AGREED WITH COUNCIL. SIGNAGE IS NOT BE WITHIN THE 6M X 6M VISIBILITY SPLAY & SURROUNDING PLANTING NOT BE LESS THEN 600MM HEIGHT

6M X 6M VISIBILTIIY SPLAY TO BE VESTED AS ROAD RESERVE WITH COUNCIL

ATTENUATION SWALE REFER TO SURVEY PLANS

EXISTING TREES (INDICATIVE)

LOT 1 NOT PART OF APPLICATION

EXISTING DWELLING & DRIVEWAY

SIGNIFICANT BOUNDARY PLANTING ALONG THE EASEMENT BOUNDARY

**GENERAL NOTES:**

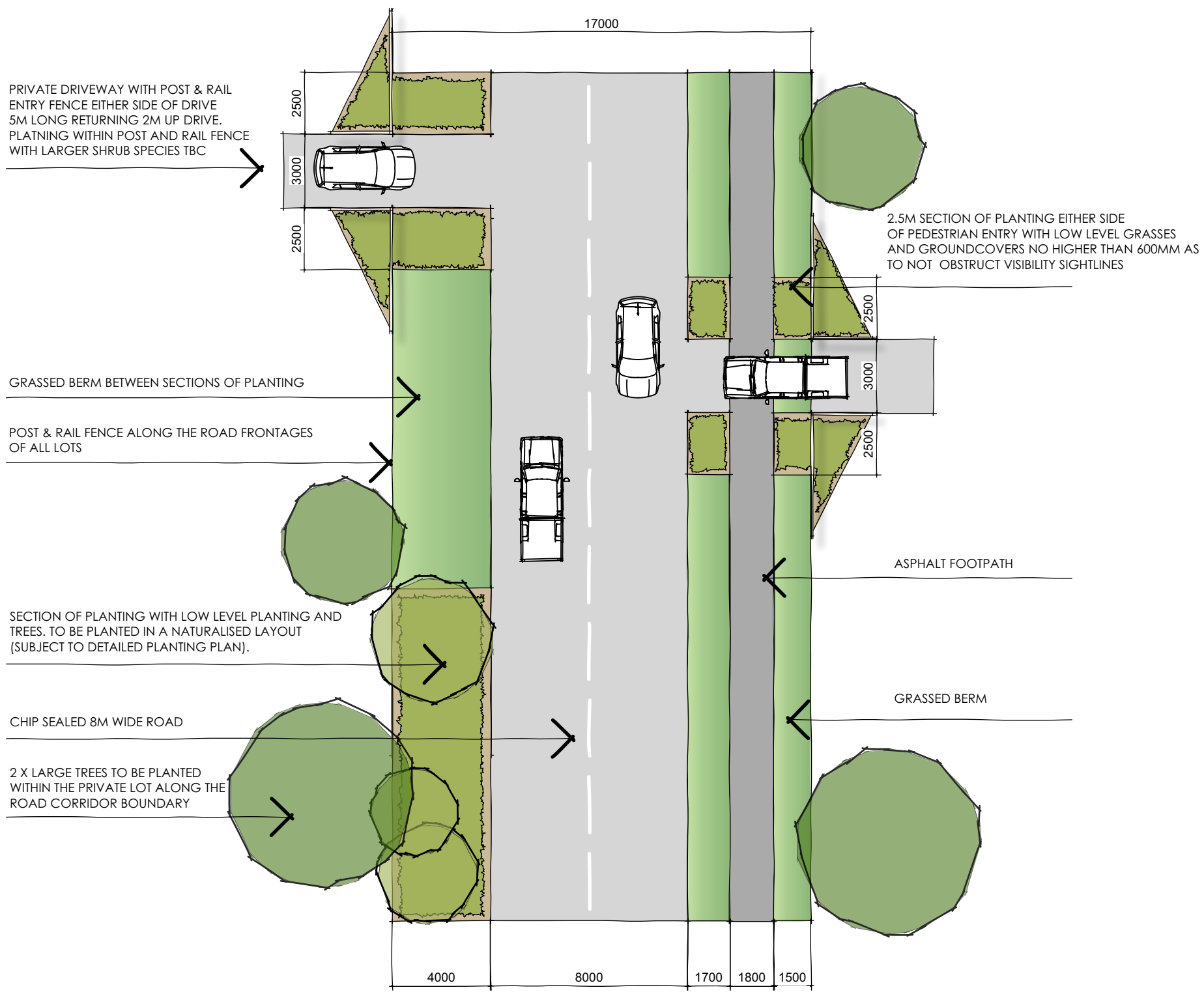
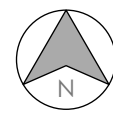
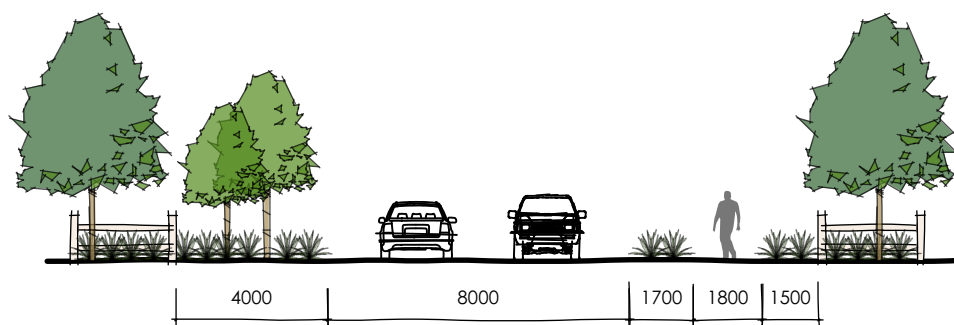
DRIVEWAYS AND BUILDING FOOTPRINTS ARE INDICATIVE ONLY TO PROVIDE CONTEXT THEY ARE SUBJECT TO FURTHER DESIGN DEVELOPMENT.

PLANTING OF BATTERS STEEPER THAN 1:3 IN THE STORMWATER MANAGEMENT AREAS WILL BE PROVIDED - PLANTING PLANS SUBJECT TO DETAILED DESIGN

**CONCEPT MASTER PLAN**

*Whakarua Place*





**TYPICAL ROAD CORRIDOR PLAN**  
SCALE: NTS



**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.

INDICATIVE TYPICAL DETAILS

# Whakarua Place

**INNATE**  
LANDSCAPE  
ARCHITECTURE



## TREES & LARGE SHRUBS



PLAGIANTHUS REGIUS



PSEUDOPANAX ARBOREUS



SOPHORA MICROPHYLLA



CARPODETUS SERRATUS



PODOCARPUS TOTARA



PSEUDOPANAX CRASSIFOLIUS



MYRSINE AUSTRALIS



KUNZEA ERICOIDES



PITTOSPORUM EUGENIOIDES  
PITTOSPORUM TENUIFOLIUM



HOHERIA ANGUSTIFOLIA

## SMALL SHRUBS & GROUNDCOVERS



MUEHLENBECKIA ASTONII



PHORMIUM TENAX



GRISELINIA LITTORALIS



LOPHOMYRTUS OBOVATA



COPROSMA CRASSIFOLIA



CAREX TESTACEA



LIBERTIA IXIOIDES



CHIONOCHLOA RUBRA



POA CITA



ASTELIA FRAGRANS

PLANT SPECIES NATURALLY OCCUR IN TALBOT FOREST SCENIC RESERVE.  
IT IS RECOMMENDED THAT THE CLIENT USES THE PLANTS ON THIS LIST WHEN  
CARRYING OUT PLANTING OF THE SITE

PLANTING IS SUBJECT TO DETAILED PLANTING PLANS

## PLANTING LIST

# Whakarua Place


DATE: 7 NOVEMBER 2025 | SCALE: 1:1150 @ A1 | DRAWN BY: D. GREIG | REVISION: G

## APPENDIX 4 - PROPOSED CONSENT CONDITIONS

## 11.0 RECOMMENDED CONDITIONS

### LAND USE

#### General

1. The development shall be undertaken in accordance with the application submitted by Perspective Limited entitled "Assessment of the Effects on the Environment (Revised), Yedo Investments Limited, 44 Gresham Street, Geraldine"  must not be implemented separately to the subdivision consent

*Advice Note: For the avoidance of doubt, this consent permits the establishment of a principal residential unit on each of the allotments created by subdivision consent 101.2025.119.1.*

#### Accidental Discovery Protocol

2. In the event of an accidental discovery of any archaeological material (evidence can include oven stones, charcoal, shell middens, ditches, banks and pits, building foundations, artefacts of Māori and non-Māori origin or human burials) during the undertaking of earthworks the following steps will be taken:
  - a. All work on the site will cease immediately. The contractor/works supervisor will shut down all equipment and activity.
  - b. The contractor/works supervisor/landowner will take immediate steps to secure the site (tape it off) to ensure the archaeological material is left undisturbed and the site is safe in terms of health and safety requirements.
  - c. The contractor/works supervisor/landowner will notify Heritage New Zealand, Te Rūnanga o Arowhenua and any required statutory agencies if this has not already occurred.
  - d. Site access will be provided to Heritage New Zealand and Te Rūnanga o Arowhenua to enable appropriate procedures and tikanga to be undertaken.
  - e. If the material is confirmed by Heritage New Zealand as being archaeological, under the terms of the Heritage New Zealand Pouhere Taonga Act, the landowner will ensure that an archaeological assessment is carried out by a qualified archaeologist, and if appropriate, an archaeological authority is obtained from Heritage New Zealand before work resumes.
  - f. If evidence of burials or human remains/kōiwi tangata are uncovered, following steps a. to b. being taken, Heritage New Zealand, the New Zealand Police and Te Rūnanga o Arowhenua will be contacted immediately. The area must be treated with discretion and respect and the kōiwi tangata/human remains dealt with according to law and tikanga.
  - g. Works at the site area will not recommence until an archaeological assessment has been made, all archaeological material has been dealt with appropriately, and approval to recommence has been given by Heritage New Zealand and, if human remains are involved, the New Zealand Police. All parties will work towards work being recommenced in the shortest possible timeframe while ensuring that archaeological and cultural requirements are complied with.

#### Advice Note - Transfer of CRC260266

3. .

Timaru District Council anticipates that the consent holder will:

- Prior to the issuing of Engineer Design Acceptance, enter into an agreement with Timaru District Council for the operation, monitoring and reporting on the proposed stormwater management system approved under CRC260266;
- Agree to maintain, operate, monitor and report on the proposed stormwater management system approved under CRC260266 for a 2-year period following the Discharge Consent becoming operational.
- Transfer the Environment Canterbury Discharge Contaminants to Water Consent (CRC260266) to Timaru District Council, following the issue of an Acceptance of the Assets to Vest for the Engineering Design.

## **SUBDIVISION**

### **Both Stages**

#### General

1. The subdivision shall be carried out in general accordance with the application submitted (reference 101/102.2025.119.1) and the scheme plan entitled "Lots 2-25 and Lots 100, 101 & 200 being a Proposed Subdivision of Lots 2 DP 68947 and Lot 1 LT 618007 RC 101.2022.71.2" (Drawing AP01, Issue G), except for any amendments required by the conditions of consent. The Council approved subdivision plan is attached, and date stamped **XX** March 2026.

#### Easements

2. All easements necessary to secure access and/or access to services shall be shown on the Land Transfer Plan or in a Memorandum of Easements attached to the Land Transfer Plan, prior to certification pursuant to section 223 of the Resource Management Act 1991.

#### Construction Management Plan

3. All construction activities associated with the proposed subdivision must be undertaken in accordance with a Construction Management Plan (CMP) that outlines:
  - a. Notification of Works
  - b. Hours of Construction Works & Noise
  - c. Erosion and Sediment Control Measures
  - d. Complaints Procedure
  - e. Discovery of Unexpected Contamination
  - f. Site Rehabilitation and Reinstatement
  - g. Traffic management including the avoidance of heavy vehicle movements past Geraldine Primary School between the hours of 8:15-8:50am and 2:40-3pm on school days.





The CMP shall be made available to Council's Subdivision and Monitoring Officer ([rcmionitoring@timdc.govt.nz](mailto:rcmionitoring@timdc.govt.nz)) at least 5 working days prior to earthworks commencing onsite.

#### Cross Boundary Services

4. The consent holder shall attach to the application for s224(c) certification correspondence from a suitably qualified person stating that any infrastructure services that pass over or through any other lots have been disconnected or are protected by an appropriate easement.

#### Design Controls

5. In accordance with section 221 of the Resource Management Act this condition shall be registered as a consent notice on the Record of Title for Lots 2-25 to be complied with on an ongoing basis with the following text:

*"All buildings / residential development shall adopt the following design controls:*

- a. *All residential buildings and accessory buildings must be contained within the 800m<sup>2</sup> building platform illustrated for the site indicated on the landscape plan titled "Concept Master Plan 'Whakarua Place'" by Innate Landscape Architecture (dated 22 September 2025, Revision F) and/or the subdivision scheme plan approved as part of resource consent 101.2025.119.1.*
- b. *The maximum height for all buildings on this site must not exceed 6m above ground level, except for chimneys and other minor structures that may exceed the 6m height limit by a maximum of 1.2 metres.*
- c. *All building roofs must have a pitch of no more than 35 degrees.*
- d. *Building roofs shall be coloured natural greens, greys or browns with a light reflectance value no greater than 20-25%, and shall have a matte finish, or a living 'green' roof with vegetation to blend into the surrounding landscape.*
- e. *The exterior cladding of buildings must be timber (naturally weathered, stained or painted) and/or locally sourced stone, painted steel sheeting, plain concrete block or painted plaster.*
- f. *All exterior cladding of buildings must be green, grey, blue or brown in colour with a Light Reflectivity Value of no greater than 30%. Window and door joinery shall be the same or darker colour as wall and roof colours to avoid contrast.*
- g. *Accessory buildings shall be similar in style and materials to the main building.*
- h. *All exterior lighting must comply with the District Plan requirements at the time of installation.*
- i. *Lot boundary and internal fencing (except fencing associated with site entrance features or in the curtilage of the dwelling) must be limited to timber post and wire/steel mesh or netting for lot boundaries. Curtilage fencing must be timber post and wire/netting or timber post and rail.*
- j. *Lot entrance features shall be limited to 1.5m height and up to 15m either side of the driveway, and shall be limited to timber, locally sourced stone, and minor steel and concrete components, except that any planting or structures within the designated visibility splays (refer to condition 29 of resource consent 101/102.2025.19.1) must not exceed 800mm in height as measured from ground level in order to preserve intervisibility between vehicles exiting the property and pedestrians walking along the new road.*
- k. *Bunds must be no higher 1m above ground level and must be shaped with gentle curves."*

## Landscaping

6. Landscaping of the road reserve must be implemented in general accordance with the Concept Master Plan 'Whakarua Place' by Innate Landscape Architecture (dated 22 September 2025, Revision G) being the approved development landscape plan attached to this decision and stamped XX March 2026.
7. Landscaping of the road reserve must occur within the first planting season (extending from 1 April to 30 September) from the completion of the road and associated infrastructure within each stage.
8. The planting on the approved Landscape Concept Master Plan along the boundaries of Huffey Street and properties accessed from Downs Road, Darby Street and Gresham Street must be established in consultation with [the property owners of the 1 Huffey Street, 2 and 6B Gresham Street, and 17 Downs Road](#). The landscaping must be implemented within the first planting season (extending from 1 April to 30 September) following the decision of this subdivision consent.
9. The plants must be irrigated and if any plants die, are diseased, or fail to thrive or are damaged, they must be replaced with the same or similar plant species within the next available planting season (extending from 1 April to 30 September).
10. Native planting (excluding trees) must be planted at a minimum grade of 2-3L or PB5. Trees must be capable of attaining a minimum height of 8 metres shall be a minimum grade of 25L. If any tree is to become damaged or die it shall be replaced within the next available planting season (extending from 1 April to 30 September).
11. In accordance with section 221 of the Resource Management Act this condition shall be registered as a consent notice on the record of title for Lots 2-25 and be complied with on an ongoing basis with the following text:

*"Prior to the establishment of a residential building on the site, a detailed landscape plan must be prepared for the site by a full Member of the New Zealand Institute of Landscape Architects and submitted for certification to the consent authority that:*

- a. *Accords with the approved development landscape plan under resource consent 101.2025.119.1; and,*
- b. *Indicates a minimum of 4 trees on each allotment that are capable of attaining a minimum height of 8 metres at maturity and are planted no closer than 10 metres apart. At least 2 of the 6 required trees shall be planted in the 6m road setback; and,*
- c. *Illustrates how the provisions of Part D1 1.11.4A 7.3 of the Timaru District Plan guided the landscape design.*
- d. *Illustrates how its planting will mitigate the visual adverse effect of built form when viewed from beyond the subdivision.*
- e. *Includes the planted bunds shown on the approved development landscape plan.*
- f. *Indicates that the majority of the plant species have been selected from the Geraldine Downs Native Bush Areas Species List, provided in Appendix 2 of the Geraldine Downs Landscape Study OR the Indigenous Plants of Talbot Forest List outlined by the Department of Conservation and does not include Contorta/lodgepole pine (*Pinus contorta*); Scots Pine (*Pinus sylestris*); Corsican pine (*Pinus nigra*); Radiata pine (*Pinus radiata*); Douglas fir (*Pseudotsuga mensiesii*); European larch (*Larix decidua*); Ash Sycamore; Rowan; Bay Laurel.*

- g. *The landscape plan certified by the consent authority for the site must be implemented within the first planting season (extending from 1 April to 30 September) following construction of the buildings on the site. The exception is the planted bunds shown on the approved development landscape plan as ‘immediate plantings’, which must be established within the first planting season of building consent being lodged for the dwelling. The plants must be irrigated and if any plants die, are diseased, or fail to thrive or are damaged, they must be replaced with the same or similar plant species within the following planting season.”*

### Shelter Belt

12. In accordance with section 221 of the Resource Management Act this condition shall be registered as a consent notice on the Record of Title for Lots 3, 4, 6, 7 and 8 to be complied with on an ongoing basis with the following text:

*“The existing shelterbelt along the western site boundary is retained, although can be trimmed/pruned to a height of 4m to prevent overshadowing of dwellings or their curtilage area.*

*Should any tree in the existing shelter belt on the western boundary of the site be seriously damaged or die, it shall be replaced within the next appropriate planting season (extending from 1 April to 30 September) to continue to mitigate views from the west.”*



### Infrastructure

13. All telecommunication and power infrastructure must be installed underground to each lot.
14. At the time of Section 224(c) approval, the consent holder must submit the following certificates to Timaru District Council:
- a. A Contractor’s Completion Certificate; to certify that the infrastructure was constructed in accordance with the Infrastructure Design Standard; and,
  - b. Engineer’s Completion Certificate, to certify that the construction of the required works was supervised by a suitably qualified person.
15. All vested infrastructure which is located within private property must be protected by an easement in gross to Timaru District Council.

### Financial Contribution

16. In accordance with section 221 of the Resource Management this condition shall be registered as a consent notice on the Record of Title for Lots 2-25 and be complied with on an ongoing basis with the following text:

*“Prior to the issuance of a Building Consent for a new dwelling on this lot, the landowner shall pay the Timaru District Council a financial contribution towards the development of the off-road walking and cycling tracks and enhancement of natural habitats at a value the greater of either \$5,000 (in accordance with Rule 6.5.2.2(5) of the Operative District Plan 2005.”*

## Stage 1

### Water Supply

17. Water supply for the site shall be undertaken in accordance with an approved engineering design application. Evidence shall be in the form of provisional acceptance of assets to vest as part of an Engineering Approval.

*Advice Note: A connection fee may be included as part of the engineering approval and if so, will be calculated in accordance with the Proposed District Plan.*

*Advice Note: Council maintains that all necessary upgrades and respective costs, confirmed at the time of engineering approval, shall be undertaken and incurred by the consent holder.*

18. Prior to certification pursuant to Section 224(c) of the Resource Management Act 1991, Lots 1 – 5 and 20 - 25 shall be connected to the Timaru District Council water supply network via a new independent connection to the public reticulated network. Evidence of a compliant water supply constructed to the requirements of the Timaru District Council must be supplied to the Subdivision and Monitoring Officer.

*Advice Note: Evidence should be in the form of a service consent Infrastructure Compliance Certificate (ICC) or provisional acceptance of assets as part of an Engineering Approval.*

### Wastewater Disposal

19. Wastewater management for the site shall be undertaken in accordance with an approved engineering design application. Evidence shall be in the form of provisional acceptance of assets to vest as part of an Engineering Approval.

*Advice Note: A connection fee may be included as part of the engineering approval and if so, will be calculated in accordance with the Proposed District Plan.*

*Advice Note: Council maintains that all necessary upgrades and respective costs, confirmed at the time of engineering approval, shall be undertaken and incurred by the consent holder.*


20. Prior to certification pursuant to Section 224(c) of the Resource Management Act 1991, Lots 1 - 5 and 20 – 25 shall be connected to a Timaru District Council sewer main with a lateral installed to a minimum length of one metre into each Lot and in accordance with an approved Building Consent or Service Consent. Evidence of a compliant wastewater disposal constructed to the requirements of the Timaru District Council must be supplied to the Subdivision and Monitoring Officer.

*Advice Note: Evidence should be in the form of a service consent Infrastructure Compliance Certificate (ICC) or provisional acceptance of assets as part of an Engineering Approval.*




## Stormwater Disposal & Land Drainage

21. In accordance with section 221 of the Resource Management Act this condition shall be registered as a consent notice on the record of title for Lots 2 - 5 and 20 – 25 to be complied with on an ongoing basis with the following text: -

*'Stormwater generated on this Lot by built development and hardstand areas, including the formed driveway, shall be contained and attenuated before discharge to ground in accordance with ECan Con.  CRC260266. Stormwater management shall be designed:*


- a. *For a 1 in 50-year return period, 24-hour rainfall event.*
  - b. Include detention tanks that:
    - i. Be installed in general accordance with the latest Christchurch City Council or Timaru District Council acceptable solutions detention tank guidelines; or
    - ii. Be installed in general accordance with the Timaru District Council Acceptable Solutions;
    - iii. Have a minimum capacity of at least 10 cubic meters.
22. An easement in gross must be provided in favour of Timaru District Council for the right to drain stormwater over that part of Lot 1 as indicated on the stamped approved subdivision plan.
23. An easement in gross must be provided in favour of Timaru District Council for the right to drain stormwater over that part of Lots 20-25 as indicated on the stamped approved subdivision plan.


## Flooding

24. In accordance  section 221 of the Resource Management Act, this condition must be registered as a consent notice on the Record of Title for Lot 25 and is to be complied with on an ongoing basis with the following text:

*"Prior to a residential unit being constructed on this site, a Flood Assessment Certificate must be issued for the proposed building in accordance with NH-S1 of the Timaru District Plan. Any residential unit or minor residential unit must comply with the minimum floor level specified in the Flood Assessment Certificate.*

## Land Transport

25.  proposed new road to vest (Road 100) shall be formed, sealed and drained in accordance with a Timaru District Council approved engineering design.
26. A 1.8m wide footpath must be provided for the full length of the proposed road.
27. The Right of Way to service Lots 2, 3 and 4 must:

- a. Be formed, sealed, and drained in accordance with Council requirements, in particular NZS4404:2010 and as required by Timaru District Plan Part D 6.6 Table 6.6.2(5) Table of private access; and
  - b. Have a minimum formed carriageway width of 4.0m; and
  - c. Have a maximum gradient of 20%;
28. A Schedule 1B certificate for the construction of the right of way to service Lots 2, 3 and 4 must be provided to Council's Subdivision and Monitoring Officer ([rcmonitoirng@timdc.govt.nz](mailto:rcmonitoirng@timdc.govt.nz)) at the time that a 224c certificate is applied for.
29. Visibility splays measuring 2m x 5m where the shorter distance is parallel with the road boundary  all be established either side of all future vehicle crossings created along the proposed road.


**Note:** Any planting or structures within the designated visibility splays must not exceed 800mm in height as measured from ground level, in order to preserve intervisibility between vehicles exiting the property and pedestrians walking along the new road.



### Vesting

30. The survey plan submitted for approval pursuant to section 223 of the Resource Management Act 1991, must indicate that Lot 100 is to vest to the Timaru District Council as Road.

### Other Matters

31. Prior to an application for 224(c) of the Resource Management Act 1991, any damage to Council assets within the road reserve caused by site development works shall be remediated to Council  ndard.

## **Stage 2**

### Water Supply

32. Water supply for the site shall be undertaken in accordance with an approved engineering design application. Evidence shall be in the form of provisional acceptance of assets to vest as part of an Engineering Approval.

*Advice Note: A connection fee may be included as part of the engineering approval and if so, will be calculated in accordance with the Proposed District Plan.*

*Advice Note: Council maintains that all necessary upgrades and respective costs, confirmed at the time of engineering approval, shall be undertaken and incurred by the consent holder.*


33. Prior to certification pursuant to Section 224(c) of the Resource Management Act 1991, Lots 6 - 19 shall be connected to the Timaru District Council water supply network via a new independent connection to public reticulated network. Evidence of a compliant water supply constructed to the requirements of the Timaru District Council must be supplied to the Subdivision and Monitoring Officer.

*Advice Note: Evidence should be in the form of a service consent Infrastructure Compliance Certificate (ICC) or provisional acceptance of assets as part of an Engineering Approval.*


### Wastewater Disposal

34. Wastewater management for the site shall be undertaken in accordance with an approved engineering design application. Evidence shall be in the form of provisional acceptance of assets to vest as part of an Engineering Approval.

*Advice Note: A connection fee may be included as part of the engineering approval and if so, will be calculated in accordance with the Proposed District Plan.*

 **Advice Note:** Council maintains that all necessary upgrades and respective costs, confirmed at the time of engineering approval, shall be undertaken and incurred by the consent holder.

35. Prior to certification pursuant to Section 224(c) of the Resource Management Act 1991, Lots 6 – 19 shall be connected to a Timaru District Council sewer main with a lateral installed to a minimum length of one metre into each Lot and in accordance with an approved Building Consent or Service Consent. Evidence of a compliant wastewater disposal constructed to the requirements of the Timaru District Council must be supplied to the Subdivision and Monitoring Officer.


**Advice Note:** Evidence should be in the form of a service consent Infrastructure Compliance Certificate (ICC) or provisional acceptance of assets as part of an Engineering  Approval.

#### Stormwater Disposal & Land Drainage

36. In accordance with section 221 of the Resource Management Act this condition shall be registered as a consent notice on the record of title for Lots 6 – 19 to be complied with on an ongoing basis with the following text: -

*'Stormwater generated on this Lot by built development and hardstand areas, including the formed driveway, shall be contained and attenuated before discharge to ground in accordance with ECan Consent CRC260266. Stormwater management shall be designed to a 1 in 10-year return period, 1-hour rainfall event.'*

#### Flooding

37. Prior to construction of the stormwater pond on Lot 200, a certificate from a registered engineer must be submitted to Timaru District Council stating that the pond will not increase flooding on any adjoining sites from predevelopment levels in the 2% AEP event.
38. An easement  must be provided in favour of Timaru District Council over Lots 15-19 in relation to the central gully which is part of the proposed stormwater system.
39. A consent notice must be registered against Lot 8 requiring that no buildings are erected on the proposed no build area as indicated on the approved subdivision plan.

#### Land Transport

40. The proposed new road to vest (Road 101) shall be formed, sealed and drained in accordance with a Timaru District Council approved engineering design.
41. The detailed design of the Huffey Street / Gresham Street intersection considers altering the priority at the intersection.
42. A 1.8m wide footpath must be provided for the full length of the proposed road.
43. Visibility splays measuring 2m x 5m where the shorter distance is parallel with the road boundary shall be established either side of all future vehicle crossings created along the proposed road.

#### Vesting

44. The survey plan submitted for approval pursuant to section 223 of the Resource Management Act 1991, must indicate that Lot 101 is to vest the Timaru District Council as Road.
45. The survey plan submitted for approval pursuant to section 223 of the Resource Management Act 1991, must indicate that Lot 200 is to vest to Timaru District Council as Local Purpose Reserve.

#### Other Matters

46. Prior to an application for 224(c) of the Resource Management Act 1991, any damage to Council assets within the road reserve caused by site development works shall be remediated to Council standard.

## **APPENDIX 5 – RELEVANT STATUTORY PROVISIONS**

Resource consents are managed under the RMA.

Section 104 RMA lists the relevant matters a consent authority must consider in determining a resource consent application. Relevant to the consideration of this application are:

- Part 2 RMA
- The actual and potential adverse effects on the environment of allowing the activity
- Any positive effects on the environment to offset or compensate for any adverse effects
- Any relevant provisions of a plan, proposed plan and regional policy statement
- Any other matter the consent authority considers relevant and reasonably necessary to determine the application.

The inability to consider any effect on a person who has given written approval to the application.

Section 104B RMA provides that in relation to a resource consent application for a discretionary, a consent authority may grant or refuse the application, and if grants the application, may impose conditions under Section 108 RMA.

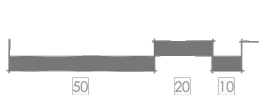
Section 106 and 106A RMA states that a consent authority may refuse to grant a subdivision or land use consent, or may grant the consent subject to conditions, if it considers that there is a significant risk from natural hazards, or in the case of a subdivision legal or physical access is not provided.

Section 108 and 108A specify requirements for conditions of resource consents.

## **APPENDIX 6 – SETBACK BREACHES**

**KEY**

-  INDICATIVE DWELLING / DRIVEWAY (350 M2 MAX)
-  BUILDING PLATFORM (800M2 / 40M X 40M)
-  PLANTING WITHIN PRIVATE LOT
-  EXISTING CONTOURS
-  STREET / RESERVE PLANTING
-  1M HIGH PLANTED BUND (IMMEDIATE PLANTINGS)



ALL LOTS TO PROVIDE MAX 1M HIGH PLANTED BUND (IMMEDIATE PLANTINGS) ALONG BOUNDARY WHERE THERE IS OUTLOOK INTO NEIGHBOURING LOTS TO ACHIEVE PRIVACY. BUND TO BE FORMED FROM EXCAVATED MATERIAL FROM BUILDING PAD. TWO LARGE TREES ARE ALSO TO BE PLANTED BETWEEN LOTS

PLANTING ALONG THE NORTHERN BOUNDARY TO PROVIDE SUFFICIENT SCREENING TO LOTS 9 - 12 FROM EXISTING PROPERTIES SOUTHERN OUTLOOK (SUBJECT TO CONSULTATION WITH NEIGHBOURING LOTS)

ATTENUATION SWALE REFER TO SURVEY PLANS

EXISTING PLANTING ALONG WESTERN BOUNDARY TO REMAIN (INDICATIVE)

REFER TO TYPICAL ROAD CORRIDOR PLAN AND ELEVATION

6M X 6M VISIBILITY SPLAY TO BE VESTED AS ROAD RESERVE WITH COUNCIL

1.7M WIDE X 2.1M HIGH FEATURE ENTRY SIGN WITH SUPPORTING PLANTING  
NOTE : SIGNAGE NOT TO BE IN ROAD RESERVE TO BE AGREED WITH COUNCIL. SIGNAGE IS NOT BE WITHIN THE 6M X 6M VISIBILITY SPLAY & SURROUNDING PLANTING NOT BE LESS THEN 600MM HEIGHT



ATTENUATION SWALE REFER TO SURVEY PLANS

SIGNIFICANT BOUNDARY PLANTING AROUND RESERVE BOUNDARY INCLUDING PLANTED 1M HIGH BUND WITH LARGER NATIVE TREES THROUGHOUT (SUBJECT TO CONSULTATION WITH NEIGHBOURING LOTS)





EXISTING PROPERTIES ALONG GRESHAM STREET

1.7M WIDE X 2.1M HIGH FEATURE ENTRY SIGN WITH SUPPORTING PLANTING  
NOTE : SIGNAGE NOT TO BE IN ROAD RESERVE TO BE AGREED WITH COUNCIL. SIGNAGE IS NOT BE WITHIN THE 6M X 6M VISIBILITY SPLAY & SURROUNDING PLANTING NOT BE LESS THEN 600MM HEIGHT

6M X 6M VISIBILITY SPLAY TO BE VESTED AS ROAD RESERVE WITH COUNCIL

ATTENUATION SWALE REFER TO SURVEY PLANS

**Key**

-  8m Internal Boundary
-  Building Platform Overlapping boundary
-  Building Platforms that may overlap boundary
-  Building Platforms that do not overlap

EXISTING DWELLING & DRIVEWAY

SIGNIFICANT BOUNDARY PLANTING ALONG THE EASEMENT BOUNDARY

**GENERAL NOTES:**

DRIVEWAYS AND BUILDING FOOTPRINTS ARE INDICATIVE ONLY TO PROVIDE CONTEXT THEY ARE SUBJECT TO FURTHER DESIGN DEVELOPMENT.

PLANTING OF BATTERS STEEPER THAN 1:3 IN THE STORMWATER MANAGEMENT AREAS WILL BE PROVIDED - PLANTING PLANS SUBJECT TO DETAILED DESIGN

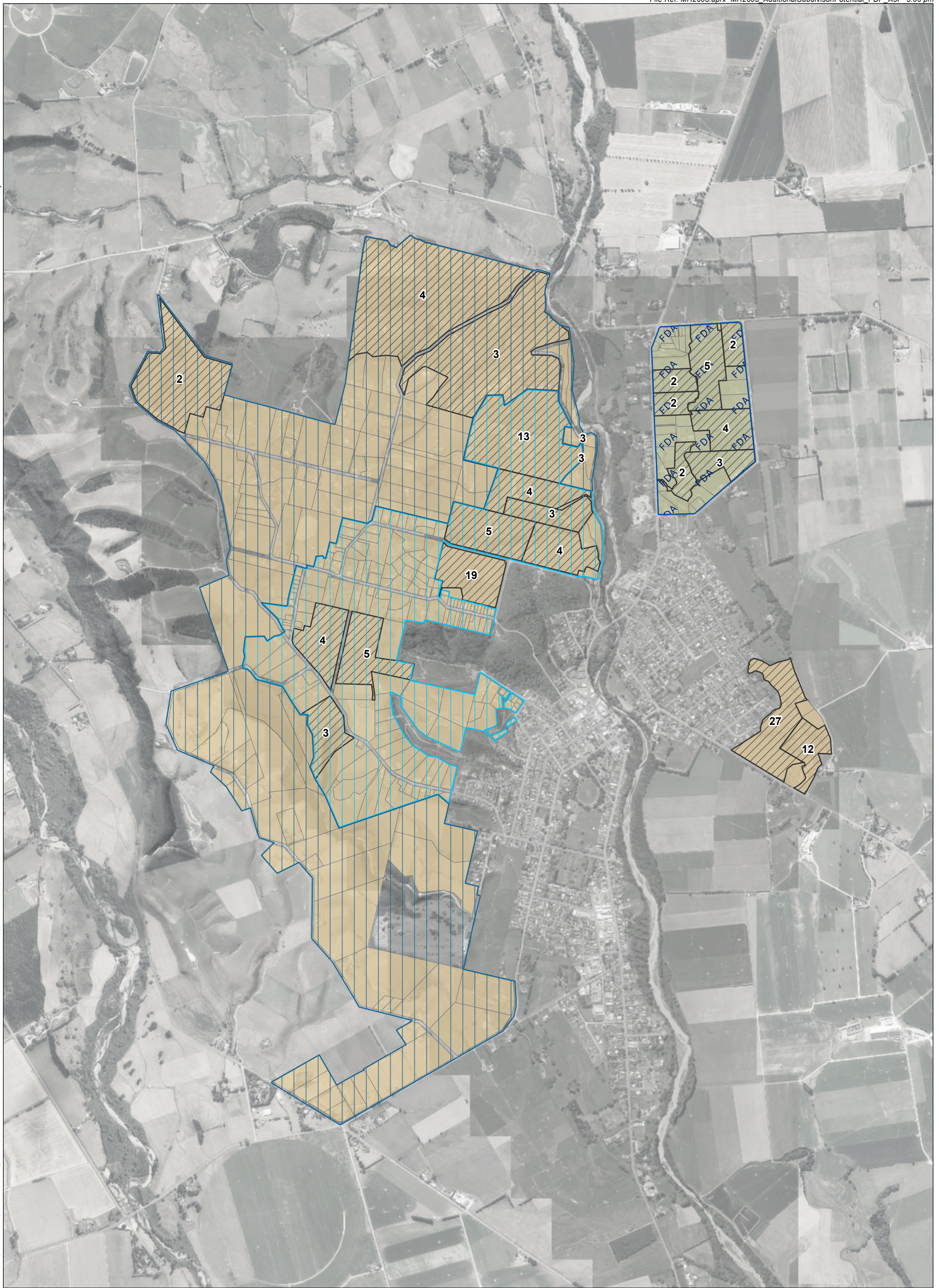
**CONCEPT MASTER PLAN**

# Whakarua Place

DATE: 7 NOVEMBER 2025 | SCALE: 1:1150 @ A1 | DRAWN BY: D. GREIG | REVISION: G



## **APPENDIX 7 – DEVELOPMENT POTENTIAL ANALYSIS**

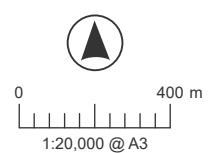


**Additional subdivision potential in the Geraldine Rural Lifestyle Zone and FDA (TDC Proposed DP)**

**GERALDINE SUBDIVISION POTENTIAL**  
 Plan prepared for Perspective Consulting | 01 April 2026

**perspective** MapHouse | ©

- Potential for development (max no. of lots)
- General Rural Zone
- Rural Lifestyle Zone
- 2ha lot size specific control area
- 10ha lot size specific control area
- Future Development Area



**Map 1**

**DRAFT**

ZONE_NAME	(Multiple Items)				
<b>Sum of Area (ha)</b>	<b>Column Labels</b>				
<b>Max number of lots possible under PDP rules</b>	<b>10ha lot size specific control area</b>	<b>2ha lot size specific control area</b>	<b>Future Development Area</b>	<b>Rural Lifestyle Zone - no specific controls</b>	<b>Grand Total</b>
0	231.28	81.48	22.08	3.29	338.13
1	92.21	39.36			131.57
2	22.03		12.91		34.93
3	39.63	12.98	5.25		57.86
4	48.28	26.33	7.20		81.81
5		21.92	8.82		30.73
12				6.13	6.13
13		26.34			26.34
19				9.87	9.87
27				13.59	13.59
<b>Grand Total</b>	<b>433.43</b>	<b>208.41</b>	<b>56.25</b>	<b>32.87</b>	<b>730.97</b>
	<b>area (ha)</b>	<b>percentage of total</b>			
<b>Land developed to full potential</b>	469.70	64%			
<b>Subdivision possible</b>	261.27	36%			
*Lot count of 0 means that the current area is smaller than the minimum lot size					
FDA minimum lot size is 1.5ha					
Rural Lifestyle Zone minimum lot size 0.5ha					

