

**DECISION OF TIMARU DISTRICT COUNCIL
SUBDIVISION & LAND USE CONSENT – 101/102.2025.119.1**

Acting under the delegated authority from Timaru District Council, I have considered the subject application and have decided, pursuant to sections 104 and 104B of the Resource Management Act 1991, that consent be **GRANTED** subject to the attached conditions:

Applicant:	Yedo Investments Limited
Application Description:	Subdivision consent to undertake a 24-lot rural-residential subdivision over two stages and establish a new road to vest and local purpose reserve for stormwater Land use consent to establish an undersized road, and to erect dwellings on proposed allotments, including setback and density and signage non-compliances
Application Status:	DISCRETIONARY
Property Address:	44 Gresham Street, Geraldine
Legal Description:	Lot 2 DP 68947 & Lot 3 DP 68947
Operative District Plan Zone:	Rural 4A Zone (Rural Lifestyle Sub Zone)
Proposed District Plan Zone:	Rural Lifestyle Zone
Date of Decision:	28 May 2026



ALLAN CUBITT
INDEPENDENT COMMISSIONER

REASONS FOR THE DECISION PURSUANT TO SECTION 113 OF THE RESOURCE MANAGEMENT ACT 1991

The reasons for decision under Section 113 of the Resource Management Act 1991 are set in the decision document attached.

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" and 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.

Transfer of CRC260266

3. Prior to the issuing of Engineer Design Acceptance, the applicant shall enter into an agreement with Timaru District Council for the temporary management of the proposed stormwater management system approved under CRC260266. The agreement shall allocate responsibilities for the management of the stormwater system in general accordance with the following:
 - a. Green Space Maintenance – vested stormwater management landscaping including grassed/planted swales and basins shall be maintained by the applicant to the requirements of CRC260266 for the defects liability period of the Engineering Design Acceptance.
 - b. Maintenance - Sumps, kerb and channel sweep (excluding removal of excess road chip during the defects liability period of the Engineering Design Acceptance which will be the responsibility of the applicant), pipe blockages and debris removal shall be the responsibility of TDC not the applicant.
 - b. Operational – TDC will have responsibilities for general operational issues such as unblocking the system and minimising blockages. The applicant will be responsible for technical issues like failure of the system that is not related to failure of maintaining the system.
 - c. Sampling, Monitoring and Reporting – The applicant will be responsible for sampling, Monitoring and Reporting for a period of two years post completion of construction of the stormwater management system.
4. The consent holder shall 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 and 200 being a Proposed Subdivision of Lots 2 DP 68947 and Lot 2 LT 618007 RC 101.2022.71.2” (Drawing AP01, Issue G) dated 03/26, 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) 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:

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:

- a. *"All built form / residential development shall adopt the following design controls:*
 - i. *All residential buildings and accessory buildings must be contained within the 1,024m² (32m x 32m) building platform illustrated for the site indicated on the subdivision scheme plan dated 03/26 issued G, approved as part of resource consent 101.2025.119.1.*
 - ii. *A statement from the designer of any buildings on the site must be submitted to Timaru District Council for acceptance. The statement must document how the design guidelines set out under Part D1 1.11.4A 7.1 of the Timaru District Plan have guided the design of any buildings on the site.*
 - iii. *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.*
 - iv. *All building roofs must have a pitch of no more than 35 degrees.*

- v. *Building roofs shall be coloured natural greens, greys or browns with a light reflectance value no greater than 25%, and shall have a matte finish, or a living 'green' roof with vegetation to blend into the surrounding landscape.*
 - vi. *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.*
 - vii. *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.*
 - viii. *Accessory buildings shall be similar in style and materials to the main building.*
 - ix. *All exterior lighting must comply with the District Plan requirements at the time of installation.*
 - x. *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.*
 - xi. *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 30 of resource consent 101/102.2025.119.1) 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.*
 - xii. *Bunds must be no higher than 1m above ground level and must be shaped with gentle curves.*
- b. *All buildings on the site must be constructed in general accordance with the building design statement plan certified by the consent authority unless an application to amend this consent notice is approved by the consent authority”.*

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 7 November 2025, Revision G) being the approved development landscape plan attached to this decision and dated stamped 21 May 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 consent holder must provide Council with a record of the consultation undertaken and demonstrate how the boundary landscaping responds to that consultation. In the event the neighbours do not respond to the consent holder's efforts to consult with them, then this condition does not apply. 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. a. Native planting must be planted at a minimum grade of 2-3L or PB5.

b. There shall be a minimum of six trees on each lot capable of attaining a minimum height of 8 metres. These shall be planted at minimum grade of 25L. They shall be located no closer than 10 metres apart. At least 2 of the required trees shall be planted in the 6m road setback.
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 and design statement 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. *A detailed landscape plan must give effect to the design statement below, which seeks to maintain a rural lifestyle character, by ensuring that the landscape design:*
 - i. *Presents as rural lifestyle development, rather than suburban residential development, avoiding generic, uniform or repetitive landscape treatments.*
 - ii. *Maintains open space and separation between built form.*
 - iii. *Incorporates generous, informal and nonlinear planting and grassed areas.*
 - iv. *Responds to and works with the gully system and undulating landform.*
 - v. *Is able to support rural lifestyle activities commonly associated with a rural lifestyle character including light grazing, small orchards, productive gardens and vegetable plots.*
 - vi. *Minimises the visual prominence of driveways, parking areas and hardstand surfaces through recessive design, including narrow widths, simple materials, and informal edge treatments.*

- vii. *Accords with the approved development landscape plan under resource consent 101.2025.119.1; and,*
- viii. *Indicates a minimum of 6 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 4 required trees shall be planted in the 6m road setback;*
- ix. *Illustrates how its planting will mitigate the visual adverse effect of built form when viewed from beyond the subdivision.*
- x. *Plant species shall be selected from Geraldine Downs Native Bush Area Species List (provided in Appendix 2 of the Geraldine Downs Landscape Study) OR New Zealand Plant Network Plant Lists for Talbot Forest OR the Indigenous Plants of Talbot Forest List outlined by the Department of Conservation OR as approved by Timaru District Council."*

Advice note: The above certification process has been informed by the design guidelines in the Timaru Operative District Plan (Part D1 1.11.4A), the landscape values in the Timaru District Landscape and Coastal Study (Geraldine Downs section) and the site's specific location on the fringes of the Geraldine township."

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 significantly 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 were 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 \$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 payable 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. Lots 2-5, 20-25 must be provided with a firefighting water supply (reticulated and/or alternative supply) that complies with SNZ PAS 4509:2008.

19. Prior to certification pursuant to Section 224(c) of the Resource Management Act 1991, Lots 2 – 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

20. 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 payable 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.

21. Prior to certification pursuant to Section 224(c) of the Resource Management Act 1991, Lots 2 - 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

22. 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 discharged in accordance with ECan Consent 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.
23. 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 LT 618007 as indicated on the stamped approved subdivision plan.
24. 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

25. In accordance with 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-R1 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

26. The proposed new road to vest (Road 100) shall be formed, sealed and drained in accordance with a Timaru District Council approved engineering design.
27. A 1.8m wide footpath must be provided for the full length of the proposed road.
28. 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%; and
 - d. Be designed and constructed in accordance with Designers' Guide to Firefighting Operations: Emergency Vehicle Access Guide F5-O2.
29. 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) at the time that a 224c certificate is applied for.
30. 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.

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

31. 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

32. 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.

Stage 2

Water Supply

33. 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 payable 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.

34. Lots 6-19 must be provided with a firefighting water supply (reticulated and/or alternative supply) that complies with SNZ PAS 4509:2008.
35. 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

36. 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 payable 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.

37. 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

38. 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 discharged r in accordance with ECan Consent CRC260266. Stormwater management shall be designed to a 1 in 50-year return period, 24-hour rainfall event.'

Flooding

39. 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.
40. An easement in gross 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.
41. 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

42. The proposed new road to Vest (Road 101) shall be formed, sealed and drained in accordance with a Timaru District Council approved engineering design.
43. The detailed design of the Huffey Street / Gresham Street intersection considers altering the priority at the intersection.
44. A 1.8m wide footpath must be provided for the full length of the proposed road.
45. 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

46. 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.
47. 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

48. 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.