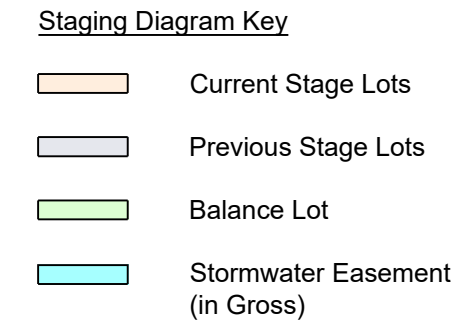
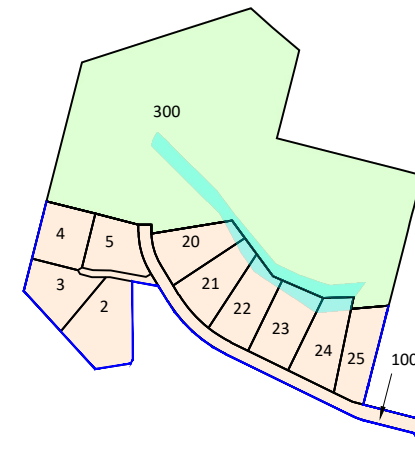


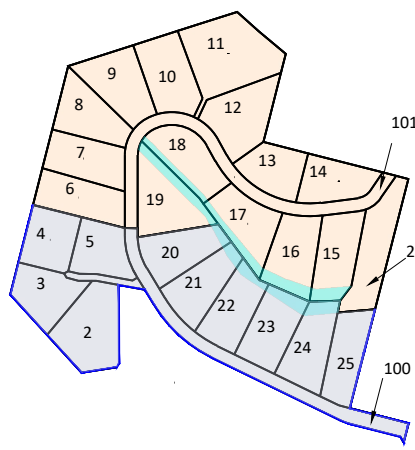
TIMARU DISTRICT COUNCIL
Planning Unit
APPROVED
28/05/2026 patricko



Stage 1
 - Lots 2 - 5, 20 - 25 & Lot 100
 - Balance Lot 300 (105,831m²)



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

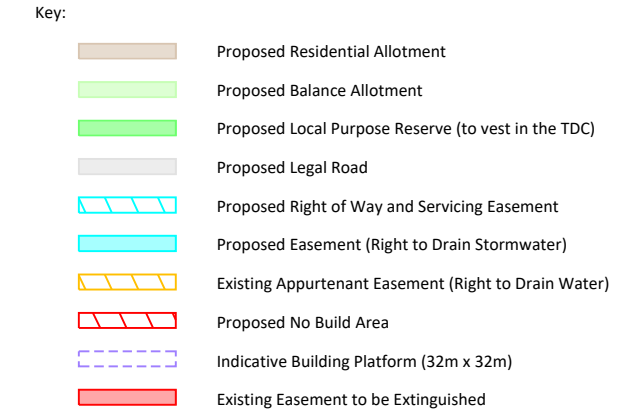
Notes:

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

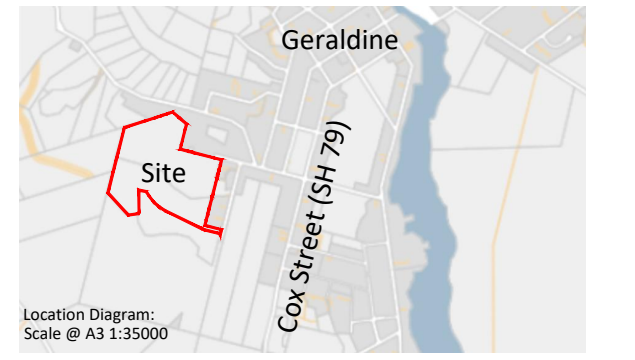
Applicant: Yedo Investments Limited

- 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



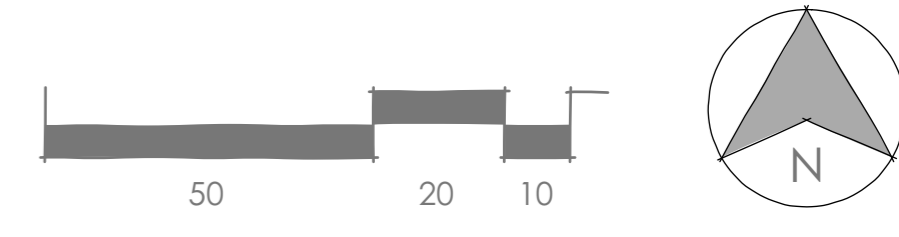
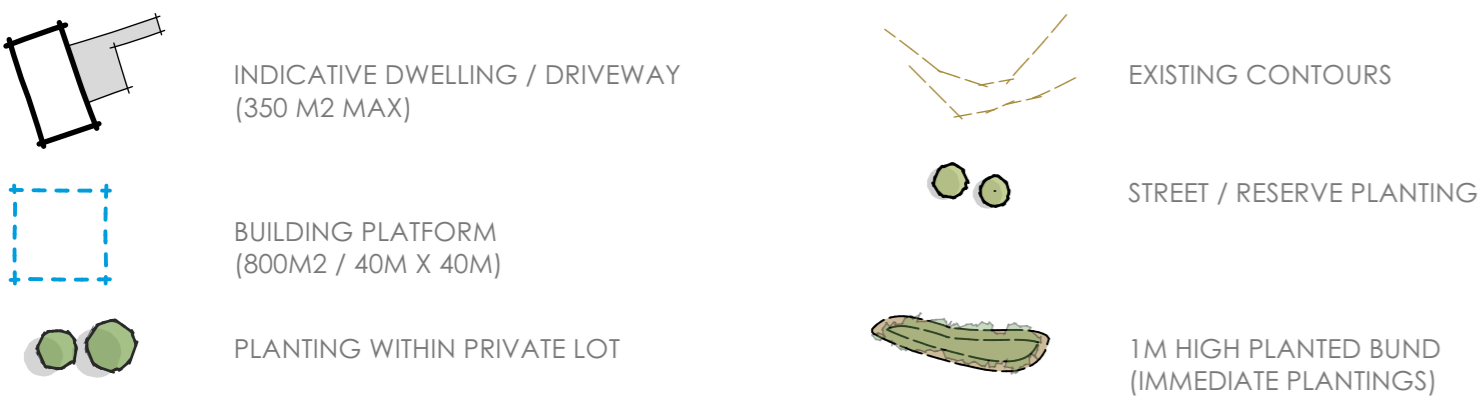
The site is subject to a number of Operative and Proposed Timaru District Plan Overlays (either fully contained or in part). Refer to Timaru District Council website and GIS maps for full details and location of overlays:

- 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

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

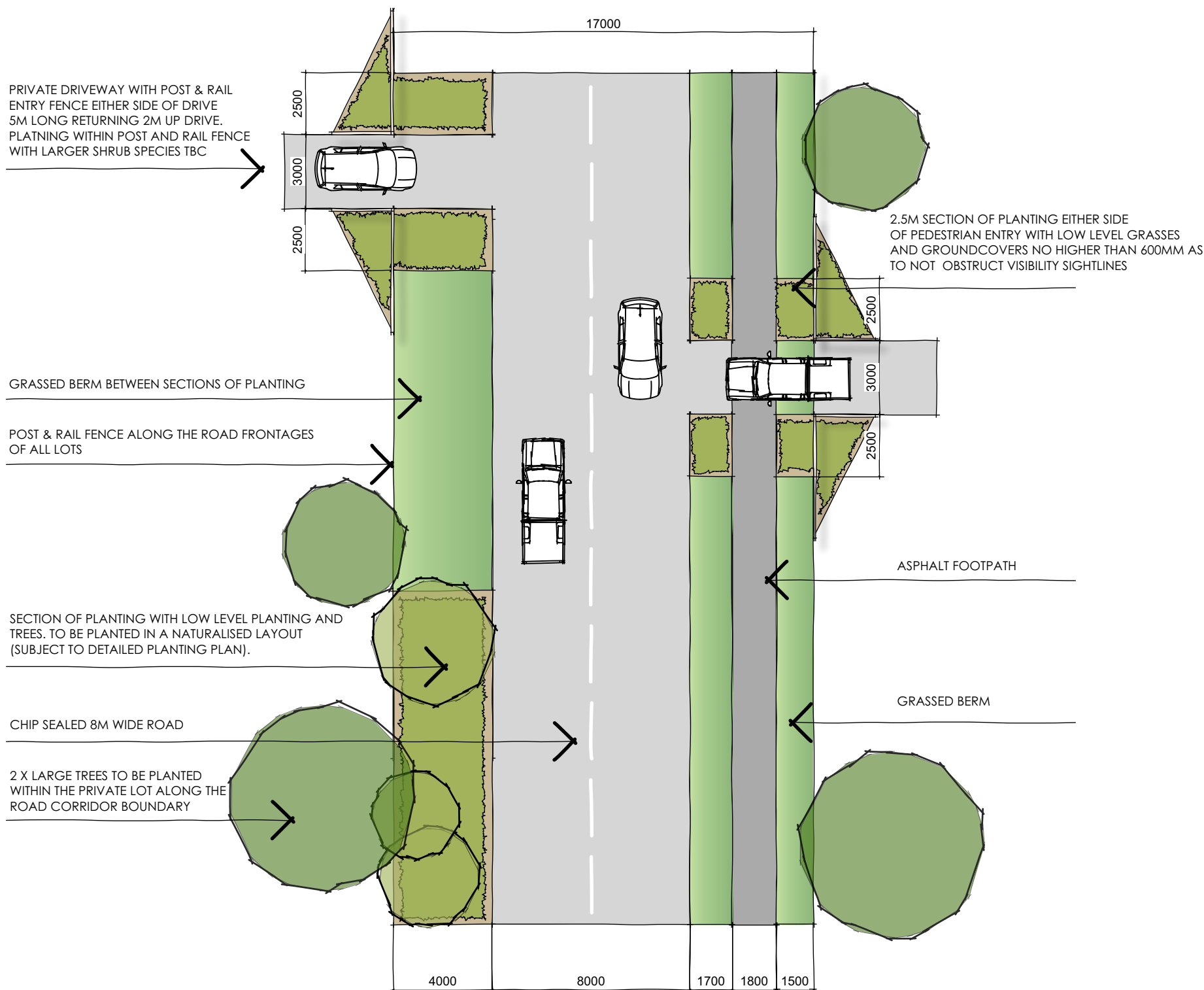
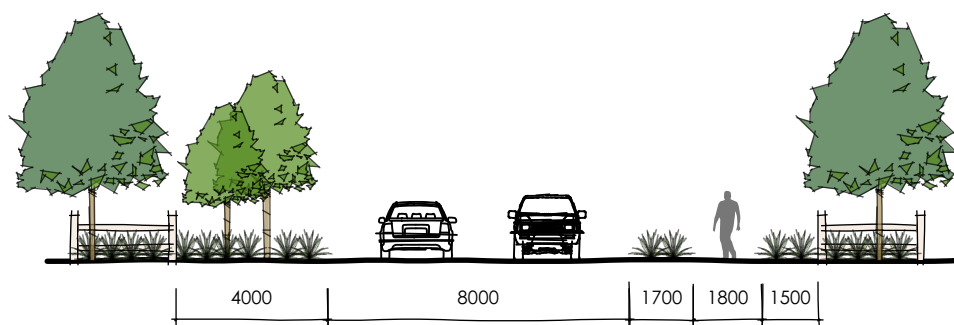
CONCEPT MASTER PLAN

Whakarua Place

TIMARU DISTRICT COUNCIL
Planning Unit
APPROVED
28/05/2026 patricko

INNATE
LANDSCAPE
ARCHITECTURE





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

TIMARU DISTRICT COUNCIL
Planning Unit

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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 OBCORDATA



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

TIMARU DISTRICT COUNCIL
Planning Unit

APPROVED

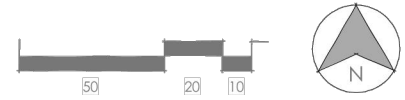
28/05/2026 patricko

INNATE
LANDSCAPE
ARCHITECTURE



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

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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:

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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

TIMARU DISTRICT COUNCIL
Planning Unit



APPROVED

28/05/2026 patricko

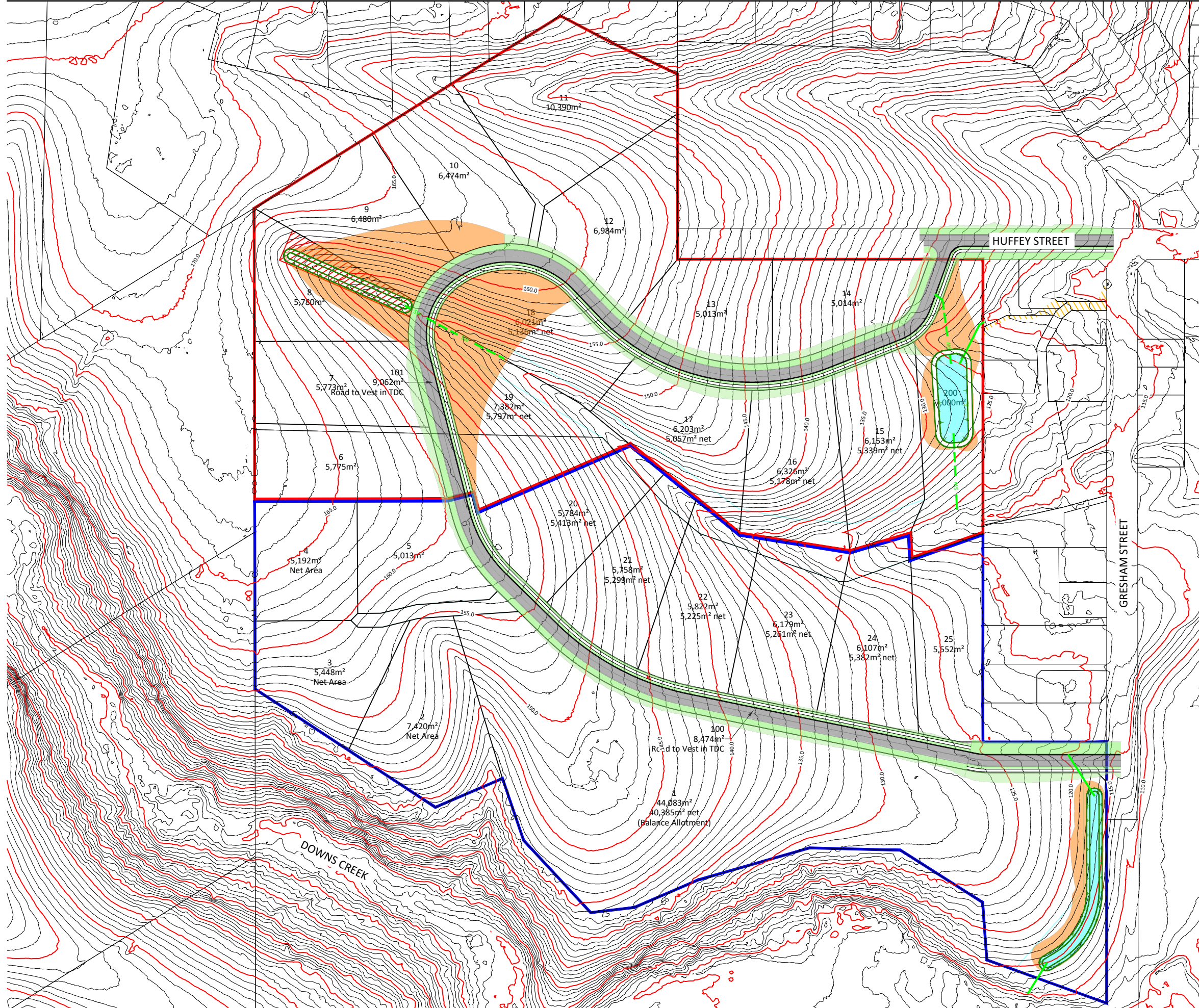
Issue	Date	Reason	Approved
A	06-25	For Discussion	GPM
B	08-25	For Consent	GPM
C	09-25	Update allotment and staging boundary	GPM



Notes:
 • All dimensions in metres unless shown otherwise;
 •

Key

	110.00	Existing ground major contour at 5.0m
		Existing ground minor contour at 1.0m
		Proposed berm area
		Proposed sealed road area
		Proposed extra earthwork area
		Proposed stormwater attenuation basin area
	SW	Proposed stormwater main
		Stage 1 boundary
		Stage 2 boundary



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 28/05/2026 patricko

FOR CONSENT
 NOT FOR CONSTRUCTION

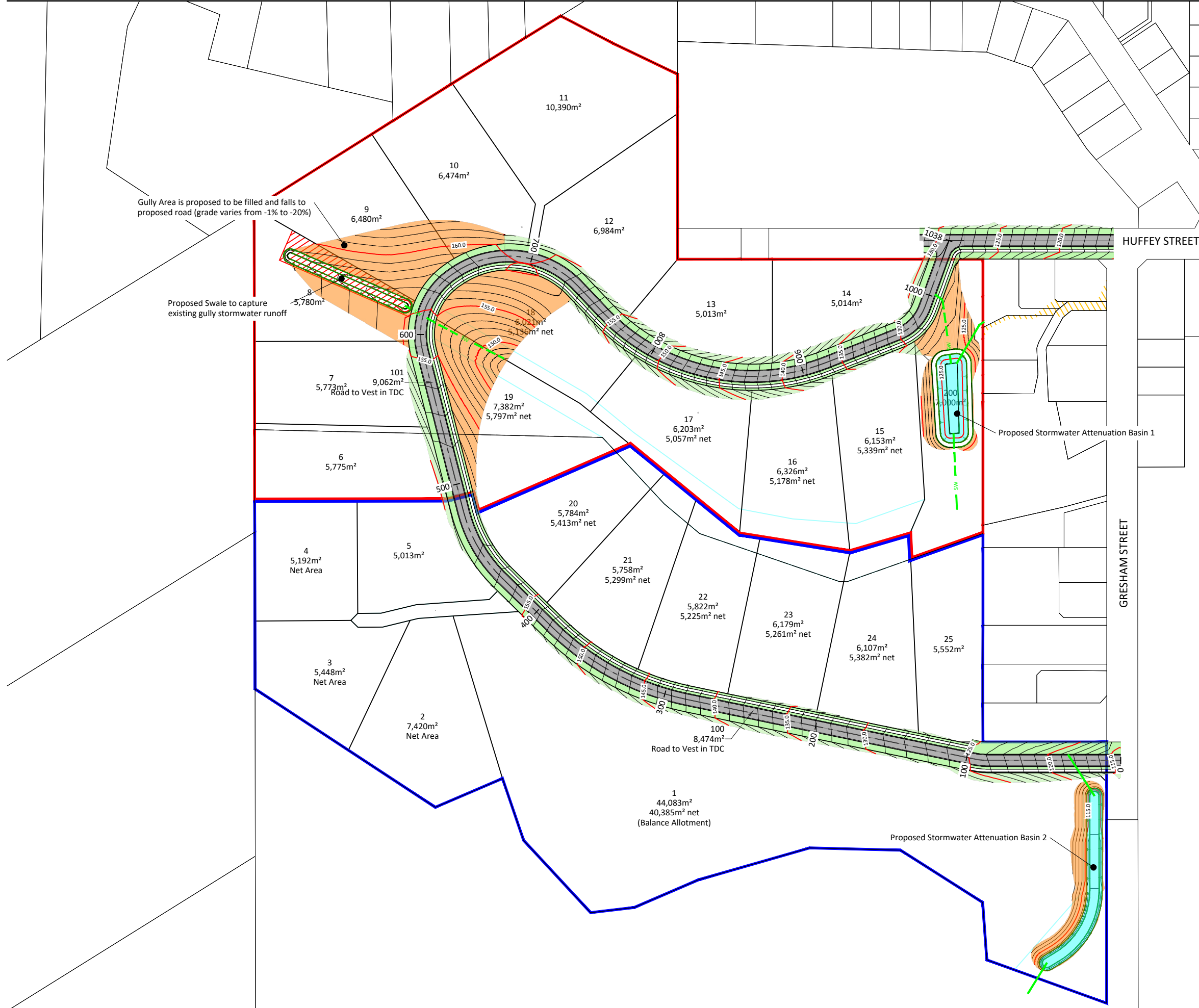
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Issue	Date	Reason	Approved
A	06-25	For Discussion	GPM
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- Key**
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 - Proposed stormwater attenuation basin area
 - Stage 1 boundary
 - Stage 2 boundary



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FOR CONSENT
 NOT FOR CONSTRUCTION

CAD ref: C:\12d5\data\DO-TIMARU\30792 TM - 44 Gresham Street, Geraldine 1248\06 CADD\Draw\30792-Proposed Contour Plan.dwg

do DAVIS OGILVIE

Davis Ogilvie (Aoraki) & Partners Ltd
 Engineers - Surveyors - Planners
 12 The Terrace, Timaru 7940
 P.O. Box 359 Timaru, NZ
 Ph. 03 688 8350 / 0800 888 350
 Also - Nelson, Christchurch, Greymouth

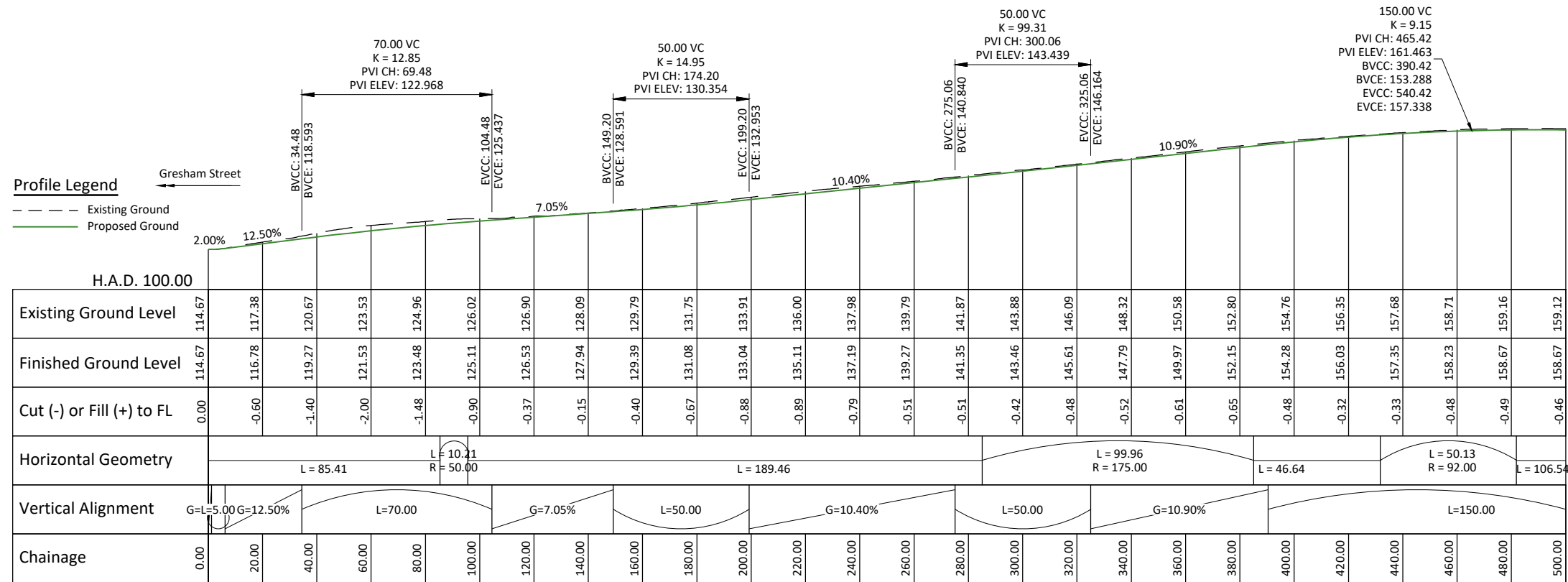
YEDO INVESTMENTS LIMITED
 44 GRESHAM STREET, GERALINDE

PRELIMINARY ENGINEERING DESIGN
 PROPOSED CONTOUR PLAN

Design	Drawn	QA Check	DWG	Issue
RL	RL	GPM	PL02	C
Scale @ A3	Date	File		
1:2500	09-25	30792		

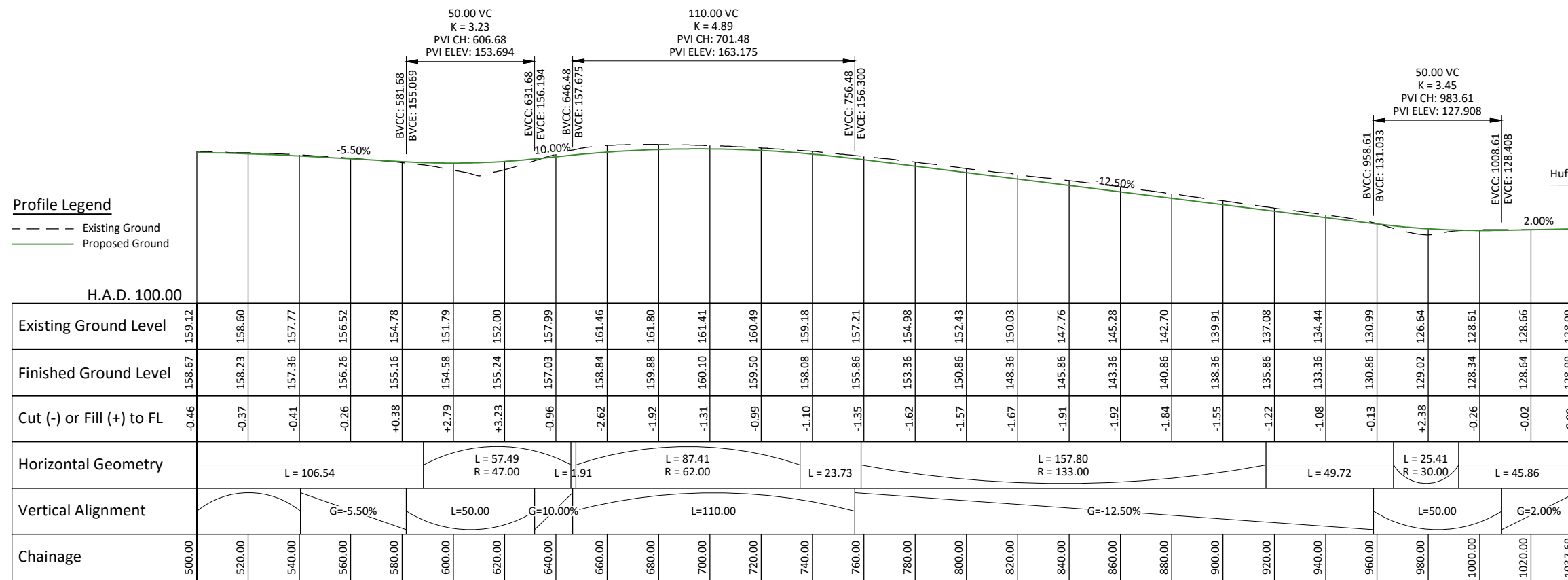
Issue	Date	Reason	Approved
A	06-25	For Discussion	GPM
B	08-25	For Consent	GPM
C	09-25	Long Section Update	GPM

Notes:
 • All dimensions in metres unless shown otherwise;
 •



Longsection: Gresham Street Subdivision Road Centrenline

Scale: Horizontal 1:2000; Vertical 1:2000 @ A3



Longsection: Gresham Street Subdivision Road Centrenline

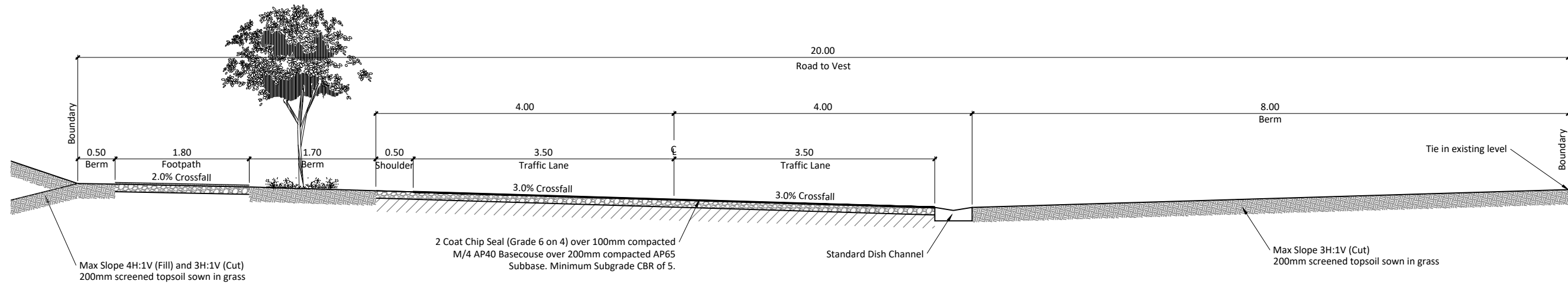
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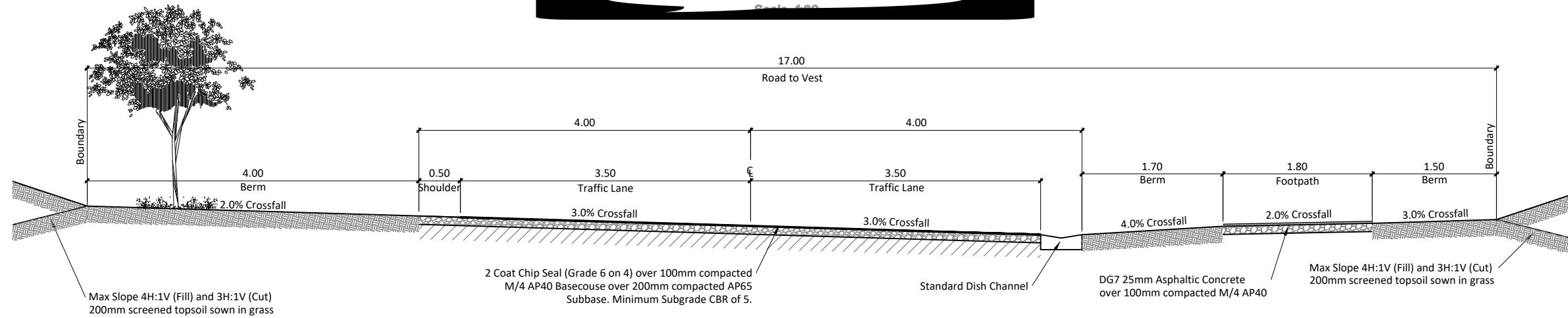
FOR CONSENT
 NOT FOR CONSTRUCTION

Issue	Date	Reason	Approved
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C	09-25	Cross Section Update	GPM

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ROAD CROSS SECTION DETAILS - CIVIL
Scale 1:50



ROAD CROSS SECTION DETAILS - CIVIL
Scale 1:50

TIMARU DISTRICT COUNCIL
Planning Unit

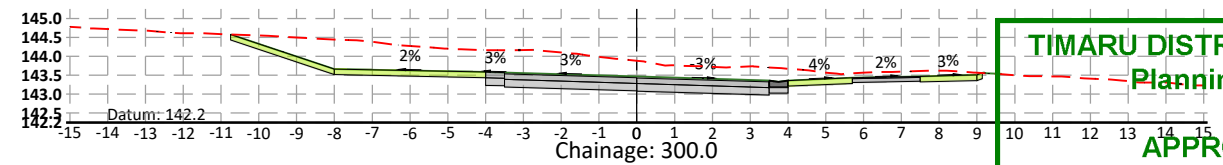
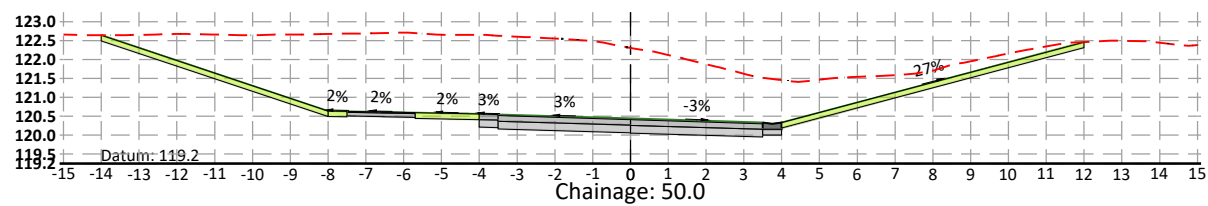
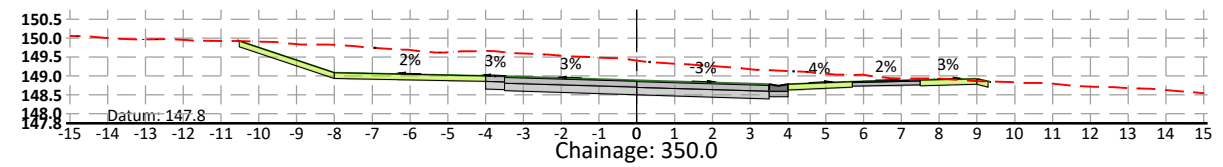
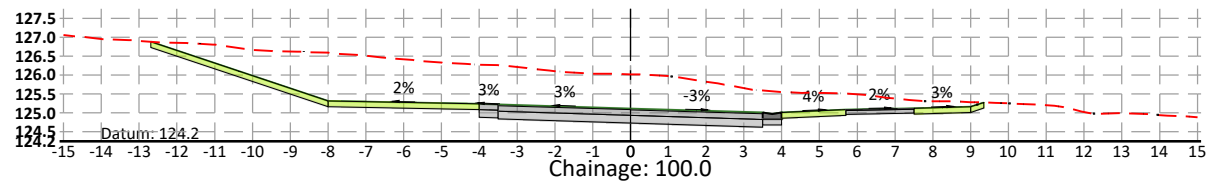
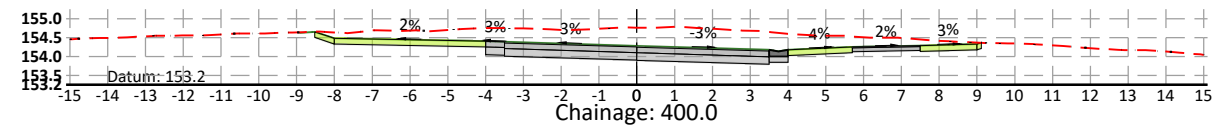
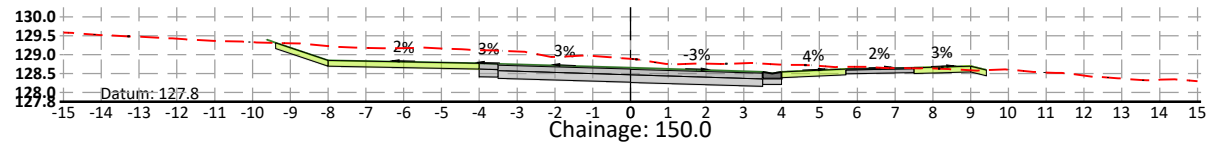
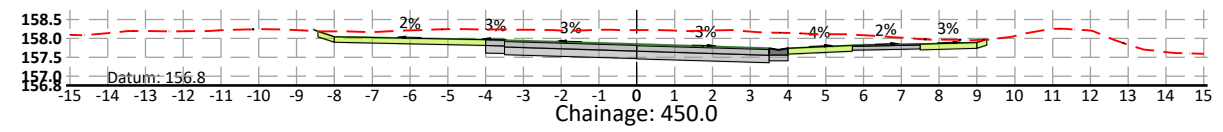
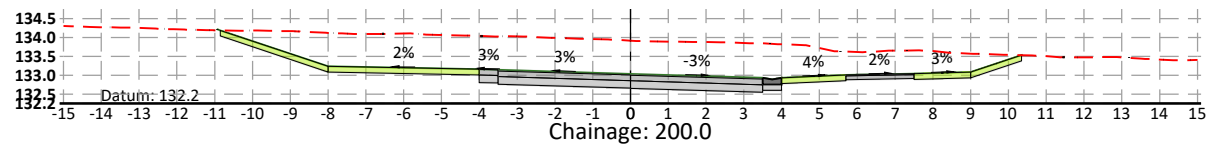
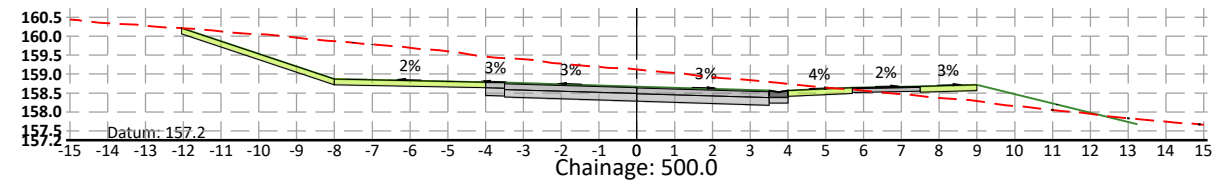
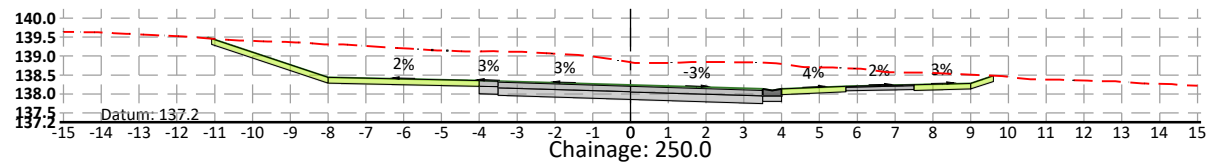
APPROVED

28/05/2026 patricko

FOR CONSENT
NOT FOR CONSTRUCTION

Issue	Date	Reason	Approved
A	06-25	For Discussion	GPM
B	08-25	For Consent	GPM
C	09-25	Cross Section Update	GPM

Notes:
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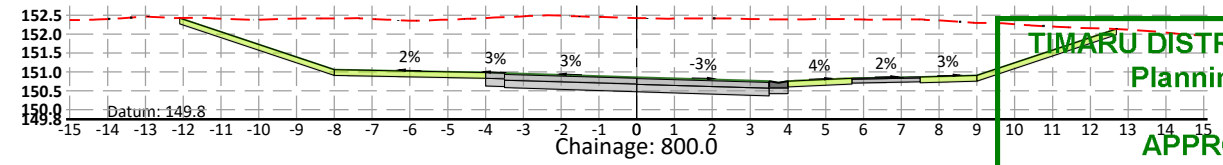
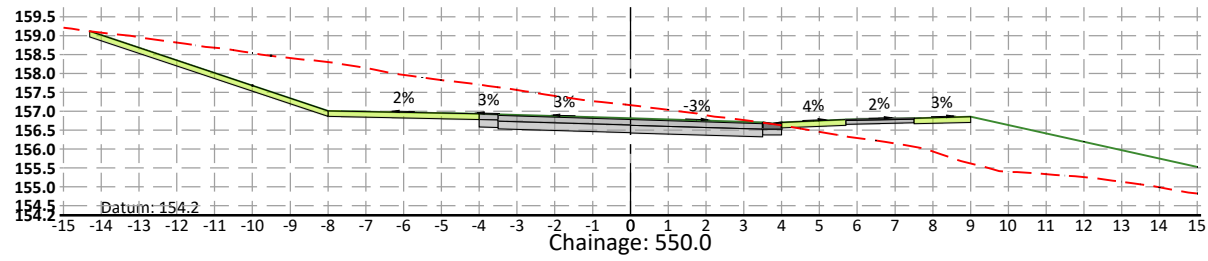
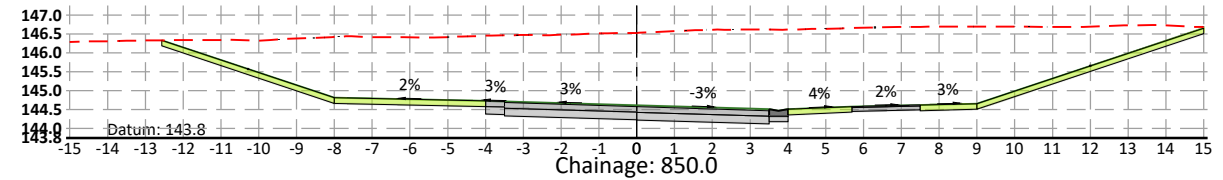
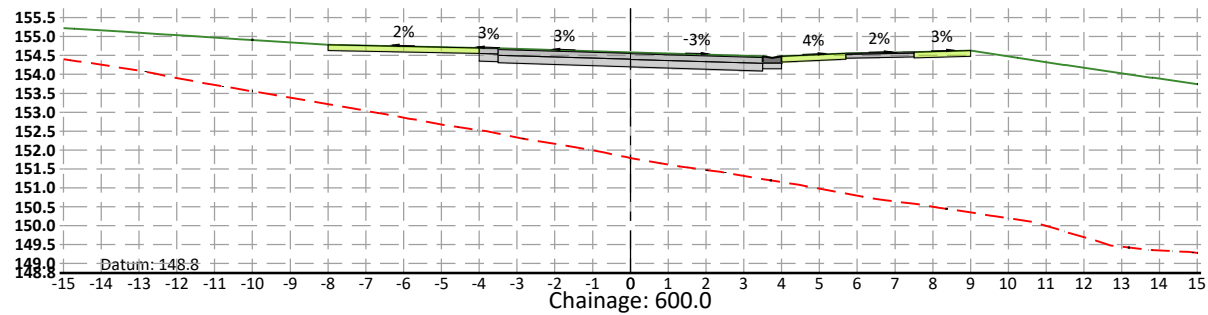
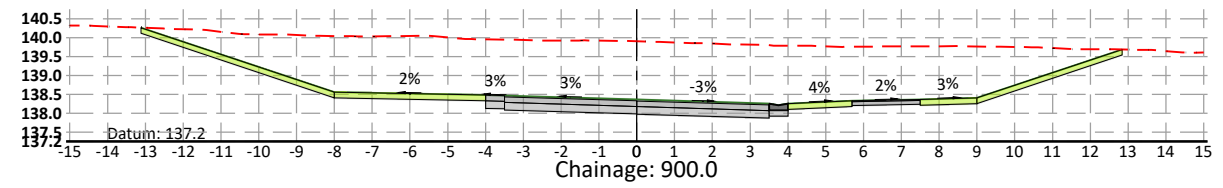
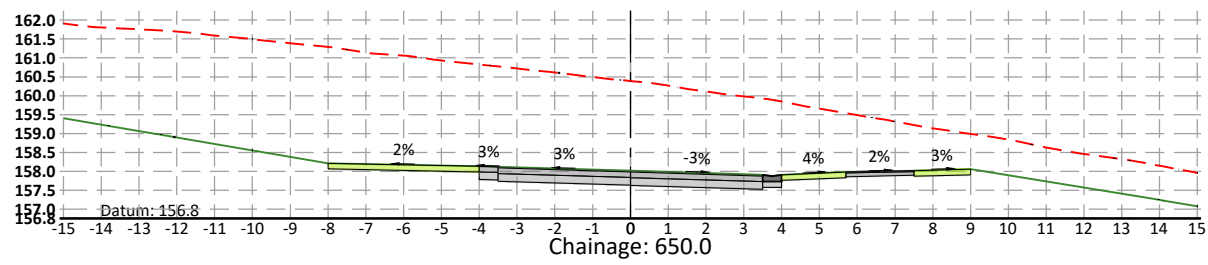
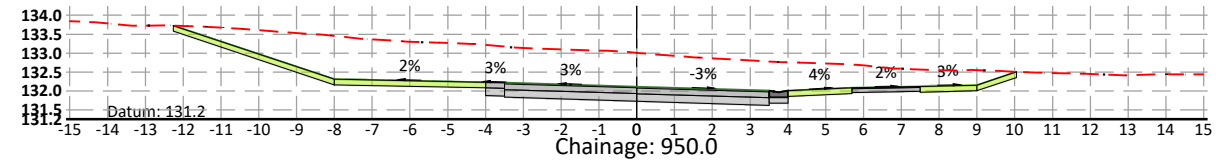
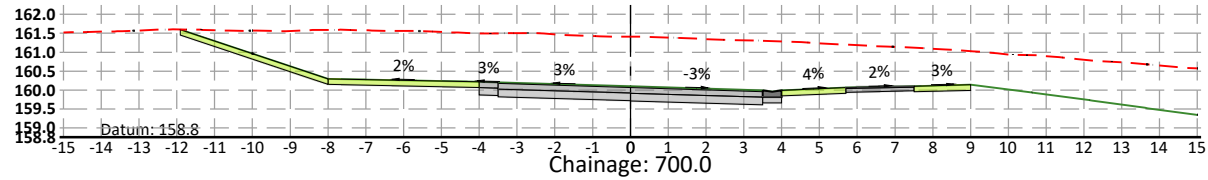
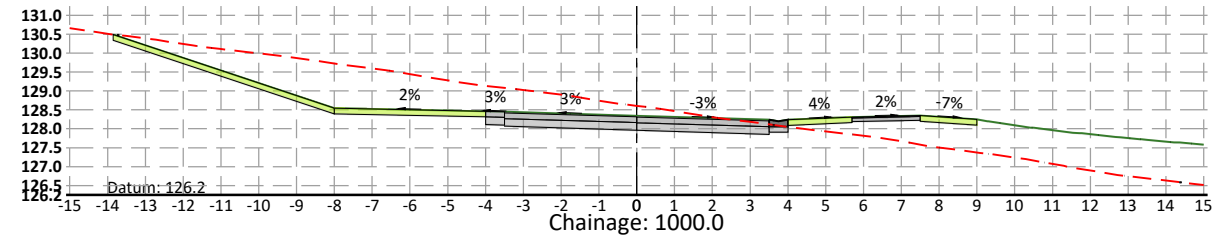
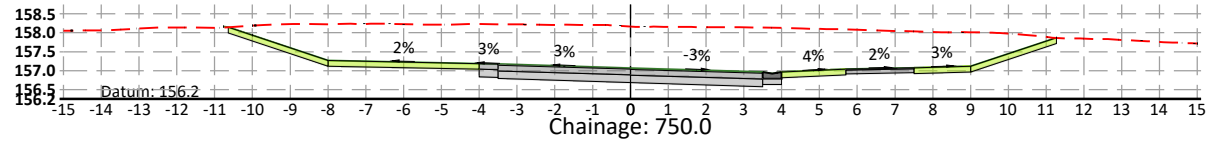


TIMARU DISTRICT COUNCIL
 Planning Unit
APPROVED
 28/05/2026 patricko

FOR CONSENT
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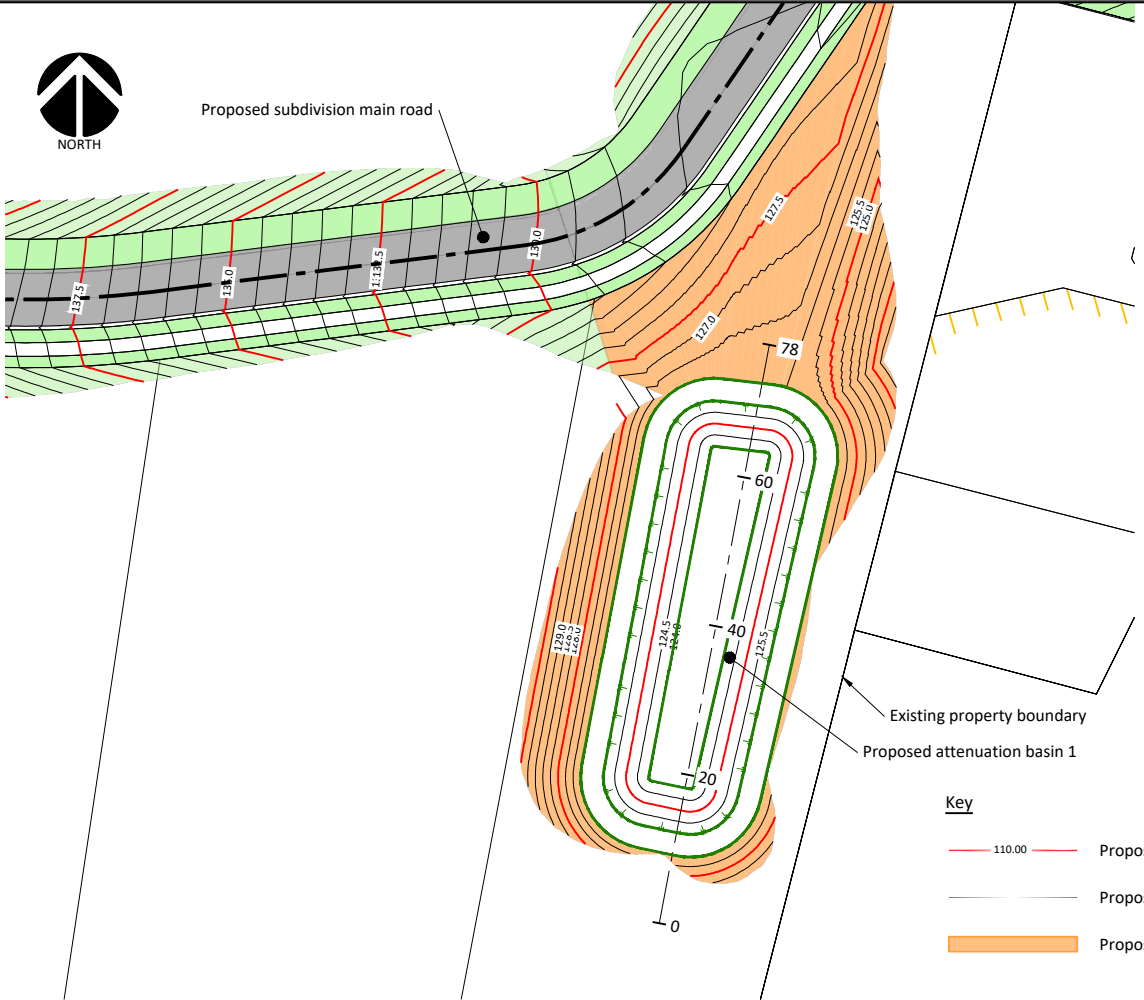
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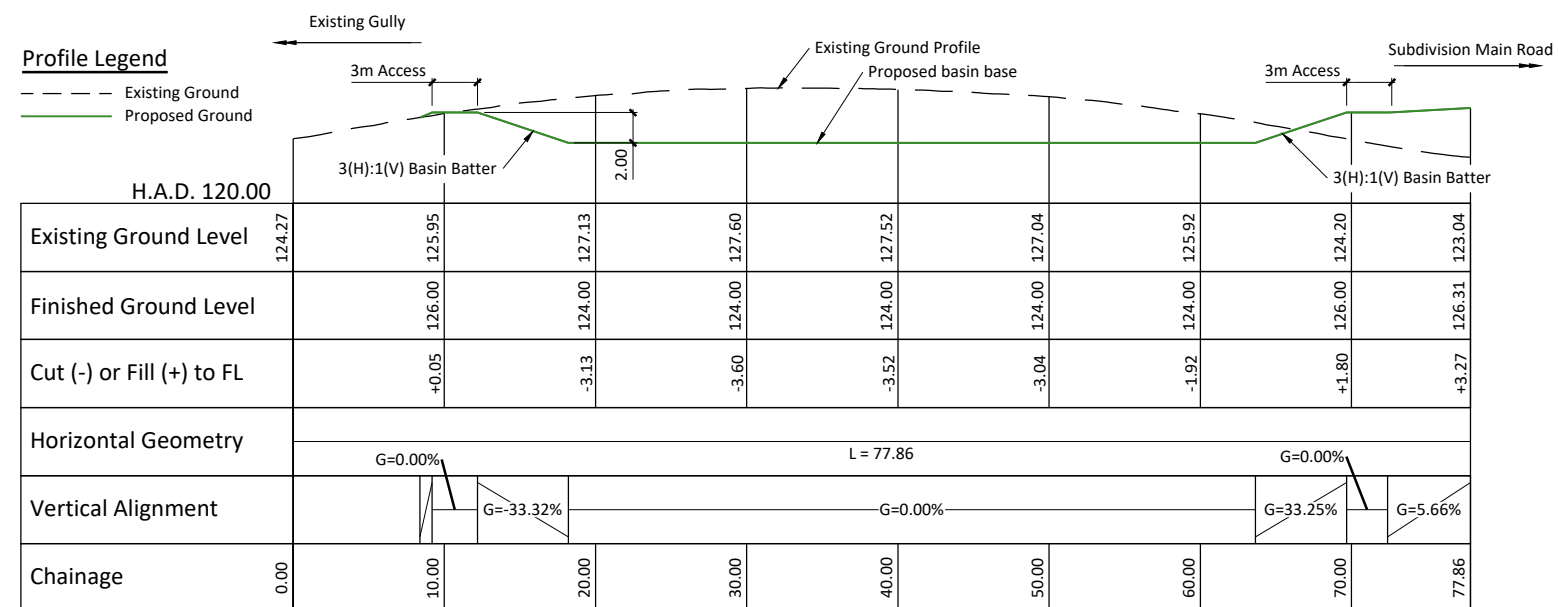


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ATTENUATION BASIN 1 PLAN



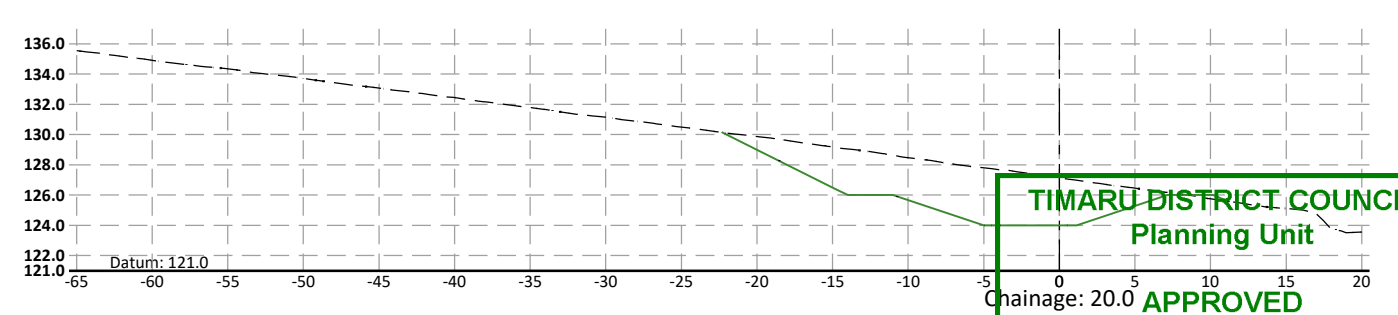
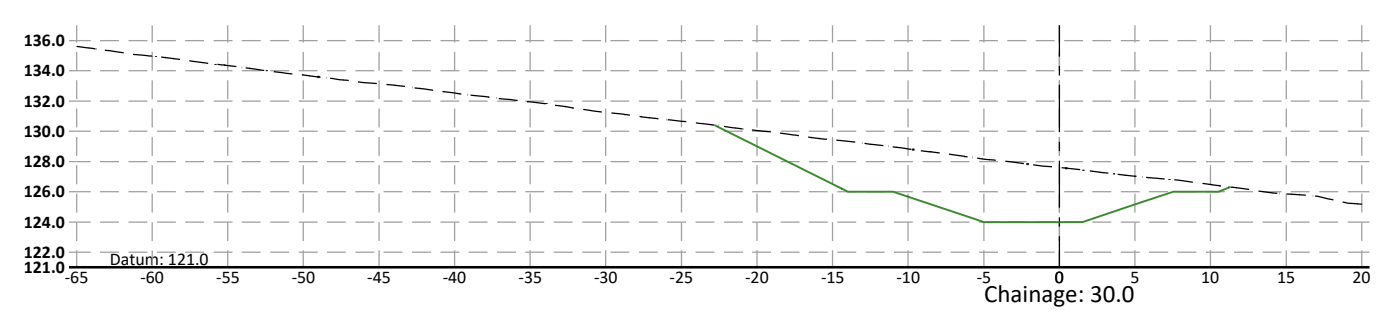
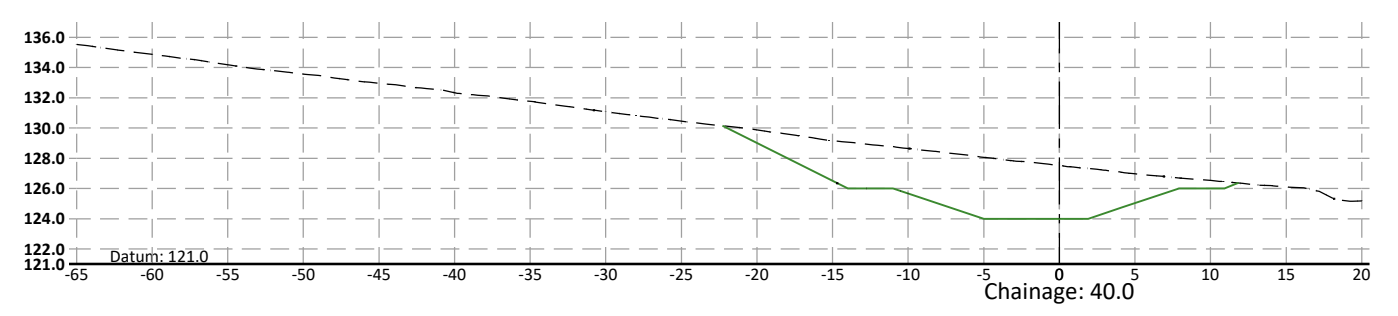
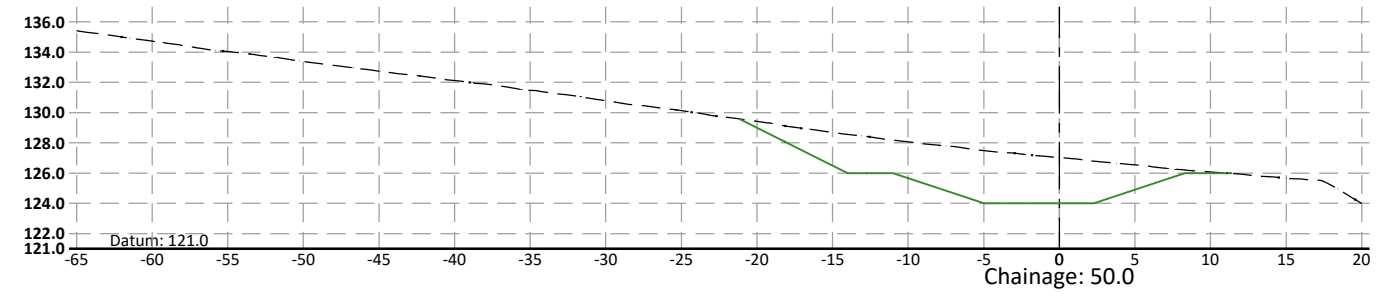
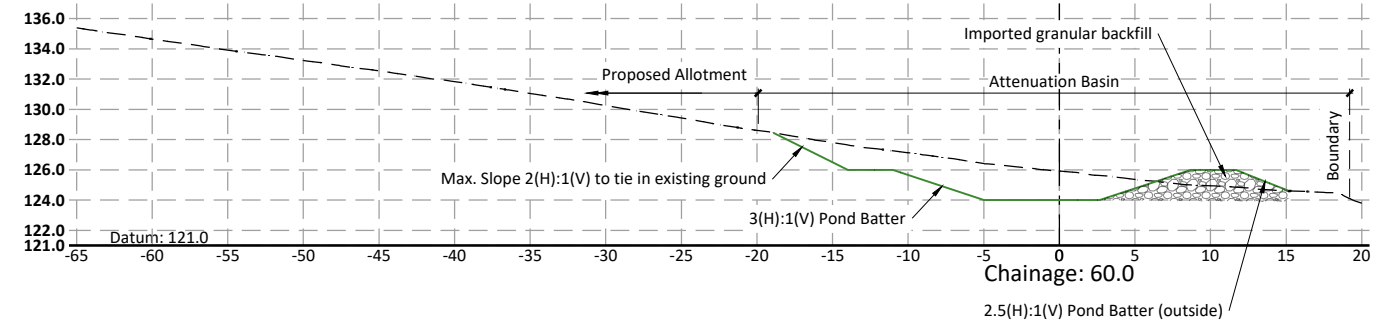
Longsection: Attenuation Basin 1

Scale: Horizontal 1:500; Vertical 1:500 @ A3

Notes:

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Issue	Date	Reason	Approved
A	06-25	For Discussion	GPM
B	08-25	For Consent	GPM
C	09-25	Update notes	GPM

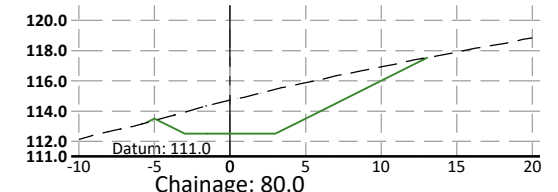
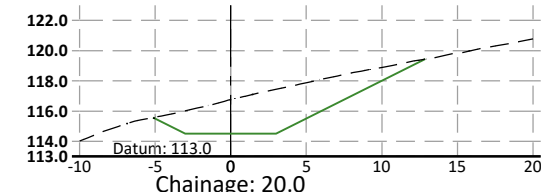
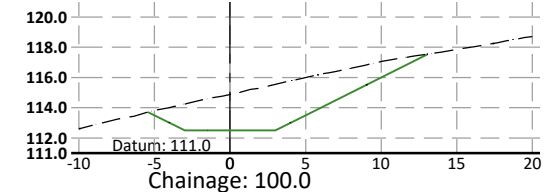
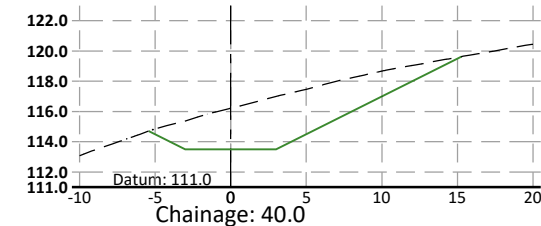
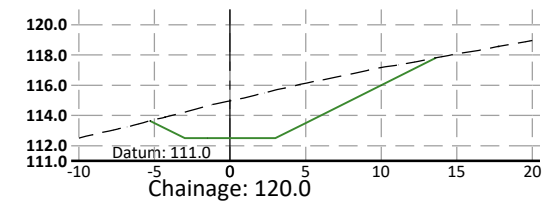
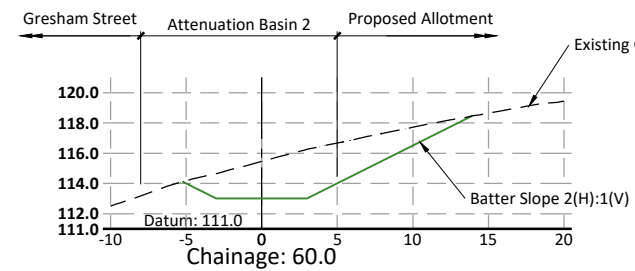
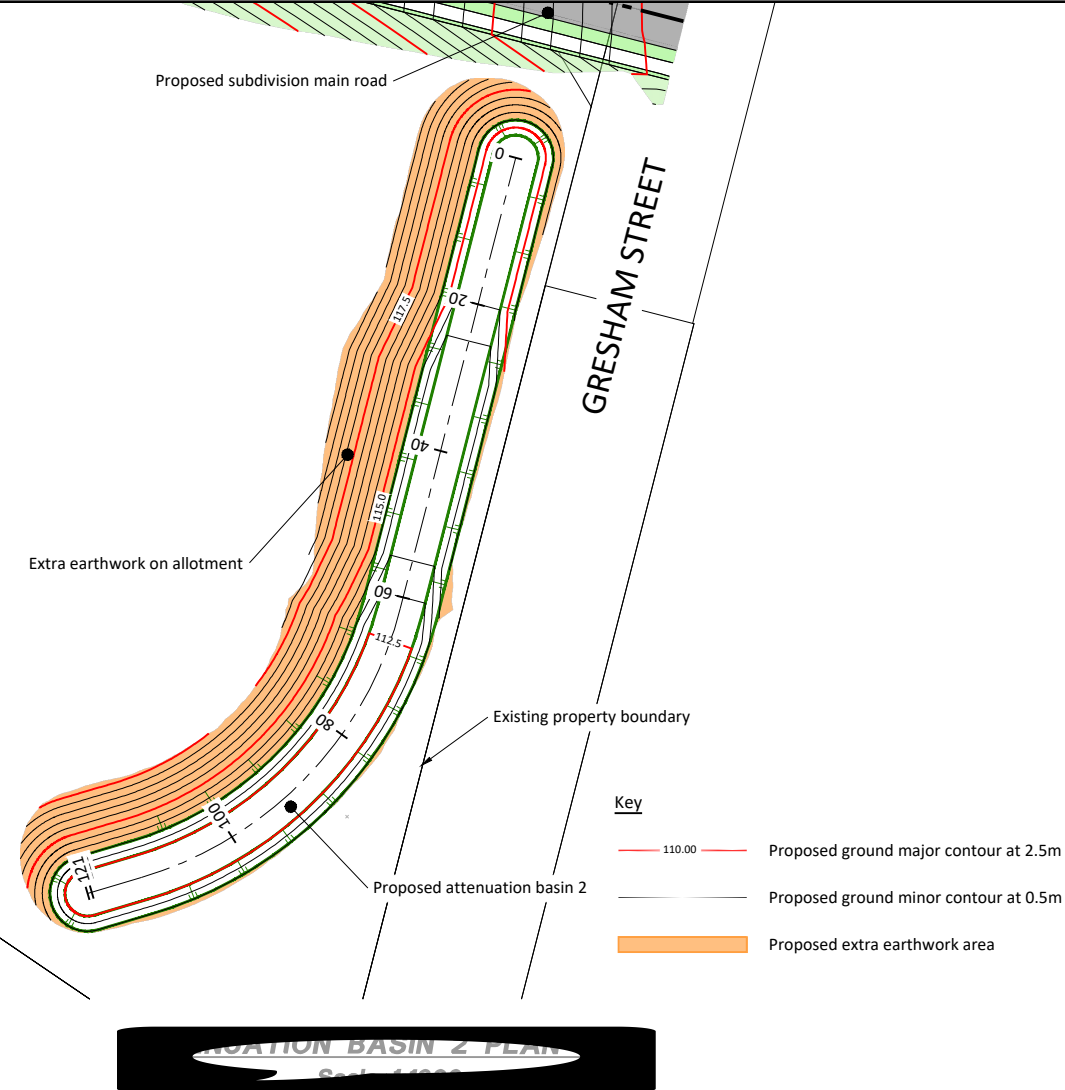


TIMARU DISTRICT COUNCIL
Planning Unit

28/05/2026 patricko

FOR CONSENT
NOT FOR CONSTRUCTION

Issue	Date	Reason	Approved
A	06-25	For Discussion	GPM
B	08-25	For Consent	GPM
C	09-25	Update notes	GPM



Subdivision Main Road

Profile Legend

- Existing Ground
- Proposed Ground

Station	Existing Ground Level	Finished Ground Level	Cut (-) or Fill (+) to FL
0+00	117.23	114.50	-2.73
10+00	117.05	114.50	-2.55
20+00	116.76	114.50	-2.26
30+00	116.40	113.50	-2.90
40+00	116.22	113.50	-2.72
50+00	115.93	113.50	-2.43
60+00	115.46	113.00	-2.46
70+00	114.96	112.50	-2.46
80+00	114.72	112.50	-2.22
90+00	114.72	112.50	-2.22
100+00	114.88	112.50	-2.38
110+00	115.15	112.50	-2.65
120+00	114.81	111.50	-2.41

Station	Horizontal Geometry	Vertical Alignment
0+00 to 30+00	L = 61.53	G = 0.00%
30+00 to 60+00		G = -10.00%
60+00 to 90+00		G = 0.00%
90+00 to 120+00	L = 51.66 R = 50.00	G = -10.00%
120+00 to 128+00	L = 7.39	G = 0.00%

Longsection: Attenuation Basin 2

Scale: Horizontal 1:500; Vertical 1:500 @ A3

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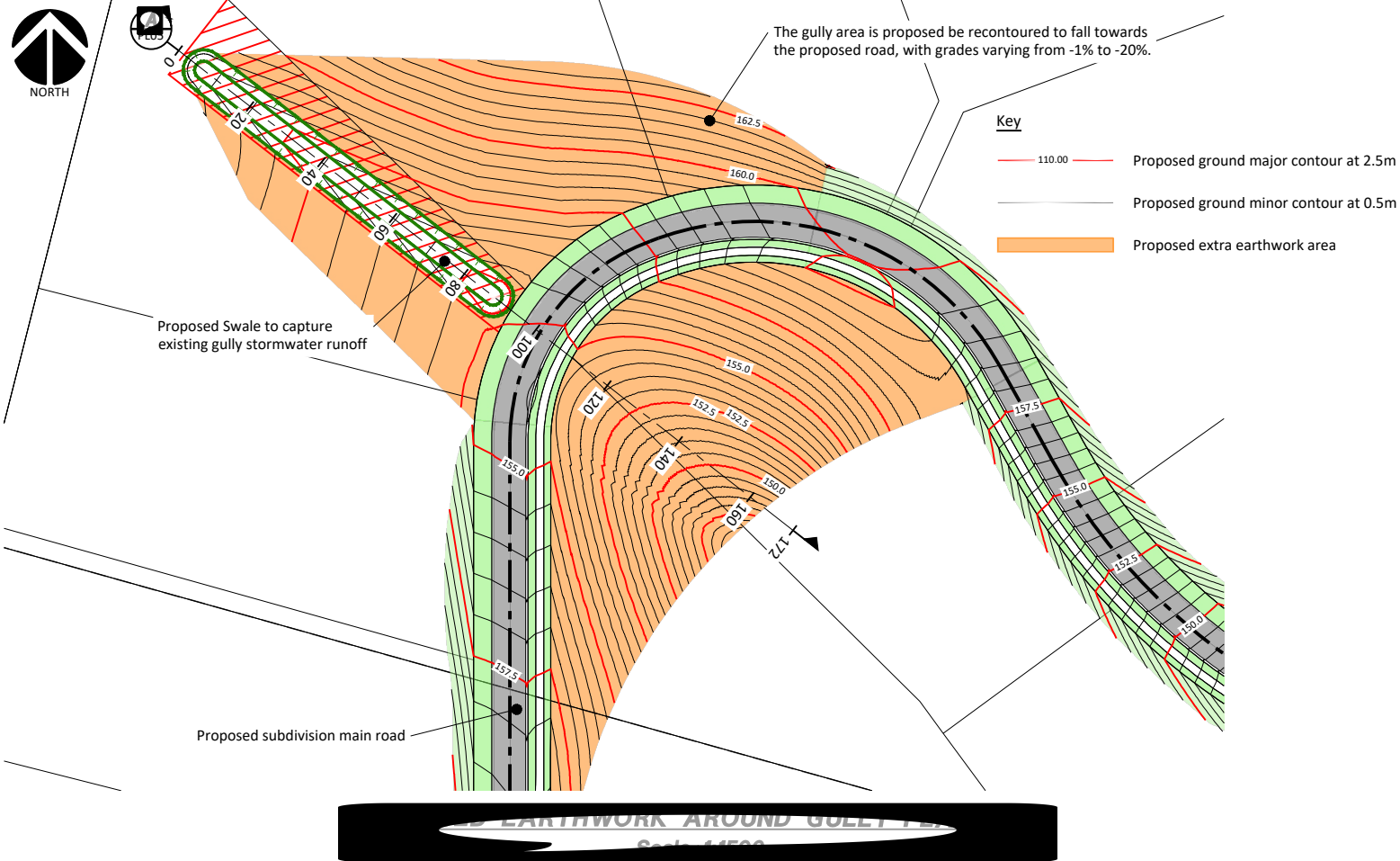


Davis Ogilvie (Aoraki) & Partners Ltd
 Engineers - Surveyors - Planners
 12 The Terrace, Timaru 7940
 P.O. Box 359 Timaru, NZ
 Ph. 03 688 8350 / 0800 888 350
 Also - Nelson, Christchurch, Greymouth

YEDO INVESTMENTS LIMITED
 44 GRESHAM STREET, GERALDINE

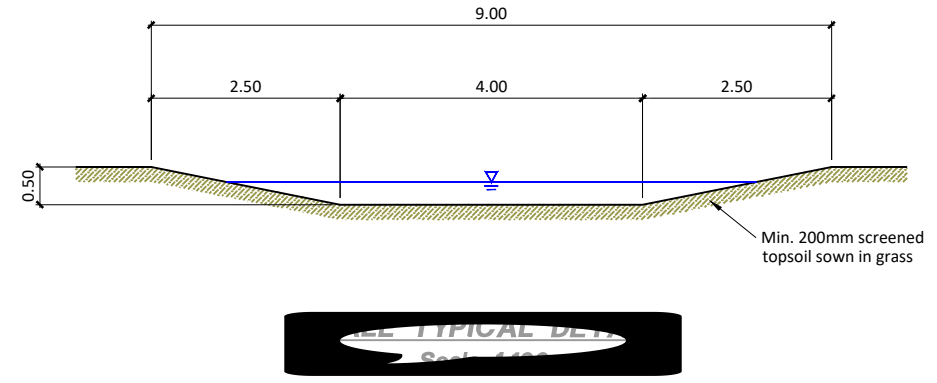
PRELIMINARY ENGINEERING DESIGN
 STORMWATER ATTENUATION BASIN 2 DETAILS

Design	Drawn	QA Check	DWG	Issue
RL	RL	GPM	PL04	C
Scale @ A3	Date	File		
AS SHOWN	09-25	30792		

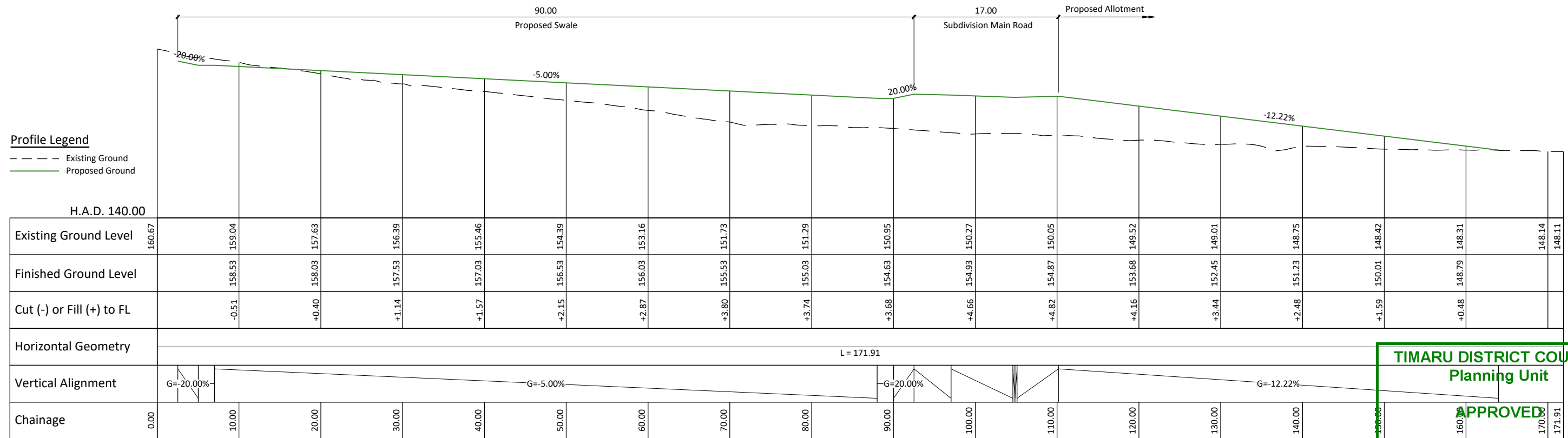


Notes:
 • All dimensions in metres unless shown otherwise;

Issue	Date	Reason	Approved
A	06-25	For Discussion	GPM
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EARTHWORK AROUND GULLY
 Scale: 1:500



Longsection: Section A

Scale: Horizontal 1:500; Vertical 1:500 @ A3

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