

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.

STATEMENT OF EVIDENCE OF DAMON ODEY

DATED 7 APRIL 2026

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TABLE OF CONTENTS

1.0	Introduction	3
2.0	Scope of Evidence.....	3
3.0	Company Information	3
4.0	Previous Development	3
5.0	Development Vision	4
6.0	Development History.....	5
7.0	Gibson Submission	6
8.0	Consultation	7
9.0	Conclusion	7

1.0 INTRODUCTION

[1] My name is Damon Odey. This is my statement of evidence on behalf of Yedo Investments Ltd in relation the resource consent application by Yedo Investments Ltd under reference 101.2023.94 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 SCOPE OF EVIDENCE

[2] The scope of my evidence addresses the following matters:

- a. Company information
- b. Previous developments
- c. Vision for the proposed development
- d. The Gibson submission
- e. Consultation undertaken.

3.0 COMPANY INFORMATION

[3] Yedo Investments Ltd is a limited liability company that was registered in 2008. Robert Odey and I are the sole directors of the company.

[4] The company was formed to manage existing and undertake new commercial property development.

4.0 PREVIOUS DEVELOPMENT

[5] I have been involved in the following previous developments as a company director:

- a. A 11 lot subdivision at Mahara Place, Timaru
- b. Visitor accommodation at 26 Ribbonwood Rise, Geraldine Downs
- c. House at Kalaugher Road, Geraldine Downs.

[6] The visitor accommodation at 26 Ribbonwood Rise is a comparable development in terms of the vision I am trying to achieve with the proposed development. The visitor accommodation units offer high-quality accommodation with expansive views across the Canterbury Plains, along with the landscaping and buildings that are integrated with the landscape. The landscaping was also developed to support the biodiversity of the area, which contributes to visitors' experience. Before the development, 26 Ribbonwood Rise was predominantly a bare paddock much like the subject site of this application.

- [7] The Commissioner is welcome to visit 26 Robinwood Road to evidence the fact that our company has delivered a high-quality development that protects and enhances landscape biodiversity values.



Figure 1 – Aerial view of the visitor accommodation on Ribbonwood Rise



Figure 2 – View of the landscaping, the view east and one of the visitor accommodation units on Ribbonwood Rise

5.0 DEVELOPMENT VISION

- [8] The vision I have for the Gresham Street development was formed from my understanding of what the Timaru District Plan is trying to achieve in the Geraldine Downs coupled with the potential unique lifestyle opportunity which that environment creates.

- [9] My vision for the development is to create a high-quality rural lifestyle for residents that provides expansive views over the site to the east across the Canterbury plains; high levels of privacy between dwellings; ample space around buildings; with buildings nestled in an abundance of mostly native landscaping in a way that protects and enhances landscape values.
- [10] A key part of my vision is to ensure that buildings are nestled into the landscape. This will be achieved by conditions requiring compliance with several minimum building standards and the requirement of a design statement that must be submitted to Council to prove that the design achieves the Timaru District Plan's building guidelines. It will also be achieved by the requirement of the landscape plan for each site.
- [11] Another key aspect of the development is the enhancement of the naturalness of the landscape. This will be achieved through the requirement for street planting, a minimum amount of on-site planting and a landscape plan. I anticipate that the planting will significantly increase the number of trees on site (which at present predominately consists grassed paddocks), thereby improving the natural character of the area.
- [12] We also want to enhance the site's biodiversity values. The Geraldine Downs is known for its indigenous vegetation and bird life. As such we consider that providing a subdivision nestled within indigenous plantings provides a relatively unique point of difference for a South Canterbury subdivision. The enhancement of biodiversity will be achieved by ensuring most planting is indigenous and in accordance with the District Plan, or Department of Conservation, guidance for native plantings in the Geraldine Downs.

6.0 DEVELOPMENT HISTORY

- [13] We initiated this project in late 2021 and lodged the first subdivision application in April 2022 to create the site.
- [14] The subject application was lodged in July 2023 and was subsequently deferred until we received the stormwater consent from Environment Canterbury. That came at a significant cost. Our preference was to seek stormwater consent following the subdivision consent. The reason for this was that if the subdivision consent was not granted, we would not be put to the expenditure of the stormwater consent.
- [15] The stormwater consent also delayed the process. The resource consents for the development have been in progress now for nearly 4 ½ years and has cost approximately \$350,000 to date. This is a significant financial investment considering we still have not received consent.

- [16] In terms of the design, initially the development had a large amount of landscaping in the road reserve and the central gully. However, Council's Land Transport Unit requested that most of the landscaping was removed from the road reserve as they were concerned about ongoing maintenance costs. Council's Drainage and Water Unit requested the removal of the landscaping from the central gully as they were concerned that it would interfere with the effective operation of the gully.
- [17] We also removed the walking track through the central gully as the track has been provided on the adjoining golf course by Bike Geraldine.

7.0 GIBSON SUBMISSION

- [18] The Gibson submission requests delaying our development until such time as the zoned is developed.
- [19] My first thought in relation to this matter is that the delaying the development would significantly increase our holding costs and associated financing risk. As stated above, the financial investment we have made so far is significant. Delaying the development will potentially put the financial investment made so far at risk. Even if we could accept a delay, the other consequence of delaying would be to increase the cost of the allotments, which would eventually and unfairly be borne by the purchasers.
- [20] In any case, I do not necessary think that our development will detract from the Gibson's development. I understand that they have not yet applied for resource consent so therefore in terms of timing, their development will likely take a number of years to go through the consenting process. This means that we are unlikely to be competing for the same purchasers, as by the time the Gibson's development is on the market, it is likely that our development will be completely sold.
- [21] Delaying our development pending another development is also not desirable in that it would not encourage the Gibson's to develop their property. They could be incentivised to wait until prices are high, so called land banking, which will only increase the price the community pays for their new allotment and further delay our development. That is not in the interests of encouraging a competitive land market.
- [22] Lastly, I consider the Gibson submission is motivated by trade competition. Their concern appears to be that our development will draw purchasers away from them to our development. It is my understanding that submitters cannot make submissions on the basis of trade competition and therefore I request that this submission is not accepted. Their submission does not raise any other issues aside from trade competition.

8.0 CONSULTATION

[23] I have actively consulted with most of the neighbouring properties owners, with the properties being identified by our team as being affected parties. I did this in order to address any perceived concerns about the proposed development and to have the opportunity to answer any questions and show the property owners my plans, prior to them receiving any notification documents in the mail. This has resulted in the written approvals being received from the following parties:

- a. Y. Weaver, 34 and 36 Gresham Street
- b. S. Singh, 2 Gresham Street
- c. G & P. Patrick, 8 Gresham Street

[24] It is also worth mentioning that we have received the written approval of 18 Gresham Street in relation to the stormwater consent.

[25] While visiting the property owners, I had good discussions and no major issues or concerns were raised. The exception was a couple of owners (6B Gresham Street and 11 and 17 Downs Road) who asking about planting locations/heights and build positions. As such, I undertook to get some images developed with a house and planting. These are attached as **Appendix 1** of my evidence. I assured all of these property owners that I am willing to do plantings and building covenants to remove any concerns they may have. On the whole I would say the responses I received from the neighbours about the proposed development were generally positive.

[26] As indicated by the submissions, the exception to this is the concern expressed from a couple of neighbours about the potential overshadowing effects of the proposed boundary plantings and the potential effects on views from buildings. I am happy to agree the boundary plantings with the respective neighbouring property owners as generally this does not affect the commercial viability of the proposed development. I am also happy to consider site-specific mitigation measures to protect views although that will have to be closely considered to ensure the development potential of the particular allotment is not compromised.

9.0 CONCLUSION

[27] In conclusion, our vision is to align with the Timaru District Plan's expectations and provide a high-quality rural lifestyle development that protects and enhance the landscape and biodiversity values of the area.

[28] The applicant company has previously delivered a high-quality development that protects and enhances landscape of the Geraldine Downs area.

[29] The financial investment we have made so far in the development is significant and we hope that this is not lost.

[30] The Gibson submission is motivated by trade competition and therefore should not be accepted. Even if it was accepted, delaying development would not make sense and only serve to delay the delivery of new housing and increases costs for the community.

[31] I am happy to come to agreement with the neighbours regarding boundary plantings and further consider mitigation measures to protect views.

Signed in Geraldine on the 7 April 2026

Damon Odey

APPENDIX 1 – ARTIST IMPRESSIONS



Artist's Impressions

October 2025

Artist's Impression (Viewed from 6B Gresham Street)



This artist's impression is a visual representation of the proposed dwellings and landscaping as viewed from 6B Gresham Street (based on 5m high dwellings). Although we have used our best assumptions to scale the image correctly, it does not comply with the NZILA Best Practice Visual Simulation Guidelines (SBPG10.2) and is therefore not suitable for use as landscape evidence.

Artist's Impression (Viewed from 11 Downs Road)



This artist's impression is a visual representation of the proposed dwellings and landscaping as viewed from 11 Downs Road (based on 5m high dwellings). Although we have used our best assumptions to scale the image correctly, it does not comply with the NZILA Best Practice Visual Simulation Guidelines (SBPG10.2) and is therefore not suitable for use as landscape evidence.

Artist's Impression (Viewed from 17 Downs Road)



This artist's impression is a visual representation of the proposed dwellings and landscaping as viewed from 17 Downs Road (based on 5m high dwellings). Although we have used our best assumptions to scale the image correctly, it does not comply with the NZILA Best Practice Visual Simulation Guidelines (SBPG10.2) and is therefore not suitable for use as landscape evidence.

