

 <p><b>TIMARU</b> DISTRICT COUNCIL Te Kaunihera ā-Rohe o Te Tihi o Maru</p>	<p><b>Form 13</b></p> <p><b>Submission on Application Concerning Resource Consent or Esplanade Strip that is Subject to Public Notification or Limited Notification by Consent Authority</b></p> <p><i>Sections 41D, 95A, 95B, 95C, 127(3), 136(4), 137(5)(c), and 234(4) Resource Management Act 1991</i></p>	<p><b>Resource Consent No</b></p>
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To: Timaru District Council

Name of Submitter: Joanne Drake.....[full name]

This is a submission on an application from: Yedo Investments..... [name of applicant]  
for a resource consent (or for a change or cancellation of a condition of a resource consent or for a  
variation or cancellation of an instrument creating an esplanade strip).

Briefly describe the type, proposed/existing activity, and location of the resource consent:

.Resource consent application for Subdivision and Land Use Consents 101.2025.119.1 and 102.2025.119.1 for 44.....  
.Gresham Street Geraldine.....  
.....  
.....

[Briefly describe

- if an application for a resource consent, the type, proposed activity, and location of the resource consent:
- if an application for a change or cancellation of a condition of a resource consent, the type and location of the resource consent, the relevant condition, and any proposed change:
- if an application for a variation or cancellation of an instrument creating an esplanade strip, a description of the strip and its location and any proposed variation.]

I ~~am~~ / am not\* a trade competitor for the purposes of section 308B of the Resource Management Act 1991.  
\*Select one.

\*I am / am not† directly affected by an effect of the subject matter of the submission that—

- a) adversely affects the environment; and
- b) does not relate to trade competition or the effects of trade competition.

\*Delete this paragraph if you are not a trade competitor.

†Select one.

The specific parts of the application that my submission relates to are: [give details]

See Attached Sheet  
.....  
.....  
.....

*Please attach additional sheets as required*

My submission is: [Include:     • whether you support or oppose the application or specific parts of it:  
  • whether you are neutral regarding the application or specific parts of it:  
  • reasons for your views].

I oppose the application

.....  
.....  
.....  
.....  
.....  
.....

*Please attach additional sheets as required*

I seek the following decision from the territorial authority: *[give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]*

See attached Sheet  
.....  
.....  
.....  
.....

*Please attach additional sheets as required*

I ~~wish~~/ or do not wish\* to be heard in support of my submission.

\*Select one.

\*If others make a similar submission, I will consider presenting a joint case with them at a hearing.

\*Delete if you would not consider presenting a joint case.

I request /~~do not request~~\*, pursuant to section 100A of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority.

\*Select one.

Joanne Drake

Signature of submitter (or person authorised to sign on behalf of submitter)

27th January 2026

Date

(A signature is not required if you make your submission by electronic means).

Electronic address for service of submitter: .jodrake789@gmail.com

Telephone: 0274752266

Postal address (or alternative method of service under section 352 of the Act): .6B.Gresham.Street..Geraldine.....

Contact person Jo Drake  
.....  
(name and designation, if applicable)

**Note to submitter:**

- If you are making a submission to the Environmental Protection Authority, you should use form 16B.
- The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.
- You must serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on the consent authority.
- If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991.
- If you make a request under section 100A of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.
- Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):
  - it is frivolous or vexatious;
  - it discloses no reasonable or relevant case;
  - it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
  - it contains offensive language;
  - it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

## **Submission on Resource Consent for 44 Gresham Street**

**The specific parts of the application that my submission relates to are:**

### **1. Landscaping**

Under the Ecological Effects section, it states that each site will be required to establish a minimum of four trees capable of reaching eight metres at maturity. Some trees on the Trees and Large Shrubs list, such as the *Podocarpus totara*, can grow to 20–30 metres in height at maturity. As these trees are planned to be planted on the hill behind my property, I seek clarification on:

- Who will be responsible for ensuring that these plantings do not obstruct my access to sunlight?
- Whether there will be any restrictions or guidance on the height of landscaping immediately around my property to mitigate shading or privacy impacts.

### **2. Earthworks and Construction Effects**

I request clarification regarding:

- The hours of work for earthmoving and construction activities, to ensure that noise disturbance is limited, particularly early in the morning and on weekends.
- How runoff will be managed during earthworks and construction, to prevent damage to properties downhill, particularly during extreme weather events.

### **3. Change of Urban Boundary**

One of the key factors in my decision to purchase and build in this area was that the land behind my property was zoned **Rural Lifestyle**, which meant limited building and development, preserving the rural outlook. I am concerned that the proposed change in urban boundary could significantly alter the character of the area and reduce the rural outlook that influenced my purchase.

### **4. Transportation Effects**

I wish to note that the intersection of Gresham Street and Huffey Street is already dangerous, and with additional subdivision traffic, it is likely to become more so. I have particular concerns about turning into my driveway. The corner from Huffey Street around to Gresham Street is a particularly blind corner. With increased traffic coming

from the south, vehicles may need to stop or wait longer before turning into my driveway, increasing the risk of being rear-ended due to low visibility.

## **5. Stormwater**

While I understand the Regional Council has approved a stormwater pond adjacent to my property (6B Gresham Street) and neighbouring properties, I seek assurance that:

- The pond will not leak onto my property or fail in an extreme weather event.
- Section-level water management requirements will be monitored and enforced for each property, including newly built houses.  
This is particularly important for properties situated downhill, which could be directly impacted by runoff during extreme weather.

**I seek the following decision from the territorial authority:**

In light of the concerns outlined above, I request that the Council:

1. **Landscaping** – Ensure that the height and placement of new trees and plantings behind my property do not unreasonably restrict sunlight or privacy, and that there is clear responsibility assigned for monitoring compliance.
2. **Earthworks and Construction Effects** – Impose conditions on construction and earthworks to:
  - Limit working hours to reduce noise impacts, particularly early mornings and weekends.
  - Manage runoff and erosion effectively, with measures in place to protect downhill properties in extreme weather events.
3. **Change of Urban Boundary** – Consider retaining or mitigating the rural character of the area behind my property to preserve the outlook that influenced my purchase and prevent overdevelopment.
4. **Transportation Effects** – Assess and implement 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 reduce the risk of accidents.
5. **Stormwater** – Ensure that stormwater management systems, including the adjacent pond, are designed, maintained, and monitored to prevent overflow, leakage, or damage to properties, particularly those downhill. Section-level water management plans should be enforced for all properties.

I seek that the Council impose conditions on the resource consent to address these concerns and ensure that the development does not negatively impact the safety, amenity, and property of existing residents.