

## FORM 5

### SUBMISSION ON NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN, CHANGE OR VARIATION

#### Proposed Timaru District Plan

To: Timaru District Council (TDC)  
2 King George Place  
Timaru 7910

Submission of: Willowridge Developments Limited (Willowridge)  
PO Box 170  
Dunedin 9054

[alison@willowridge.co.nz](mailto:alison@willowridge.co.nz)

1. This is a submission on the Proposed Timaru District Plan (PTDP)
2. Willowridge could not gain an advantage in trade competition through this submission.
3. The specific provision of the proposal that Willowridge's submission relates to are the zoning of land at 192 and 194 Evans Street as General Residential Zone and 196, 204, 206, 208 Evans Street and 4 Grants Road, Timaru as Neighbourhood Centre Zone.
4. Submission:

#### Background

Willowridge Developments Limited is a land and property development company with over 30 years experience in residential and commercial development in the lower South Island. Willowridge has recently entered into an agreement to purchase the Evans Street/Grants Road properties as listed in section 3.

The properties zoned Neighbourhood Centre Zone in the PTDP zone currently comprise a mix of commercial, industrial and office activities including car dismantling and food and beverage. These activities are contained within a mix of dated buildings fronting Evans Street and open yard and industrial style buildings on Grants Road. The adjacent residential zoned land contains two older residential properties.

The properties are located at the along State highway 1 and at the Grants Road/Evans Street junction, which is the subject of an upgrade to a signalised intersection providing access to the new Showgrounds Retail Park.

#### Submissions

The site is currently zoned as a neighbourhood centre and general residential. This reflects the current activities occurring on the site. The development of the new showgrounds retail area, with the signalised junction entrance at Grants Road/Evans Street has elevated the prominence of the subject site. Willowridge considers that the prominent location of the properties on the arterial transport route (state highway) and at the entrance to the new large format retail development provides the

opportunity to redevelop the site to a high urban design standard and best use. This would be a positive outcome for Timaru and Willowridge seeks to ensure the proposed district plan supports this.

The purpose of a neighbourhood centre is to serve the day-to-day convenience needs of the surrounding residential neighbourhood. Willowridge submits that the new showground retail park, which includes a supermarket, small format retail and other large format retailers, will meet the day-to-day needs of the surrounding residential areas. Furthermore, given that the site is located at the entrance of the new retail park (and along the State Highway) traffic volumes and site prominence will increase which will result in the site no longer reflecting the character and amenity qualities of a neighbourhood zone (NCZ-02).

Willowridge submits that the site would be more appropriately zoned a Local Centre Zone. This is consistent with the increased volumes of traffic and people that will characterise the area on completion of the retail park and will encourage attractive and functional buildings that will integrate with both the adjacent residential activity and the arterial road.

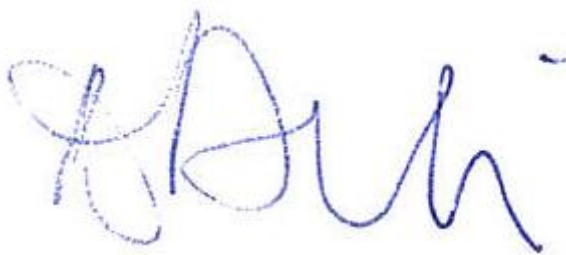
Willowridge considers the Local Centre Zoning is a better hierarchical fit given the recent showgrounds development and will result in a more vibrant and positive centre than the neighbourhood zoning would provide for.

#### 5. Relief Sought

Willowridge seeks that the land located at 192, 194, 196, 204, 206 and 208 Evans Street and 4 Grants road (legally described as Lot 1 DP19425, Lot 1 DP 15285, Lot 1 DP29051) is rezoned to Local Centre Zone or alternative relief of similar effect.

6. Willowridge wishes to be heard in support of this submission. If others are making a similar submission Willowridge will consider presenting a joint case with them at a hearing.

Submitted on behalf of Willowridge Developments Limited

A handwritten signature in blue ink, appearing to read 'R. Ash' or similar, written in a cursive style.

10<sup>th</sup> March 2023

10 March 2023

Timaru District Council  
2 King George Place  
PO Box 522  
Timaru, 7940

**By email:** dprteam@timdc.govt.nz

Dear Sir/Madam

**Willowridge Developments Limited – application for waiver of time limit to file submission**

1. We act for Willowridge Developments Limited (**Willowridge**).
2. This letter seeks a waiver of time limits for filing a submission on the Timaru District Council (**Council**) Proposed District Plan (**PDP**), pursuant to s 37 of the Resource Management Act 1991 (**Act**).

**Grounds for waiving the time limit**

3. Section 37 of the Act provides that the Council may waive time limits subject to the requirements of s 37A(1). Section 37A(1) requires the Council to take into account:
  - (a) the interests of any person who, in the Council's opinion, may be directly affected by the extension or waiver;
  - (b) the interest of the community in achieving adequate assessment of the effects of the proposal, policy statement, or plan; and
  - (c) the Council's duty under s 21 to avoid unreasonable delay.
4. The Council is yet to notify the summary of submissions under clause 7 of the First Schedule of the Act. Accordingly, no prejudice can be said to arise in terms of persons reading the summary not being aware of the Willowridge submission.
5. To the extent there is any prejudice to any person as a result of the waiver being granted, it is outweighed by the prejudice to Willowridge in not being able to have its submission considered. Willowridge is a purchaser of the land that is the subject of its submission (with settlement of the purchase in April 2023). It will be directly affected by the zoning outcome in respect of the land.

6. Given the current stage of the submission process and as identified above the fact the summary of submissions is yet to be notified, Willowridge does not consider the granting of a waiver will be contrary to Council's duty to avoid unreasonable delay.

Yours faithfully

**TODD & WALKER LAW**

A handwritten signature in blue ink, appearing to read 'BG', with a stylized flourish at the end.

**Ben Gresson**

Associate

Email: [ben@toddandwalker.com](mailto:ben@toddandwalker.com)