

03 July 2024

**Attention: Lynda Berkahn - Hearing Administrator**

Timaru District Council  
PO Box 522  
**TIMARU 7940**

By Email **pdp@timdc.govt.nz**

Dear Lynda

**Hearing Stream B - 22 The Terrace Timaru Limited (Submitter No. 202)**

1. We act for 22 The Terrace Timaru Limited (**22 The Terrace**), which made an original submission on the Proposed Timaru District Plan (**Proposed Plan**) (Submitter Number 202).
2. The following submission points made by 22 The Terrace fall within the topics addressed in Hearing Stream B - B1 Rural Zones – B2 Urban Zones:
  - (a) Retain the proposed City Centre zoning of 22 The Terrace, Timaru (ID:7799) as notified (submission point 202.1); and
  - (b) Retain the proposed Standard CCZ-S1 as notified (submission point 202.2).
3. These submission points are addressed in the Section 42A Report – Residential; and Commercial and Mixed Use Zones, authored by Reporting Officer Liz White and dated 18 June 2024.<sup>1</sup> The recommendations made by the Reporting Officer are set out in **Annexure A**.<sup>2</sup>
4. The Reporting Officer recommends that submission points 202.1 and 202.2. be accepted i.e., that the City Centre Zone and CCZ-S1 be retained as notified. 22 The Terrace supports the Reporting Officer's recommendations.
5. Given the Reporting Officer's recommendations to accept submission points 202.1 and 202.2, and 22 The Terrace's understanding that there are no opposing submissions in relation to submission points 202.1 and 202.2, it does not consider it necessary to attend

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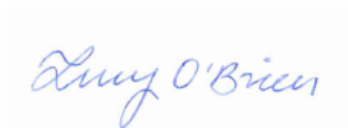
<sup>1</sup> Section 42A Report – Residential; and Commercial and Mixed Use Zones, authored by Liz White, at [6.6.1] - [6.2.2].

<sup>2</sup> Appendix 2 to the Proposed District Plan Section 42A Report – Residential; and Commercial and Mixed Use Zones, authored by Liz White.

Hearing B. However, 22 The Terrace respectfully requests that this letter be tabled at Hearing B.

Yours faithfully

**GRESSON DORMAN & CO**



Georgina Hamilton / Lucy O'Brien  
Partner / Solicitor

Email: [georgina@gressons.co.nz](mailto:georgina@gressons.co.nz) / [lucy@gressons.co.nz](mailto:lucy@gressons.co.nz)

## ANNEXURE A – Recommendations of Reporting Officer in relation to Submission Point 202.1 and 202.2.<sup>3</sup>

Submitter	Sub No.	Section/ Appendix	Sub-section	Provision	Submission Point Summary	Relief/ Decision Sought Summary	Accept / Reject Accept
22 The Terrace Timaru Limited	202.1	Planning Maps	City Centre Zone		<p>Supports the City Centre Zoning of 22 The Terrace because the zoning promotes consistent development of land within the City Centre Zone and encourages mixed use and development in this zone which is consistent with the future development of the site.</p> <p>Considers the zoning also consistent with the National Policy Statement on Urban Development 2020 and the Timaru District 2045 Growth Management Strategy.</p> <p>[Refer original submission for full reason]</p>	Retain as notified.	
22 The Terrace Timaru Limited	202.2	CCZ - City Centre Zone	Standards	CCZ-S1 Height of buildings and structures	<p>Supports the CCZ-S1 as it will promote consistent development of land within the City Centre Zone and encourages mixed use and development which is consistent with the consented development for 22 The Terrace. The standard is consistent with what is required as a tier 3 local authority under the NPS Urban Development and the Timaru District 2045 Growth Management Strategy.</p> <p>[Refer original submission for full reason]</p>	Retain as notified.	Accept

<sup>3</sup> Appendix 2 to the Proposed District Plan Section 42A Report – Residential; and Commercial and Mixed Use Zones, authored by Liz White.