

Patrick O'Toole

From: gibson - <gibson@farmside.co.nz>
Sent: Tuesday, 14 April 2026 4:42 pm
To: Patrick O'Toole
Subject: Bullet points from Donald Gibson re 44 Gresham.

Gibson Family Trust purchased 10ha in 3 titles at 38 Pye Road in 2014.
The only block able to be subdivided to 5,000 sq m.
October 2019 met Nathan Hole TDCouncil re subdivision (Surveyor, Land Development Consultant, Landscape Architect, and owners)
Fairly negative response from TDCouncil re water and sewer.
Subsequently we have employed Mark Geddes (Perspective).
We have good access to sewer and water.
Lovely warm North facing site
In 2023 purchased 22 Pye Road (One unbuilt on section) to allow excellent access to Pye Road.

Re Yedo Investment Ltd ,44 Gresham Street.

TDCouncil has GRANTED consent for a Major Change in the s42 report.
To grant subdivision to come down to only 5% of Current Zoning.
TDCouncil has just Glossed over important requirements.
-"None of the four explicit exemptions in SUB-P14 are met"
-SUB-P15-"...contrary to the policy".
We believe this is detrimental to our development.

We suggested 2ha site development be allowed.-Potentially 10 sites.
We suggested TDCouncil delays any development of less than 2ha until the already zoned land is developed.
We hope the water and sewer services are not allocated at the expense of our development.

Please include our earlier submissions.

Kind regards,Donald Gibson

Patrick O'Toole

From: gibson - <gibson@farmside.co.nz>
Sent: Tuesday, 14 April 2026 2:49 pm
To: Patrick O'Toole
Subject: Re: 101.2025.119.1 - 44 Gresham Street, Geraldine - Minute 1 Re-Issue - Hearing Confirmation

Hello Nathan,

I, Donald Gibson (trustee Gibson Family Trust) will attend in person.

Phone 0274 854 885

Joanna Gibson, my daughter will attend by Video Link from London.

We will have no expert witness.

We will speak English.

I would like to show some photo's of the sewer location and views from our proposed development.

Hope this is adequate.

Kind regards, Donald Gibson.

(PS i will send through some bullet points)

On 14/04/2026 11:27 NZST Patrick O'Toole <patrick.otoole@timdc.govt.nz> wrote:

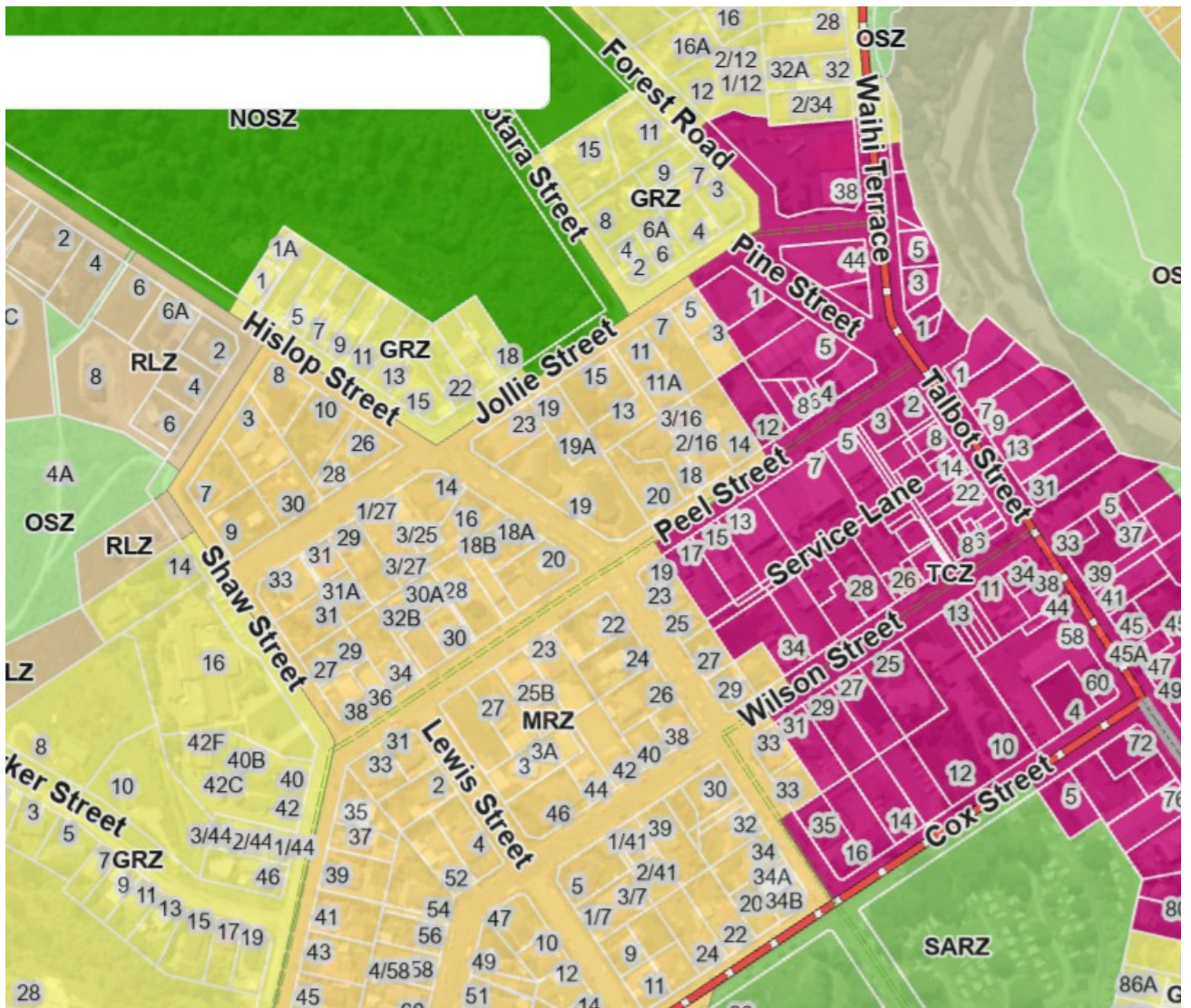
Hi Donald, thank you for talking to me just now.

As discussed, I am sorry to hear you have had trouble with returning the Hearing Attendance Form. **Please send through an email with the details on the form and I am happy to treat this as a form returned.**

Also, I have included a link below to the Proposed District Plan where you can see what areas have been zoned 'Town Centre' being the pink/purple colour below. This is an interactive map so you can drag across Geraldine and see where the different zone boundaries are located.

Proposed District Plan link >>

<https://timaru.isoplan.co.nz/eplan/property/1480661/1404215/5186692/5070926/0/93>



Lastly please do not forget the email to submit evidence is today **at 5pm.**

Please provide me in an email response the name of your daughter who will be attending and also what points you wish to raise with regards to what pieces of evidence. Please also confirm that the maps that you brought to Council are to form part of your evidence.

Once I have this I can try and get your time to talk to be brought forward.

All the best, Patrick



Patrick O'Toole | Intermediate Planner

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- Notes**
- 1) All levels have been captured by LiDar technology during 2015.
 - 2) LiDar captured by Aerial Surveys Ltd.
 - 3) Boundaries have been sourced from LINZ XML data.
 - 4) Horizontal Datum - Timaru Geodetic Datum 2000.
 - 5) Vertical Datum - NZVD2016.
 - 6) Estimation of level accuracy +/- 120mm.
 - 7) We recommend LiDar levels be utilised for concept design only. Prior to construction and/or detailed engineering design we recommend either ground truthing the existing LiDar to ensure accurate calibration of the data and completing detailed ground survey over critical areas.
 - 8) LiDar has been imported as a .LAS point file and 3d contours calculated from this data.
 - 9) Contours are displayed at a 1m interval.
 - 10) This plan has been prepared for the purposes of discussion only. It is not a precise survey plan. As areas and dimensions are likely to vary upon survey it should not be attached to sales and purchase agreements without an appropriate condition to cover such variations.

22 PYE ROAD
HAS BEEN
PURCHASED
FOR ACCESS

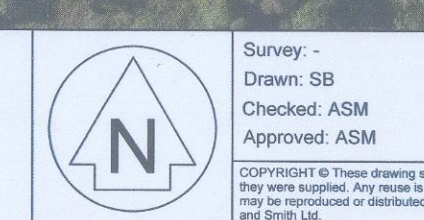
ADJOINING
SECTIONS
≈ 1000 sq m

81 Selwyn Place, Nelson
248 Montreal St, Christchurch
Ph: 0800 807 818
www.staigsmith.co.nz
enquiries@staigsmith.co.nz

| | |
|-----------|------|
| AMENDMENT | DATE |
| | |

JOB/CLIENT
DH Gibson
38 Pye Road
Geraldine Downs, Geraldine

DRAWING
Topographical Plan
for Discussion Purposes



| | | |
|---|-----------------------------------|---|
| Survey: - Drawn: SB Checked: ASM Approved: ASM | ISSUE 1 DATE 31 Jan 2020 | PROJECT NO. 12268 SCALE: A3 A1 1:2000 1000 |
|---|-----------------------------------|---|

SHEET
1
OF 1

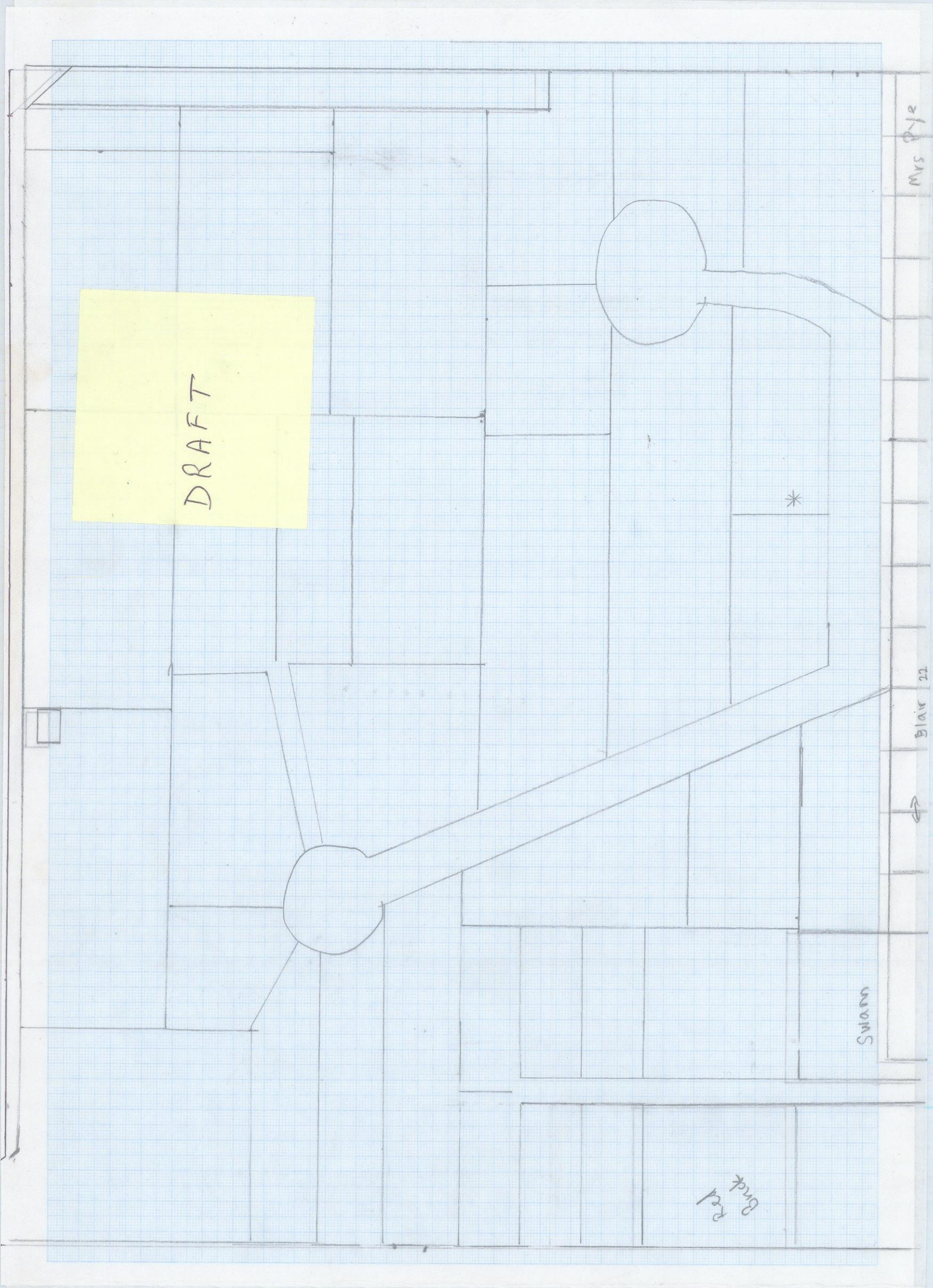
Y:\p\12200\12268 Donald Gibson - 38 Pye Rd. CAD\12268 Pye Rd SCHEMES\8 Pye Rd SCHEME

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INES
 STAGER
 DRAFT
 BEFORE
 NEW ACCESS
 PURCHASED



Mrs Pyle

DRAFT

Blair 22

Swann

Back

Objective 1

New residential development in the Geraldine Downs is only provided for in appropriate areas and at appropriate densities.

- A range of residential densities will be provided for in appropriate locations.

44 Gresham Street is not an appropriate area

38 Pye Road is already available and has been recognised over 13 years ago - Exemptions from Minimum Site Area from 2 Ha. to 5000 sq.m. - To date demand for these sections has not been indicated - Demand for lesser parcels have been indicated

Especially when the adjoining 14 Lots on Pye Road are approx 1000 sq.m. North facing, sunny sites that the current residences will look out over. The houses will not impede anyone's view or sun. - Sewerage drain runs through our N.W corner and also along the Northern + Eastern (Davies St.) boundary. The town water reservoir is only 100m away in Talbot Forest

We have fully mature Kowhai's (20-70 year old) amongst the SNA's - these have significant birdlife - especially at flowering.

- We plan to retain some 5000 sq.m. sections with accessways onto Ribbonwood Road and off Davies Street. Smaller sections elsewhere
- Not seen by traffic passing through Geraldine.
- New sections need to allow East-West orientation

44 Gresham Street - East facing - Visible from Cox Street to travelers passing through Geraldine

- Zoned for Rural Lifestyle - 10 ha. Min.
- If Re-Zoned Rural Residential - 2 ha Min.
- Definitely not down to 5000 sq.m.