

File No.: 30797

4 August 2025

Timaru District Council
PO Box 522
TIMARU 7940

Attention: Hearing Panel – Proposed Timaru District Plan – Hearing G: Growth; Designations

Email: pdp@timdc.govt.nz

Tēnā koutou,

RE: Minute 42 – Submitter 190 (North Meadows) – Response to Further Information Request

Thank you for the opportunity to provide further clarification following Hearing G.

We write on behalf of Thompson (North Meadows 2021 Limited) (Submitter 190) to confirm the final relief sought and to outline our position in response to the Panel's Minute 42.

Following discussions with our client, we withdraw the alternative relief seeking a Future Urban Zone (FUZ). While we continue to believe FUZ represents a more enabling and transparent planning approach, the submitter has elected not to proceed with the preparation of a section 32AA evaluation for this option. The rationale behind this decision is primarily as follows:

- Inability to review Mr Bonis's response to the Panel, specifically in regards to clarification on Industrial zoned or identified land, due to timing;
- The significant cost and complexity of rebutting Council's capacity modelling and associated HPL implications; and
- Including whether FUZ would be endorsed as the preferred zoning pathway, along with the more enabling direction signalled by central government through emerging spatial planning guidance and potential legislation changes; and
- The uncertainty and constraints imposed by the current RMA and Proposed District Plan framework.

In light of this withdrawal, no s32AA evaluation is required as the relief now sought aligns with the original submission and technical evidence already before the Panel.

Accordingly, we confirm the submitter is now seeking the following :

1. Primary relief: Rezone the submitter site identified from GRUZ to GIZ;
2. Secondary relief sought is to rezone the site subject to the Land Use consent from GRUZ to GIZ

This relief is supported by the infrastructure and servicing feasibility evidence already provided, which demonstrates that the site is suitable for Industrial development, can be efficiently serviced and will contribute to a well-functioning urban environment in alignment with the District's strategic growth planning framework.

We welcome any follow-up questions and remain available to support the Panel's deliberations.

Nāku noa, nā

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