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The following content was added as an attribution page to the final version of the *Geraldine Housing Availability and Land Supply* report, at the request of the Commissioners, as outlined in the Hearing Minute (Number 42):

Purpose and Context

This report was commissioned by Geraldine.nz, a local business and community organisation, to provide an initial evidence base to support constructive engagement with stakeholders including the Geraldine Community Board, Timaru District Council (TDC), and Venture Timaru.

As an initial phase of research it combines community-level insights with high-level planning analysis to identify potential gaps between projected and actual demand for housing and land in Geraldine, South Canterbury. The community survey, while indicative rather than exhaustive, provides a foundation for understanding local sentiment and lived experience.

Geraldine.nz intends to use this report to inform discussions with decision-makers and support development of a second phase of research. This next stage would involve more detailed analysis of demographic trends, housing typologies, and affordability dynamics across the broader Geraldine Ward, subject to TDC support.

Authorship and Review:

This report was co-authored by Dr. Benjamin A. Payne, Independent Researcher and Strategist at NetZeroNexus and Ms. Lynette P. Wharfe, Senior Planning Consultant for the Agribusiness Group.

Dr Payne led the research design, community engagement, data collection, analysis, and writing. Ms Wharfe undertook the planning document analysis presented in Section 4.4, which informed her Expert Evidence for the Timaru District Plan Review – Hearing G. She also contributed to development of the analysis and conclusions, providing planning expertise and critical review to ensure the findings were relevant and applicable to the District Plan review process.

An initial discussion on theoretical scope and methodological approach was held between Dr Payne and Professor Etienne Nel, Head of the School of Geography and Planning at the University of Otago (30 March 2025). Professor Nel's expertise in small-town economic development helped shape the direction of the project.

Formal academic peer review was undertaken by Dr Nave Wald, a critical geographer and Senior Lecturer at the University of Otago (currently based at the Higher Education Development Centre, formerly of the Department of Geography). Dr Wald reviewed the research's methodological soundness, assumptions and limitations, and overall academic rigour.

An applied planning review was provided by Ms Joanne Skuse, Senior Planner at The Property Group. Drawing on her industry experience and familiarity with local government planning processes, including zone change and plan review mechanisms, Ms Skuse offered valuable input to ensure the work's practical relevance within New Zealand's statutory planning framework.

Final responsibility for the content, interpretation, and any errors remains with the authors.

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The following figures provide detail on the community survey and how it was distributed across local networks to gather responses.

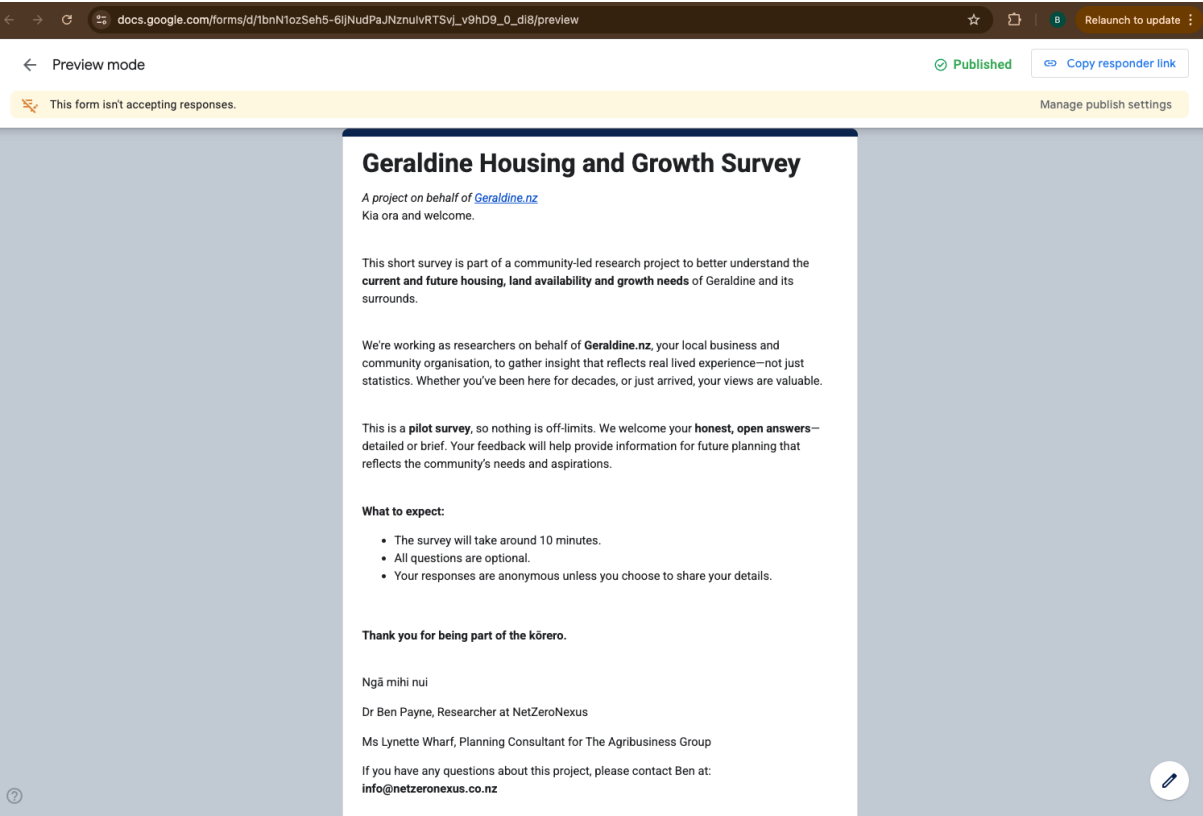
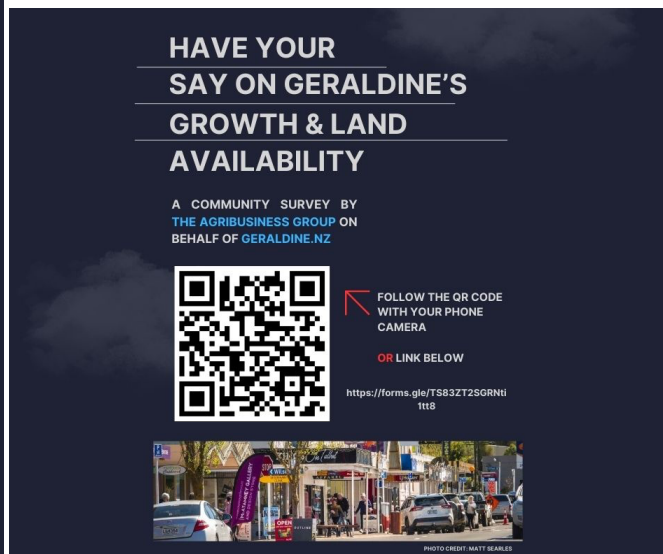


Figure 1: Introductory page of the survey. This page appeared after respondents followed the link or QR code to access the survey. It provided information about the research and contact details for the research team. The page was intentionally non-directive regarding definitions or expected responses, as the project was in its initial phase and aimed to gather a broad range of community insights.

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Figures 2a & 2b: Poster and social media materials distributed by Geraldine.nz via email to organisational contacts, local social media pages, and local newspapers (*Geraldine News* and *Four Peaks Gazette*), as well as at businesses and on community notice boards throughout Geraldine.

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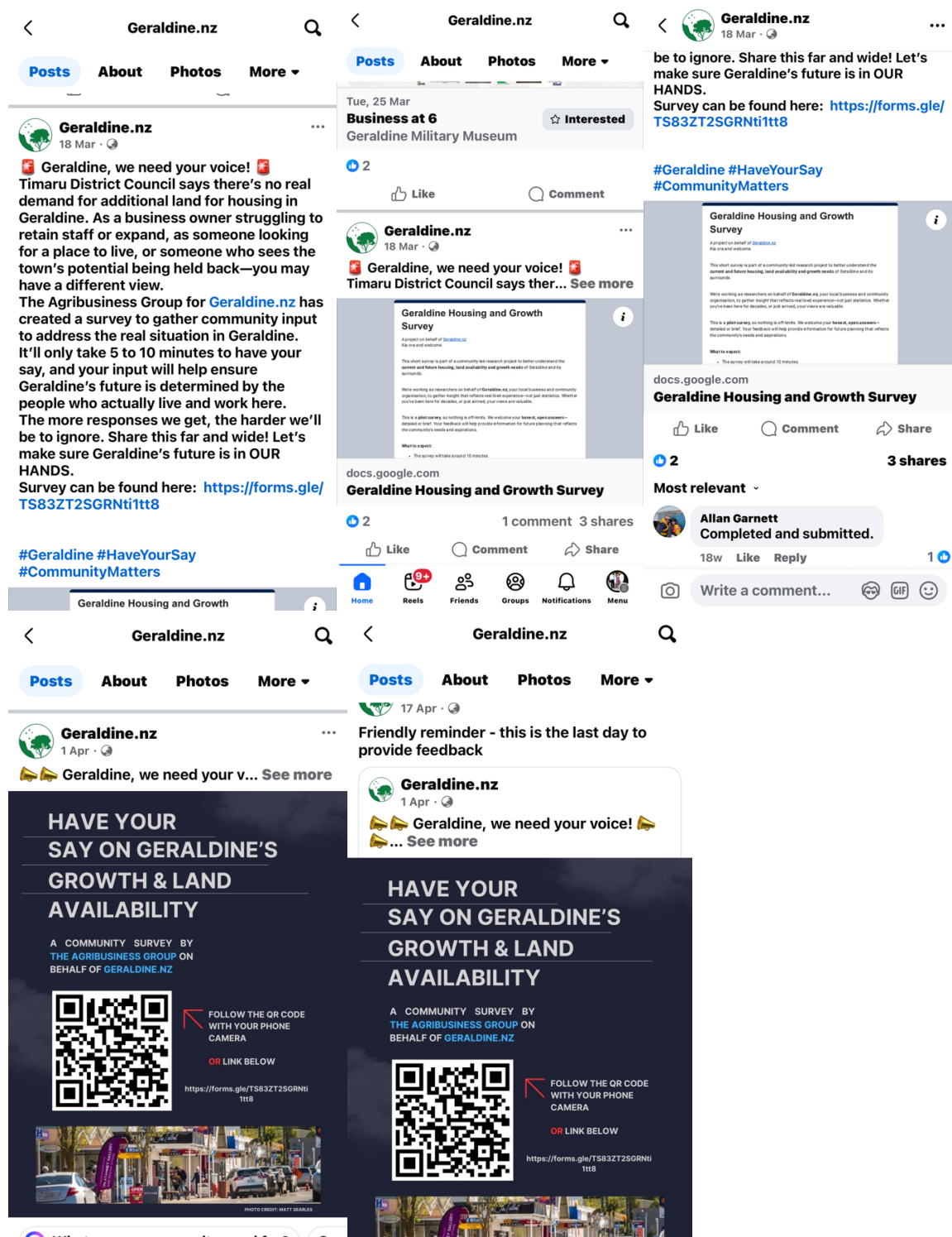


Figure 4 a, b, c & d: Screenshots of Social Media Posts by Geraldine.nz

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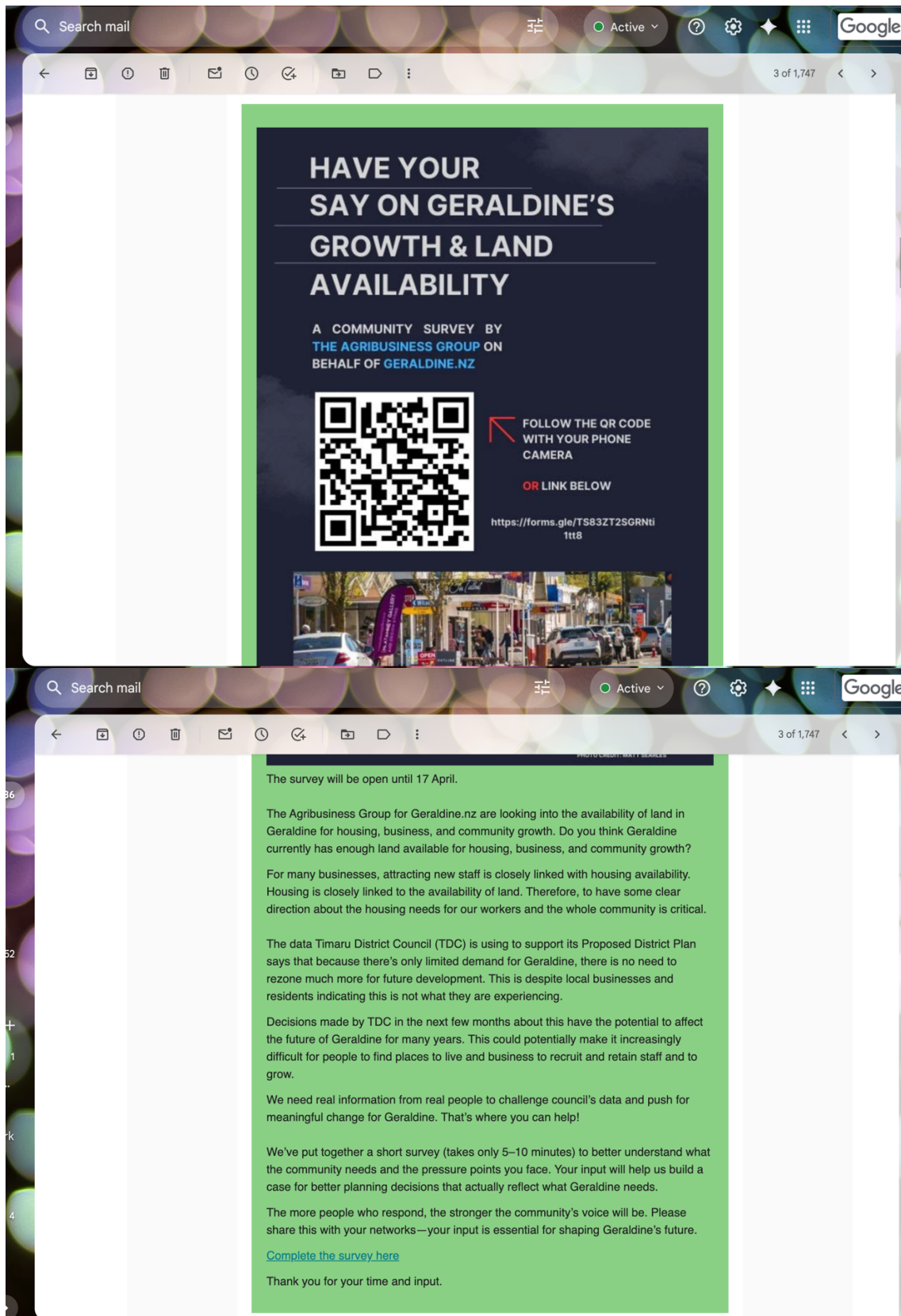


Figure 5: Email to Geraldine.nz business network as part of the organisation's Buzz newsletter.

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The following emails relate to peer review feedback, much of which was provided directly within the document rather than in the body of the emails:

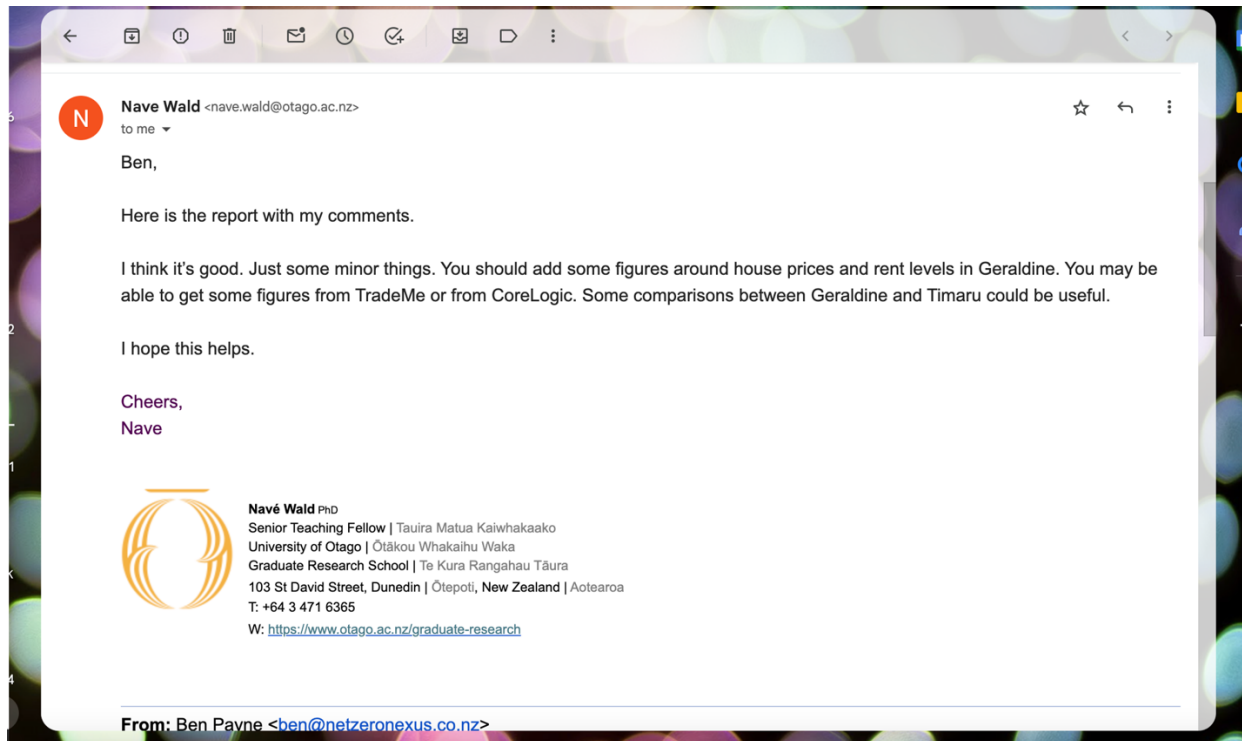


Figure 6: Email correspondence with Dr Nave Wald, University of Otago.

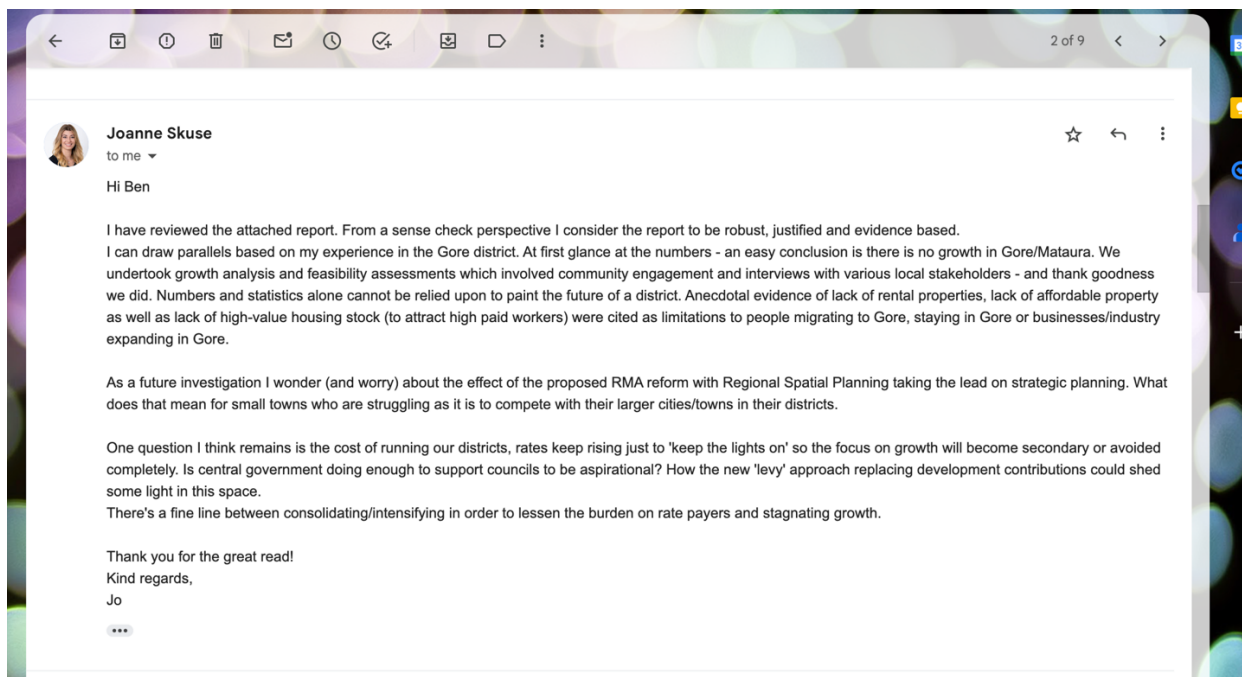


Figure 7: Email correspondence with Ms Joanne Skuse, Senior Planner at the Property Group.