

File No.: 30589

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 227 (Westgarth and Gibson) – Response to Further Information Request

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

We write on behalf of Rosa Westgarth and Jan Gibson (Submitter 227) 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;

- 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 southern portion of the site from GRUZ to GRZ, consistent with the area identified as FDA1 .
2. As agreed between submitter and s42A author; Realign FDA1 & FDA4 boundaries to follow topographical and land use patterns, improving development feasibility and servicing alignment.

3. Amend Schedule 15 to advance the timing of FDA4 within Schedule 15 from ">10 years" to "<10 years".
4. Beyond the primary relief, the submitter supports retention of the FDA overlays.

This relief is supported by the infrastructure and servicing feasibility evidence already provided. Which demonstrates that the site is suitable for residential development, and will overall contribute to a well-functioning urban environment, aligning with the District's strategic growth planning framework (GMS 2022).

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

Nāku noa, nā

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