

3 July 2024

Hearings Administrator - Proposed Timaru District Plan
Timaru District Council

By email: pdp@timdc.govt.nz

RE: Hearing Stream B: Hearing Statement on behalf of Silver Fern Farms Limited (submitter 172)

1. We act for Silver Fern Farms Limited ("**Silver Fern Farms**") who lodged a submission and further submission on the Proposed Plan.
2. Silver Fern Farms requests that this Hearing Statement be tabled with the Hearings Panel. It will not file evidence on the matters in the scope of Hearing Stream B.
3. Silver Fern Farms has reviewed, and accepts, the recommendations of the section 42A report on the provisions Silver Fern Farms made submissions / further submissions on, as shown in Appendix A to this letter.
4. Silver Fern Farms supports the Rural Zones section 42A author's recommended amendments to GRUZ-O3, GRUZ-O4, GRUZ-P1 and GRUZ-P5. In Silver Fern Farms' view, these provide greater certainty about the management of reverse sensitivity effects in the rural environment.
5. Please contact the undersigned if you wish to clarify any matters addressed herein.

Yours sincerely,



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Appendix A: Hearing Stream B recommendations on submission points

| Point | Provision | Relief sought | Section 42A recommendation |
|--------------------|---|--------------------|----------------------------|
| Rural Zones | | | |
| 172.005 | Definition of “ <i>Intensive Outdoor Primary Production</i> ” | Amend | Delete |
| 172.110 | GRUZ-O1 Purpose of the General Rural Zone | Retain as notified | Accept |
| 172.111 | GRUZ-O2 Character and qualities of the General Rural Zone | Retain as notified | Accept in part |
| 172.112 | GRUZ-O3 Protecting primary production | Amend | Reject: amend |
| 172.113 | GRUZ-O4 Protecting sensitive activities and sensitive zones | Amend | Accept |
| 172.114 | GRUZ-P1 Primary production activities | Amend | Accept |
| 172.115 | GRUZ-P2 Character and qualities of the General Rural Zone | Retain as notified | Accept |
| 172.116 | GRUZ-P5 Protecting primary production | Amend | Accept in part |
| 172.117 | GRUZ-P7 Industrial activities, rural industries and other activities | Retain as notified | Accept |
| 172.118 | GRUZ-P9 Workers accommodation | Retain as notified | Accept |
| 172.119 | GRUZ-R1 Primary production and intensive primary production, not otherwise listed in this chapter | Retain as notified | Accept in part |
| 172.120 | GRUZ-R4 Residential units, excluding seasonal workers accommodation and permanent workers accommodation | Retain as notified | Accept in part |
| 172.121 | GRUZ-R9 Residential visitor accommodation | Retain as notified | Accept |
| 172.122 | GRUZ-R15 Shelterbelts | Retain as notified | Accept |
| 172.123 | GRUZ-R19 Seasonal Workers Accommodation | Retain as notified | Accept |
| 172.124 | GRUZ-R20 Permanent workers accommodation | Retain as notified | Accept in part |
| 172.125 | GRUZ-R21 Rural industry | Amend | Accept |
| 172.126 | GRUZ-R27 Expansion of existing legally established industrial activities, excluding mines and quarries | Retain as notified | Accept |
| 172.127 | GRUZ-S4 Setbacks for sensitive activities | Amend | Reject: retain as notified |

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| 172.128 | GRUZ-S5 Intensive primary production activities and new farm effluent disposal areas | Retain as notified | Accept |
| 172.17FS | New reverse sensitivity policy proposed by Fonterra Ltd (RE: s165.127). | Support policy | Reject. |
| Industrial Zones | | | |
| 172.004 | Definition of “Industrial and Trade Waste” | Retain as notified | Accept |
| 172.134 | Introduction | Retain as notified | Accept |
| 172.135 | GIZ-O1 The purpose of the General Industrial Zone | Amend | Reject: retain as notified |
| 172.136 | GIZ-O2 Character and qualities of the General Industrial Zone | Amend | Reject: amend |
| 172.17FS | GIZ-O3 Use and development in the General Industrial Zone (RE: s165.133 by Fonterra Ltd) | Retain as notified | Accept |
| 172.137 | GIZ-P1 Industrial activities | Amend | Reject: amend |
| 172.138 | GIZ-P2 Off-site industrial ancillary activities | Delete | Reject: retain as notified |
| 172.139 | GIZ-P3 Streetscape and amenity values | Amend | Accept in part |
| 172.140 | GIZ-P4 Industrial and trade waste connections | Retain as notified | Accept |
| 172.141 | GIZ-P5 Offensive trades | Amend | Reject: retain as notified |
| 172.142 | GIZ-P6 Other activities | Amend | Reject: amend |
| 172.143 | GIZ-R1 Industrial Activities | Amend | Reject: amend |
| 172.144 | GIZ-R2 Industrial ancillary activities | Amend | Reject: amend |
| 172.145 | GIZ-R3 Convenience stores, restaurants, cafes and take away food outlets | Retain as notified | Accept |
| 172.146 | GIZ-R4 Offensive trades, including associated buildings and structures | Retain as notified | Accept |
| 172.147 | GIZ-R5 Any other activity, including associated buildings and structures not otherwise listed in this chapter | Retain as notified | Accept |
| 172.148 | GIZ-S2 Maximum height of buildings and structures | Retain as notified | Accept |
| 172.149 | GIZ-S3 Setbacks of buildings and structures excluding fences | Retain as notified | Accept |
| 172.150 | GIZ-S4 Building colour and reflectivity | Amend | Accept |

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| 172.151 | GIZ-S5 Outdoor storage | Amend | Accept in part |
| 172.152 | GIZ-S6 Landscaping and bund(s) | Amend | Reject: amend |
| 172.161 | GIZ – SCHED16 Schedule of Precincts and Specific Control Areas | Retain as notified | Accept |
| Settlement Zone | | | |
| 172.129 | SETZ-O2 Character and qualities of the Settlement Zone | Retain as notified | Accept |
| 172.130 | SETZ-P1 Range of activities | Retain as notified | Accept |
| 172.131 | SETZ-P4 Other activities | Retain as notified | Accept |
| 172.132 | SETZ-R1 Residential activity and Residential Unit | Retain as notified | Accept |
| 172.133 | SETZ-R14 Any activities not otherwise listed | Retain as notified | Accept |