

**BEFORE INDEPENDENT HEARING COMMISSIONERS
AT TIMARU**

**IN THE MATTER
AND
IN THE MATTER**

of the Resource Management Act 1991

of the hearing of submissions on the **Proposed
Timaru District Plan**

**HEARING TOPIC: Hearing F: Other District-wide Matters; Hazards and Risks (Natural
Hazards only)**

**STATEMENT OF PRIMARY EVIDENCE OF JAMES TAIT-JAMIESON
ON BEHALF OF PROPERTY INCOME FUND NO.2 LIMITED (56)**

(CORPORATE)

9 APRIL 2025

1. EXECUTIVE SUMMARY

- 1.1 My full name is James Daniel Tait Jamieson. I am employed by Willis Bond, the manager of Property Income Fund Limited ("**Property Income Fund**"). I provide this corporate evidence in support of Property Income Fund No.2 Limited's ("**PIF No.2**") primary submissions to Timaru District Council's ("**the Council**") Proposed Plan ("**the PPC**").
- 1.2 In summary, PIF No.2 has invested in regionally significant infrastructure within the Port Zone. PIF No.2 wishes to ensure appropriate noise limits apply to sites within the Port Zone (but outside of the Precinct 7 operational area) that allow existing warehousing and industrial activities to continue.

2. INTRODUCTION

- 2.1 My full name is James Daniel Tait Jamieson. I am a solicitor employed by Willis Bond as general counsel. My role involves providing legal support to Willis Bond's investment funds, property investments and development projects.
- 2.2 Willis Bond is the fund manager of Property Income Fund. PIF No.2 is a wholly-owned subsidiary of Property Income Fund and is the owner of the site at 1 Fraser Street, Timaru.

Scope of Evidence

- 2.3 I have been asked to provide corporate evidence in relation to PIF No.2's site at Timaru. This evidence concerns PIF No.2's submission points¹ on the **Noise** matters within the PDP, as they relate to the recommendations of the s42A report on that topic.
- 2.4 For the benefit of the Panel, this statement of evidence provides a background to Willis Bond, Property Income Fund and the organisation's interest in the PDP.
- 2.5 Established in 1988, Willis Bond is a leading property development and investment partner. Willis Bond delivers high-quality mixed-use developments across New Zealand and manages several high-value investment funds for its investors.
- 2.6 In addition to managing long-term capital investments in high-quality property assets, we have raised over \$533 million in development capital, which has been committed to 26 development projects with an end value of \$2.3 billion.
- 2.7 Working in partnership with a team of industry-leading consultants and contractors, we have delivered a number of award-winning developments. These include the Chews Lane Precinct and Clyde Quay Wharf developments, which both won the Supreme Award at the New Zealand Property Industry Awards in 2009 and 2015 respectively.

¹ Primary Submissions – 56.1, 56.2

- 2.8 Willis Bond formed Property Income Fund to invest in high-quality, long-term yielding property assets across New Zealand.
- 2.9 PIF No.2 owns a site at 1 Fraser Street in Parkside, Timaru. The site has an area of 3.1450 hectares and is legally described as Lot 1 DP 356740. The site includes a large industrial building that has a Gross Floor Area of circa 21,810m². The main southern rail line runs along the western boundary of the site while the coast defines the eastern boundary.
- 2.10 Under Timaru Operative District Plan the site has a split zoning of Industrial H and Industrial L, while under the Timaru Proposed District Plan, the site is proposed to be zoned as Port Zone.
- 2.11 The site is presently tenanted with a long term lease to Fonterra. It is operated as a freight and logistics hub providing Fonterra with high-quality dry goods storage for dairy products processed at Fonterra's South Island factories including Clandeboye and Studholme. The site is well-located, being adjacent to the main trunk line and in close proximity to Timaru Port. It provides a critical link in Fonterra's supply chain, linking South Canterbury farmers with international markets.
- 2.12 PIF No.2 wishes to ensure the site's planning controls, including noise restrictions, allow it to continue to be used by Fonterra and, in future, other businesses with warehousing and/or industrial requirements, while appropriately mitigating any adverse effects.
- 2.13 Fonterra has lodged similar submissions in relation to PIF No.2's submission points.
- 2.14 I support the proposed changes as recommended by the Reporting planner, together with the additional changes proposed by Gary Walton (Acoustic) and Michael Campbell (Planning).
- 2.15 The proposed changes address PIF No.2's submission points by:
- (a) including appropriate daytime and nighttime noise limits in NOISE-R8 which would apply to sites within the Port Zone outside of Precinct 7 (including PIF No.2's site); and
 - (b) clarifying that Table 24 – Noise Performance Standards does not apply to the Port Zone (as there are specific provisions within NOISE-R8 which cover the Port Zone).

The changes are set out in full in Michael Campbell's evidence.

3. CONCLUSION

- 3.1 In conclusion, I support the proposed changes as recommended by the Reporting planner, together with the additional changes proposed by Gary Walton and Michael Campbell.

- 3.2 The proposed changes will provide PIF No.2 with certainty that its current tenant, and future tenants, can operate in accordance with the planned expectations of the proposed Port Zone and the existing building.



James Tait-Jamieson
9 April 2025