

Before the Independent Hearings Panel
at Timaru

under: the Resource Management Act 1991

in the matter of: Submissions and further submissions in relation to
Timaru Proposed District Plan

and: **Fonterra Limited**
Submitter 165

Evidence Summary of Susannah Vrena Tait
Hearing A

Dated: 8 May 2024

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EVIDENCE SUMMARY

Mihi

- 3.1 I have recommended a small, but important change to the Mihi to better reflect the purpose of the PDP, being to manage effects on the environment (rather than ensuring activities do not affect the environment).

Description of the District

- 3.2 I support the recognition of rural industry in the Description of the District is appropriate given that it is an existing and anticipated part of the rural environment.
- 3.3 I also consider that it is appropriate and necessary to recognise that residential development and rural activities are, in most cases, incompatible (which is language that recognises both the effects on sensitive activities and the potential for reverse sensitivity effects). Accordingly, I consider rural lifestyle development should be restricted (both in number and location) to enable rural based activities to continue to operate and establish.

Definitions

- 3.4 I consider amendments are required to the definition *sensitive activity*. I support the reporting officer's recommended amendments to the definition of *reverse sensitivity*.

Strategic Definitions – changes required

- 3.5 I consider that the National Policy Statement for Highly Productive Land¹ (“**NPS-HPL**”) and Canterbury Regional Policy Statement² (“**CRPS**”) both seek to avoid, at least in the first instance, reverse sensitivity effects arising from locating rural lifestyle development in rural areas. I consider that SD-O1 (Residential Areas and Activities) should be amended to reflect this higher order policy.
- 3.6 I consider that SD-O6 (Business Areas and Activities) requires amendment to ensure that the objective provides clear direction on the different issues facing the business areas, specifically availability of suitable land, retail distribution and reverse sensitivity. With regards to reverse sensitivity, I consider that commercial and industrial zones should be differentiated reflecting the difference in zone purpose and the types of effects generated.

¹ NPS-HPL, Clause 3.13(1)

² CRPS, Objectives 5.3.2 and 5.3.12

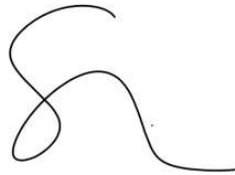
- 3.7 Lastly, I have recommended amendments to SD-O9 (Rural Areas) to align this Strategic Direction with the NPS-HPL and CRPS with respect to reverse sensitivity effects

Strategic Definitions – small changes required

- 3.8 I consider that SD-O2 (The Natural and Historic Environment) should be amended to reflect the language in s6(f) of the RMA, with regards to historic heritage. I also consider a small amendment to SD-O8 (infrastructure) is required.

Strategic Definitions – no changes required

- 3.9 I support the amendments recommended by the reporting officer to SD-O3 (Climate Change), SD-O4 (Natural Hazards) and UFD-O1(x) (Urban Form and Development).



Susannah Vrena Tait

8 May 2024