

Te Tai o Poutini Plan Proposed Plan

Submission form

Te Tai o
Poutini Plan
Proposed
Plan

Have
your
say!

We need your feedback. We want to hear from you on the proposed Te Tai o Poutini Plan. What do you support and what would you like changed? And why? It is just as important to understand what you like in the Proposed Plan as what you don't. Understanding everyone's perspectives is essential for developing a balanced plan.

Your details:

First name: Steve

Surname: Tuck

Are you submitting as an individual, or on behalf of an organisation? Individual Organisation

Organisation (if applicable): Silver Fern Farms Limited by its authorised agents Mitchell Daysh Limited

Would you gain an advantage in trade competition through this submission? Yes No

If you **could** gain an advantage in trade competition through this submission please complete the following:

I am /am not directly affected by an effect of the subject matter of the submission that (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.

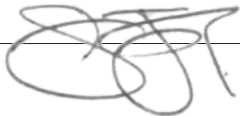
Postal address: Attention: Steve Tuck, Mitchell Daysh Limited

PO Box 489, Dunedin, 9054

Email: steve.tuck@mitchelldaysh.co.nz

Phone: 027 593 4152

Signature:



Date: 27 October 2022

Your submission:

The specific provisions of the proposal that my submission relates to are:

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Strategic Direction | <input type="checkbox"/> Energy Infrastructure and Transport | <input checked="" type="checkbox"/> Hazards and Risks |
| <input type="checkbox"/> Historical and Cultural Values | <input checked="" type="checkbox"/> Natural Environment Values | <input checked="" type="checkbox"/> Subdivision |
| <input checked="" type="checkbox"/> General District Wide Matters | <input checked="" type="checkbox"/> Zones | <input type="checkbox"/> Schedules |
| <input type="checkbox"/> Appendices | <input type="checkbox"/> General feedback | |

All submitters have the opportunity to present their feedback to Commissioners during the hearings process. Hearings are anticipated to be held in the middle of 2023. Please indicate your preferred option below:

I wish to speak to my submission I do not wish to speak to my submission

If others make a similar submission, would you consider presenting a joint case with them at a hearing?

Yes, I would consider presenting a joint case No, I would not consider presenting a joint case

Public information - all information contained in a submission under the Resource Management Act 1991, including names and addresses for service, becomes public information. The content provided in your submission form will be published to the Te Tai o Poutini Plan website and available to the public. It is your responsibility to ensure that your submission does not include any personal information that you do not want published.

Want to know more?

www.tppp.nz

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Te Tai o Poutini
PLAN

A combined district plan for the West Coast

FORM 5

**SUBMISSION ON NOTIFIED PROPOSAL FOR
POLICY STATEMENT OR PLAN, CHANGE OR VARIATION**

Clause 6 of Schedule 1, Resource Management Act 1991

To: Te Tai o Poutini Plan Committee
388 Main South Road
Paroa
Greymouth 7805

Name: Silver Fern Farms Limited (“**Silver Fern Farms**”)
PO Box 283
Christchurch Mail Centre
Christchurch 8140

1. This is a submission on the proposed Te Tai o Poutini Plan (“**TTPP**”).
2. Silver Fern Farms could not gain an advantage in trade competition through this submission.
3. The specific provisions of the proposal that Silver Fern Farms’ submission relates to are set out in the table included in **Attachment A**.

Background to Silver Fern Farms Limited

4. Silver Fern Farms is a large meat processing and exporting company which operates 14 processing plants throughout New Zealand. On an annual basis, Silver Fern Farms processes 30% of New Zealand’s lamb, beef and venison, sourced from 16,000 sheep, beef and deer farms.
5. During the peak processing season, Silver Fern Farms employs over 7,000 people nationwide (permanent and seasonally). Silver Fern Farms’ annual turnover for the 2021 season was \$2.7 billion, with a net profit of \$103 million after tax. As a partially owned co-operative company, profits are returned to the community through the farmer shareholders, with a portion retained for growth and capital upgrades, including environmental improvements.

Silver Fern Farms' Hokitika Site

6. Silver Fern Farms' Hokitika site (the "Site") is located at 140 Kumara Junction Highway, Hokitika. This address consists of two allotments, formally described as Lot 1 DP 545864 and Lot 2 DP 545864. The Site on which Silver Fern Farms operates is Lot 1, as shown in Figure 1 below, and is approximately 13.6 hectares in area.

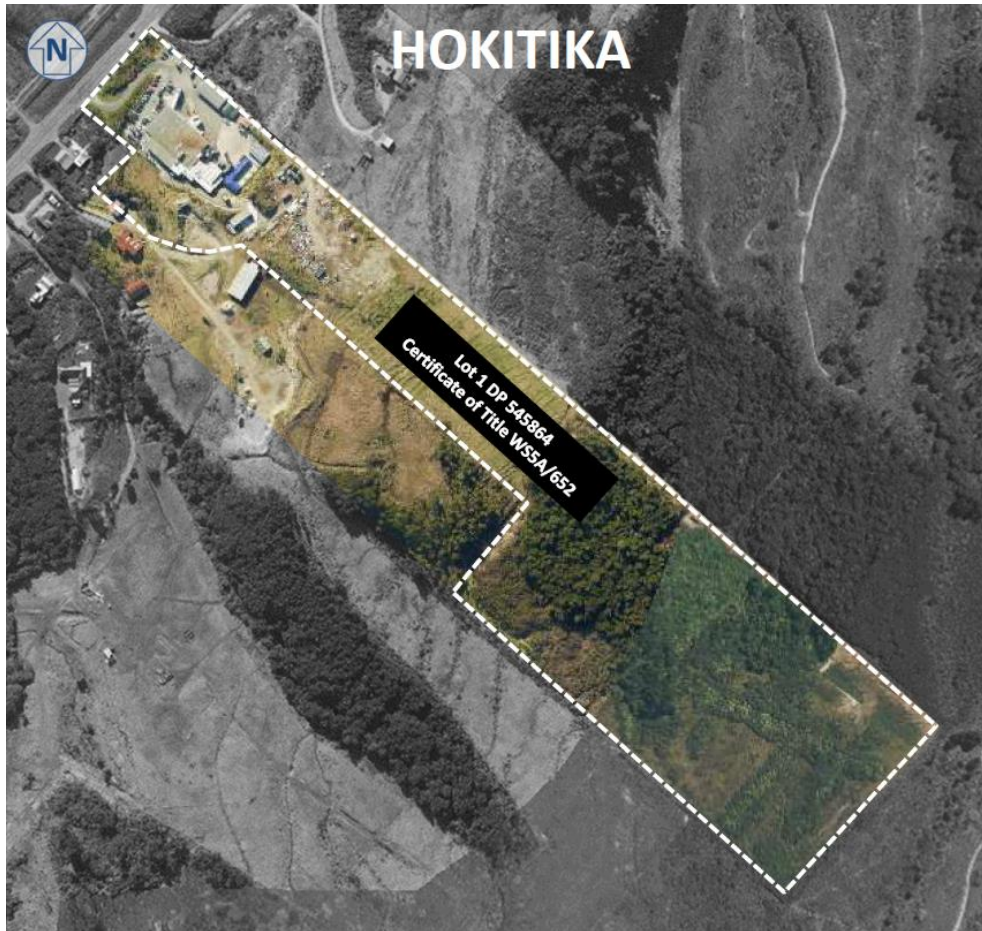


Figure 1: Silver Fern Farms Hokitika

7. The Site is approximately two kilometres north of central Hokitika, on the south-east side of State Highway 6 ("SH6"). It is elevated about 20 m above sea level and is approximately 200 m inland from the open coast to the west, across SH6.
8. The Hokitika meat processing plant was built in 1976 and upgraded in 2009. It processes deer, cattle and bobby calves for 11 months of the year and employs around 100 staff.
9. The Site is developed with a meat processing plant, office, stockyards, car park and outdoor storage area at the western end of the site, nearer the road frontage. The central part of the site is used for holding paddocks. The rear (east) of the site is occupied by regenerating native vegetation, over some 6.1 hectares.

10. The Site is in the Westland District. The Westland District Council (“**Council**”) is the territorial authority responsible for administering the relevant district plan, which is the Westland District Plan (“**Operative Plan**”). The Operative Plan was made operative on 1 June 2002.
11. Activities at the Site associated with meat processing include:
- Outdoor unloading and holding of livestock in paddocks;
 - Discharges to air from a coal boiler, operated in accordance with a consent issued by the West Coast Regional Council that has effect until 2032;
 - The treatment of wastewater prior to its discharge to the nearby council owned oxidation ponds, in accordance with a Trade Waste Agreement with the Council;
 - Use and storage of hazardous materials like ammonia; and
 - Emissions of noise, light and odour, and vehicle movements commensurate with a large industrial operation and which are not confined to standard business hours.
12. The Site layout is summarised in the figure below.

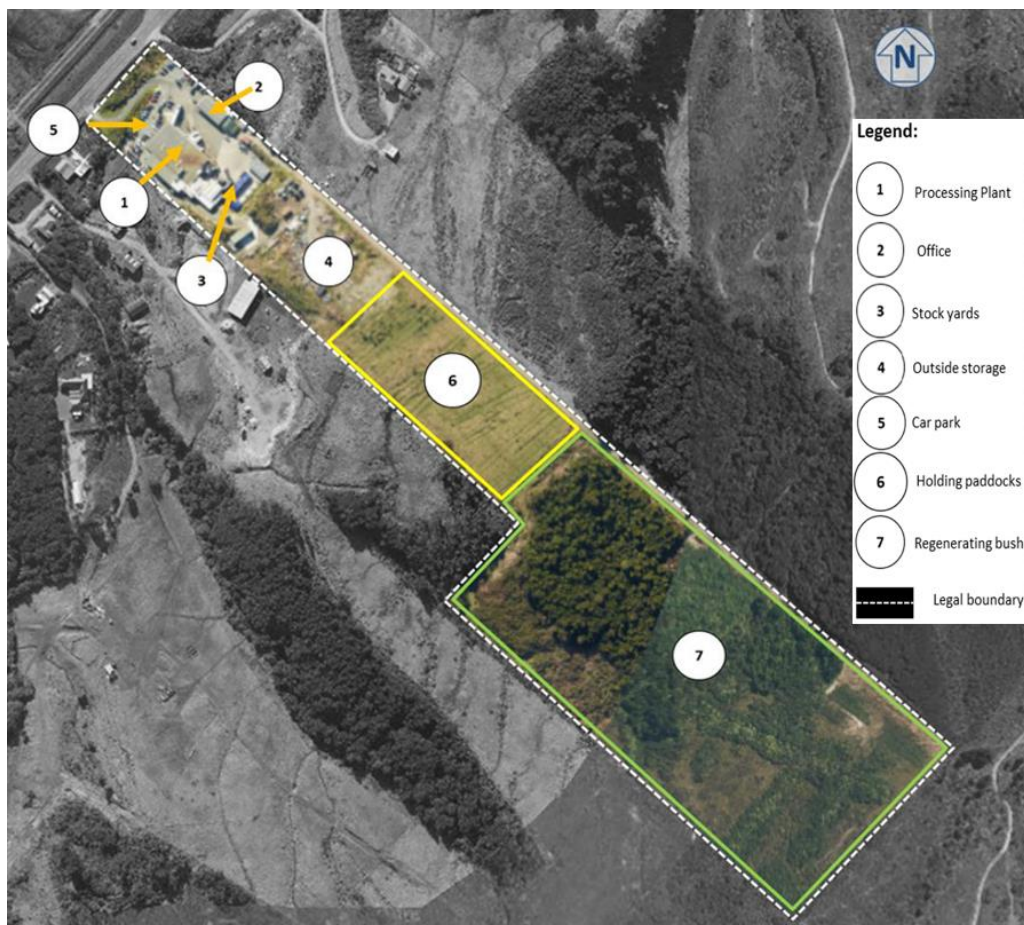


Figure 2: Silver Fern Farms' Hokitika site layout

13. The area around the Site includes the following features:
- The Hokitika Aerodrome to the east (rear) of the Site. This is subject to Designation 45 ('Airport Purposes') of Appendix B of the Operative Plan, with the Council being the Requiring Authority;
 - SH6 to the west, which is designated for 'State Highway' purposes with Transit NZ (now Waka Kotahi NZ Transport Agency) being the Requiring Authority;
 - Adjoining dwellings at nos. 130 and 136 Kumara Junction Highway. Low density residential and visitor accommodation uses extend south to Hokitika, along the SH6 frontage;
 - An adjoining dwelling north of the Site, at no. 148 Kumara Junction Highway; and
 - The Council's Hokitika Oxidation Ponds, which occupy the coastal margin to the north (across SH6) and are designated in the Operative Plan for 'Sewage Treatment' purposes.
14. Features of the surroundings relative to the Site are identified in **Figure 2**.



Figure 2: Site surroundings.

15. Under the Operative Plan, the Site and all adjoining and nearby land is in the Rural Zone, as shown in **Figure 3**.



Figure 3: Zoning of the Site and surrounds (Operative Plan).

16. Under the TTPP, and as shown in **Figure 4**, the Site is proposed to be rezoned to a General Industrial Zone (“**GIZ**”). Nearby land will be rezoned to:

- Light Industry Zone, to the west of the Site;
- General Residential Zone (“**GRZ**”) and Medium Density Residential Zone (“**MRZ**”), to the south-west;
- General Rural Zone (“**GRUZ**’), to the north and south of the Site; and
- Special Purposes (Airport) Zone (“**AIRPZ**”), to the east.

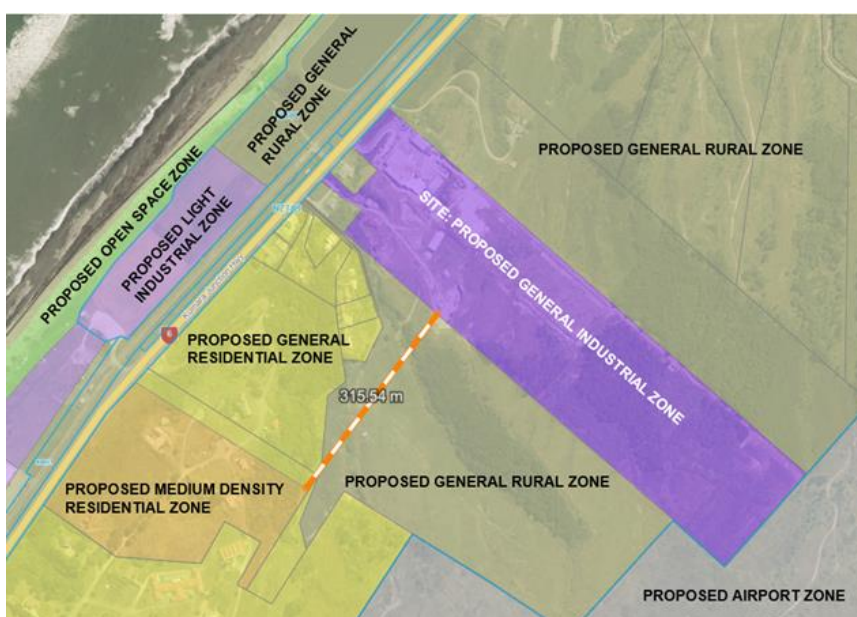


Figure 4: Proposed zoning of Site and Surrounds (TTPP)

17. The proposed zonings of the wider area are shown in **Figure 5** and, for cross-referencing purposes, on Maps nos. 63 and 170 of the TTPP zoning map series.

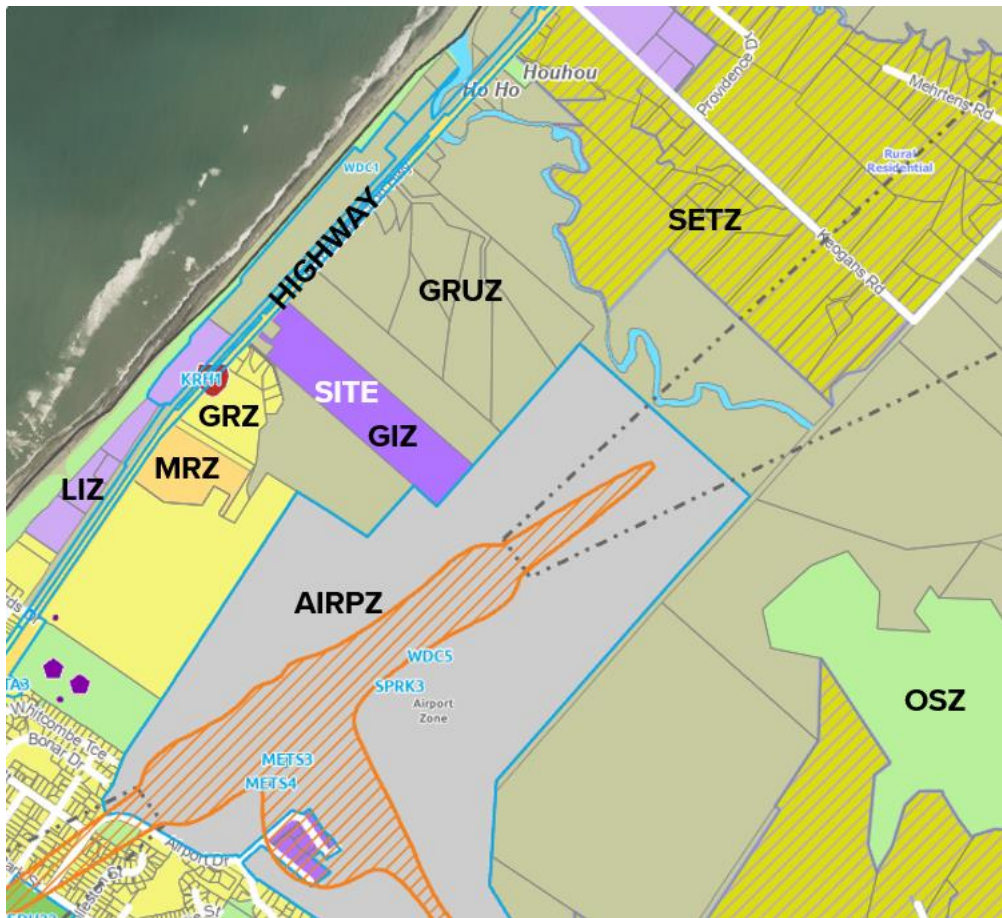


Figure 5: Proposed zoning in Site surroundings (TTPP).

18. The proposed GRZ would apply to land immediately adjacent to the Site (across a driveway) at nos. 120, 124, 128A – 128C Kumara Junction Highway, Seaview and other properties to the southeast, transitioning into a Medium Density Residential Zone about 315 m to the southeast of the Site (see **Figure 4**). To the north, across SH6, land opposite the Site that contains the Council owned oxidation ponds is proposed to be included in the General Rural Zone, with a Light Industrial Zone proposed to the southwest of the ponds.
19. The Site is located in the Coastal Environment and in a Pounamu Management Area in the TTPP. These layers are shown on Map nos. 63 and 170 of the TTPP Environmental and Cultural map series, applying to land from the coast and stretching to the southeast of the Site indicated by **Figure 6** below.

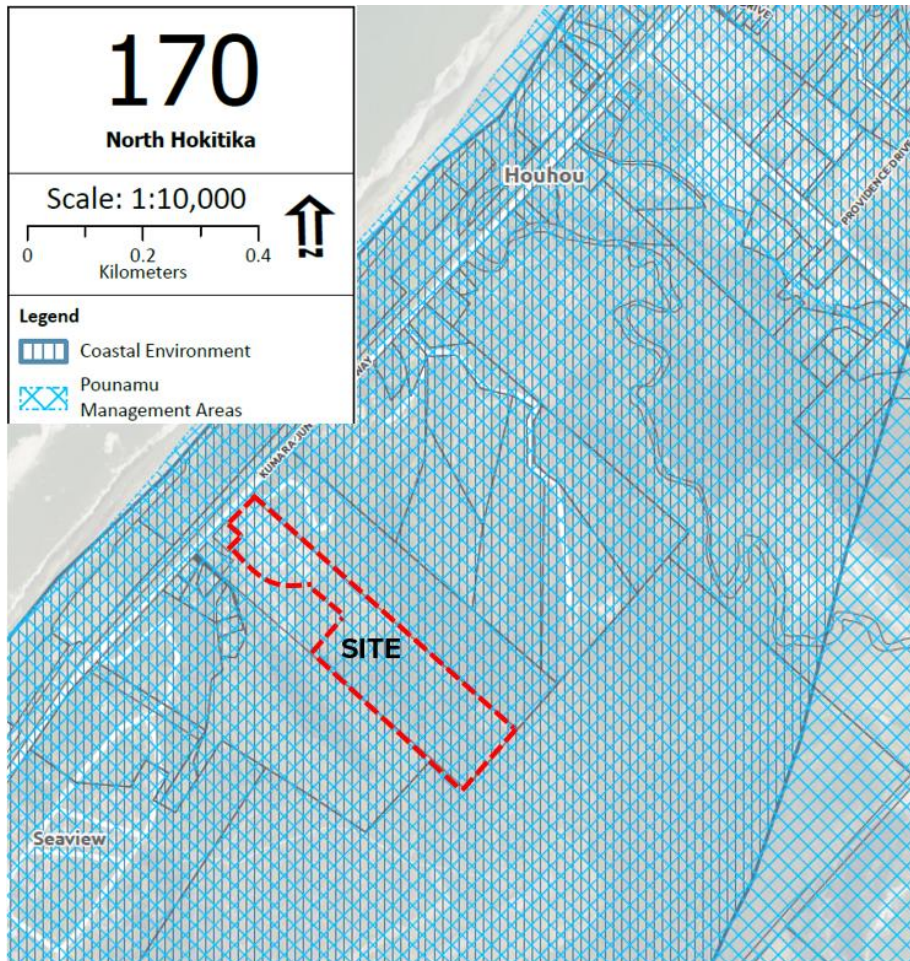


Figure 6: Proposed Environmental and Cultural map layers (TTPP).

20. While Map no. 170 of the TTPP Natural Hazard map series shows a 'Coastal Alert' layer applying to land across the highway and to the northwest of the Site, no natural hazards layers are proposed to apply to the Site. **Figure 7** below shows the nearby natural hazard and coastal alert layers.

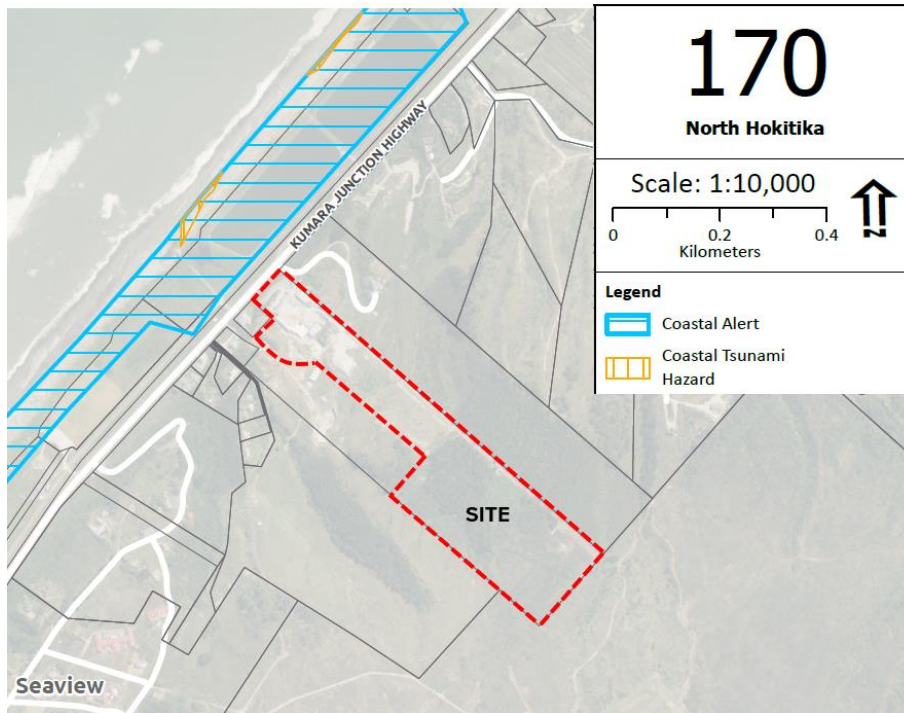


Figure 7: Proposed Natural Hazard map layers (TTPP).

Summary of Silver Fern Farms' submission

21. Silver Fern Farms' detailed submission is provided as **Attachment A**. The key resource management issues of concern to Silver Fern Farms are:
 - The reverse sensitivity effects potentially caused by locating residential zones immediately adjacent to the GIZ boundary and near the Site. The Operative Plan expressly recognises that residential zonings in the vicinity of the Site would be problematic for various reasons;¹
 - That the TTPP policy settings recognise and provide for the functional and operational requirements of industrial activities; and
 - That the GIZ rules are suitable for industrial land uses, which require a more robust building typology compared to other land uses.
22. Each of these matters are discussed briefly further below.

¹ Section 5.6.1 (Description of Policy Unit) refers to the Site as the "venison factory".

General Residential Zone in the Site's environs

23. The TTPP proposes to apply a GRZ immediately south of the GIZ boundary, near the Site.² Additionally, some land located about 310 m south of the Site is proposed to be included in a MRZ. All of that area would be rezoned from the operative Rural Zone.
24. The proposed GRZ boundary is about 55 m from the nearest site boundary and is some 105 m from the nearest part of Silver Fern Farms' processing plant. Otherwise, at nearest, the residential zoning is <5 m from the nearest GIZ boundary (Lot 2 DP 545864). The proposed configuration of the new GIZ and GRZ boundaries at this location is shown in **Figure 8** below.

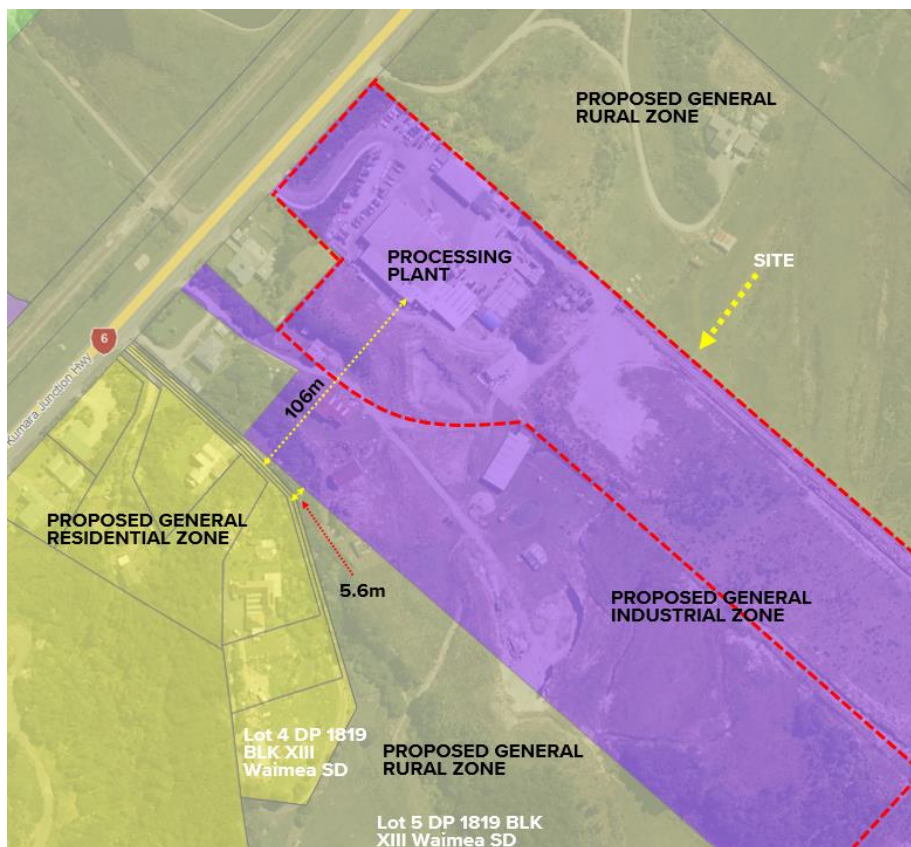


Figure 8: Proposed GIZ, GRUZ and GRZ interfaces.

25. **Figure 8** shows the buffer between the GRZ and GIZ boundaries with a red arrow, which is comprised of a driveway (to Lot 5 DP 1818 BLK XIII Waimea SD) in the proposed GRUZ.
26. Silver Fern Farms is concerned that the proposed residential rezoning of land encroaches on the Site and raises a real prospect of adverse reverse sensitivity effects impacting the efficient and effective functioning of the Site.

² Specifically, the GRZ boundary is proposed to be located on the northern boundary of Lot 4 DP 1818 BLK XIII Waimea SD, a parcel located behind (east of) nos. 128A – 128C Kumara Junction Highway.

27. Residents of residentially zoned land will likely expect amenity values³ to be reflective of a residential environment. The TTPP sets out that to maintain the amenity values consistent with residential zones, activities should minimise nuisance from noise, dust, odour, and light spill, and should not have a significant effect on the natural character or visual appearance of the zone.⁴ Those residential amenity expectations would very likely conflict with the presence and effects of industrial activities generated from the Site.
28. This potential land use conflict raises the risk that despite the long-standing, consented status of the Site, the operation, expansion, upgrade or reconfiguration of industrial activities could be significantly constrained by conflict with the amenity values held by future occupants of the proposed GRZ, and possible the MRZ.
29. The Rural Zone that applies to the Site and surroundings under the Operative Plan (including the proposed GRZ and MRZ areas) only contemplates residential development at low densities. The Operative Plan requires Rural Zone subdivisions creating lots of 0.5 ha or greater to be processed as a discretionary consenting pathway; lots of less than 0.5 ha are a non-complying activity.⁵ Furthermore, clause 5.6.1 of the Operative Plan refers to this area, noting with respect to the Rural Policy Unit that the area:
- “...includes Kumara Junction in recognition that this area no longer has servicing facilities and development would be more appropriate in Kumara or Hokitika. Land formerly zoned residential to the North of Hokitika which may have poor amenity as a result of the venison factory and oxidation ponds has been rezoned Rural”.*
30. The “venison factory” is the former Mair Venison Plant, which is now Silver Fern Farms’ processing plant.
31. In short, the Operative Plan identifies the Kumara Junction area as unsuitable for residential zoning as it has no services and would provide poor residential amenity. A Rural Zone was applied to Kumara Junction for that reason.
32. In comparison, the TTPP proposes to replace the Rural Zone adjacent to the Site with a GRZ and with a MRZ at a greater distance (removed by only 310 m or so) from the Site. TTPP Rule SUB-R5 provides for subdivision in the residential zones as a controlled activity if the Subdivision Standards are met. Subdivision Standards for the GRZ require a minimum lot size of 350m² and 200m² in the MRZ.⁶
33. The guarantee that a consent will be granted means a controlled consenting pathway is significantly different to a discretionary pathway. It appears that the land proposed to be

³ RMA s2 defines ‘amenity values’ as “those natural or physical qualities and characteristics of an area that contribute to people’s appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes”.

⁴ RESZ – P2 Residential Zone Policies of the Proposed TTPP.

⁵ Pursuant to Rule 7.3.3 and Table 7.1 of the Operative Plan.

⁶ See Rule SUB-S1(a) and (c).

rezoned as GRZ or MRZ near the Site has a reasonable prospect of complying with the qualifying conditions for controlled subdivisions.⁷

34. Proposed Rule SUB-R5 includes a matter of control for “*Management of potential reverse sensitivity effects on existing land uses, including network utilities, rural activities or significant hazardous facilities*”. Silver Fern Farms is concerned that should the rezoning of land to GRZ and MRZ go ahead, this will lead to disproportional reverse sensitivity effects on the company which will ultimately impede the functional needs of the operation.
35. Sections 2.3.3 and 2.3.4 of the TTPP “Report Eleven Residential Zones” (the “**Residential s32 report**”) discusses that at the time the Operative Plan was prepared, Hokitika only had low urban growth projects. Since then, the population of Hokitika has grown. Consequently, there has been “...*substantial development of new residential areas outside of the existing Residential Zone*” and “...*land zoned for residential development in the operative plans has been largely ‘used up’*”. Section 4.2.1 of the Residential s32 report describes the proposed rezoning of land near the Site from Rural to GRZ and MRZ as follows:

“The Seaview terrace above Hokitika is being rezoned from Rural Zone to General Residential Zone. Some of this area was previously a large hospital campus operated by the Crown and there are existing resource consents in place to undertake some development in this area. As a large terrace close to the main town centre, but elevated above natural hazard risks, this is a strategic location for the development of more residential activity... part of the Seaview terrace above Hokitika has been rezoned from Rural Zone to Medium Density Residential Zone”.

36. In its review of the Residential s32 report, including the options evaluation in section 4.2.3, Silver Fern Farms was unable to locate an evaluation of costs and benefits regarding reverse sensitivity effects arising from the proposed application of residential zones to portions of the operative Rural Zone. The rationale given in the Operative Plan for not establishing residential zones in the Site environs does not appear to have been considered in the Residential s32 report.
37. Section 2.3.4 of the TTPP “Report Twelve Rural Zones” (the “**Rural s32 report**”) notes that the ad-hoc rural residential development in the Buller and Westland Districts “...*has created substantial changes in rural character and amenity and is also resulting in reverse sensitivity issues*”. Section 2.4 of the Rural s32 report summarises contemporary approaches to rural issues in other district plans⁸ and notes that:

“...there is a consistent theme, this being the need to provide for primary production as the dominant land use, and the need to protect the rural zone’s rural amenity

⁷ Because the proposed GRZ and MRZ areas are not subject to any environmental, landscape, airport noise and/or cultural overlays/sites described in Rule SB-R5(1) – (6) that would disqualify a subdivision proposal from being processed via a controlled activity consenting pathway.

⁸ The New Plymouth, Selwyn, Timaru, Porirua, Nelson and Central Hawke’s Bay district plans.

values. Residential development could significantly affect these aspects, especially through the rise of reverse sensitivity effects and the removal of land from productive uses”.

38. Section 4 (Evaluation) of the Rural s32 report indicates that the Operative Plan objectives represent an existing approach that:

“...fails to address reverse sensitivity issues that inappropriate activity within the rural environment can give cause to as plans are out-of-date and have been left behind by the evolutionary nature of rural activities since they were originally drafted... The objectives do not anticipate the intensity and scale of development and activity in the rural area, which in some instances result in a range of adverse effects, including effects on landform and the transport network, as well as reverse sensitivity effects”.

39. There is no analysis provided in the Rural s32 report of the potential land use conflicts that may arise when areas of the Rural Zone are rezoned to residential zones.

40. Section 2.1 of “Report Nine Industrial Zones” (the “**Industrial s32 report**”) acknowledges that industrial zones located in Westland are in short supply and the areas that are allocated already are “largely utilised”, stating that:

“...Because of the shortage of zoned industrial land in Westland there has been a lot of “out of zone” industrial activity establish over the last 20 years”

41. However, the proposal to rezone land adjacent to the Site to residential zones has the potential to impact on the ability to use this land efficiently and effectively for industrial purposes exacerbating the existing issue. Further to this point, the Industrial s32 report also highlights the functional and operational constraints of industrial activities, stating:

*“...Due to the nature, scale and intensity of industrial land use activities, they can generate significant adverse effects on the environment. This includes effects on sensitive zones, such as **adjacent residential zones** and effects on sensitive features, such as waterbodies and wāhi tapu. Industrial activities use can also have significant impacts on the transport network”*

42. The report acknowledges the need to provide for and enable the efficient and effective functioning of industrial activities due to the significant contributions they provide for the economic and social wellbeing of the District, however the rezoning of land in this instance, potentially conflicts with that statement.

43. Section 2.3.4 of the Industrial s32 report notes that in the Westland District, the main issue faced is the shortage of industrial land and that rezoning is needed. The report highlights the function and benefits to having additional Light Industrial Zones and that these areas would;

“... also help address the issues with reverse sensitivity effects against residential dwellings. The compact nature of Hokitika does mean that industrial zoned land is

directly adjacent to housing with long established industries such as Westland Milk Products. A Light Industrial Zone could be a useful buffer between the General Industrial Zone and residential areas.”

44. However, in respect to this point, the alignment of the proposed rezoned land does not buffer along the adjacent boundary of the Site as intended.
45. Section 4.2.1 of the Industrial s32 report indicates the importance of appropriately zoned industrial areas where there are residential zones located nearby and a higher degree of amenity is needed. Silver Fern Farms’ processing plant, 140 Kumara Junction Highway, is listed as Rural Zone in the Operative Plan and General Industrial Zone in the Proposed TTPP.
46. There is no analysis provided in the Industrial s32 report of the potential land use conflicts that may arise when areas of the Rural Zone are rezoned to residential zones and the reverse sensitivity effects which are likely to be generated as a result of this change.
47. Areas in rural zones usually include agricultural, primary production, extractive industry, and rural industrial land uses. The presence of these robust land uses requires substantially different amenity expectations to be held in rural areas when compared with the expectations that attach to amenity in urban residential zones.
48. The surrounding land at the Site boundary is zoned as Rural in the TTPP, before converting to General Residential where the width of a driveway serves as the only buffer between the conflicting industrial and residential zones. This abrupt transition leads to the conclusion that land in the vicinity of the Site would be better suited to Rural Zoning.
49. The foregoing is a summary only. Please refer to **Attachment A** for the full details of the relief sought by Silver Fern Farms in relation to the TTPP.
50. Silver Fern Farms seeks the following decision from the local authority:
 - a. For the reason outlined above, Silver Fern Farms is requesting that the proposed General Residential and Medium Density Residential Zones in the vicinity of the Site are removed from the TTPP and for this area to remain as rural land.
 - b. Where specific wording has been proposed in **Attachment A**, words or provisions to similar effect.
 - c. All necessary and consequential amendments, including any amendments to the TTPP provisions themselves or to other provisions linked to those provisions submitted on, and including any cross-references in other chapters.
 - d. All further relief that is considered necessary to give effect to the concerns described above and in **Attachment A**.

51. Silver Fern Farms does wish to be heard in support of its submission. If others make a similar submission, Silver Fern Farms will consider presenting a joint case with them at a hearing.

On behalf of Silver Fern Farms Limited by its authorised agents Mitchell Daysh Limited.



Steve Tuck

27 October 2022

Email: steve.tuck@mitchelldaysh.co.nz

Telephone: 027 593 4152

Post:

Mitchell Daysh Limited

PO Box 489

DUNEDIN 9054

Attention: Steve Tuck



ATTACHMENT A: SILVER FERN FARMS LIMITED - SUBMISSION ON THE NOTIFIED TE TAI O POUTINI PLAN

Provision	Support / Oppose	Reasons	Decision Sought
Relationships between spatial layers - Ngā hononga ki waenga i ngā paparanga mokowā			
<p>Industrial Zone Descriptions</p> <p>Name: General Industrial Zone</p> <p>Code: GIZ</p> <p>Description: Areas used predominantly for a range of industrial activities. The zone may also be used for activities that are compatible with the adverse effects generated from industrial activities.</p>	Support.	<p>It is appropriate, for the sake of consistency, for the description of the General Industrial Zone to correspond to the zone description as specified in the National Planning Standards 2019.</p>	Retain as notified.
Definitions - Ngā Tautuhinga			
<p>Critical Response Facilities means, in relation to natural hazards, hospitals, fire, rescue, police stations, buildings intended to be used in an emergency for shelter, operations or response, hazardous or explosive material storage, aviation control towers, air traffic control centres, emergency aircraft hangars, fuel storage, major dams, community scale potable water treatment facilities and wastewater treatment facilities.</p>	Oppose.	<p>The reference to “hazardous or explosive material storage” requires qualification as to scale, to ensure that this definition is not all-encompassing and unduly restrictive of activities with respect to the rules of the Natural Hazards chapter of the Proposed Plan.</p> <p>Silver Fern Farms notes that this term is not already defined in the National Planning Standards 2019 or in the Resource Management Act 1991.</p>	Amend.
<p>Industrial Activity means an activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials (including raw, processed, or partly processed materials) or goods. It includes any ancillary activity to the industrial activity.</p>	Support.	<p>It is appropriate, for the sake of consistency, for this definition to correspond to the definition of this activity as specified in the National Planning Standards 2019.</p>	Retain as notified.
<p>Operational Need means the need for a proposal or activity to traverse, locate or operate in a particular environment because of technical, logistical or operational characteristics or constraints.</p>	Support.	<p>It is appropriate, for the sake of consistency, for this definition to correspond to the definition of this activity as specified in the National Planning Standards 2019.</p>	Retain as notified.
<p>Reverse Sensitivity means the potential for an approved, existing or permitted activity to be compromised or constrained, by the more recent establishment or alteration of another activity which may be sensitive to the actual, potential or perceived adverse environmental effects generated by an approved, existing or permitted activity.</p>	Amend.	<p>It is appropriate to recognise the potential negative effects for approved, existing or permitted activity’s which may be generated through reverse sensitivity.</p> <p>Silver Fern Farms consider that the phrase “<i>more recent establishment or alteration of another activity</i>” implies that reverse sensitivity is not relevant until such time as the new sensitive activity is physically established and the reverse sensitivity effects are in place.</p> <p>This definition should enable the risk of reverse sensitivity effects arising in the first place to be managed. Therefore, the definition should be amended.</p>	<p>Amend the definition as follows:</p> <p>Reverse Sensitivity means the potential for an approved, existing or permitted activity to be compromised, constrained, or curtailed by the possible establishment or alteration of another activity which may be sensitive to the actual, potential or perceived adverse environmental effects generated by an approved, existing or permitted activity.</p>
<p>New definition – NOISE SENSITIVE ACTIVITY</p>	Amend.		<p>Silver Fern Farms requests that a definition be included for a noise sensitivity activity, because this term is referred to in the definition of ‘Notional Boundary’ and is referred to throughout the Plan.</p>
<p>New definition – MAJOR HAZARD FACILITY</p>	Amend.		<p>Silver Fern Farms requests that a definition be included for a major hazard facility, as this term is referred to in the TTPP (see Rule HS - P4).</p>

Provision	Support / Oppose	Reasons	Decision Sought
AG – Agriculture – Te Ahuwhenua			
AG – O2 To recognise the significance of agriculture to the West Coast economy, provide for agricultural development and innovation and enable the support industries and services needed to maintain agricultural viability within rural areas.	Support	Silver Fern Farms support this objective, noting that it is appropriate to recognise, and provide for support industries and services, that enable agriculture in the West Coast to thrive.	Retain as notified.
NENV – Natural Environment – Te Taiao			
NENV- O1 To recognise and protect the natural character, landscapes and features, ecosystems and indigenous biodiversity that contribute to the West Coast’s character and identity and Poutini Ngāi Tahu’s cultural and spiritual values.	Oppose.	Part 2 of the RMA 1991 has regard to the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development. The RMA does not, however, require the all-encompassing protection of the items referenced in NENV-01, irrespective of their significance. It is the view of Silver Fern Farms that that this objective is overly broad and, if implemented, would likely entail reduced efficacy for sustainable development in the region.	Silver Fern Farms suggests amending the objective to provide specific details on areas which are to be ‘recognised and protected’ so as to align with the objectives set out in Part 2 of the RMA.
UFD – Urban form and development – Te āhua me te whanaketanga o te tāone			
UFD – O1 To have urban environments and built form on the West Coast/Te Tai o Poutini that: 1. Are attractive to residents, business and visitors; 2. Have areas of special character and amenity value identified and their values maintained; 3. Support the economic viability and function of town centres; 4. Recognise the risk of natural hazards whereby new development is located in less hazardous locations; 5. Promote the re-use and re-development of buildings and land, including private and public land; 6. Support inclusivity and housing choice for the diversity within the community now and into the future; 7. Improve overall accessibility and connectivity for people, transport (including walking and cycling) and services; 8. Promote the safe, efficient and effective provision and use of infrastructure, including the optimisation of the use of existing infrastructure and protection of critical infrastructure; 9. Maintain the health and wellbeing of waterbodies, freshwater ecosystems and receiving environments; and 10. Promote and enhance the distinctive character of the districts’ towns and settlements.	Oppose.	Silver Fern Farms considers that UFD – 01.3 should recognise the significant contributions that business and industry bring the region in line with UFD – 01.1. Silver Fern Farms consider that sub-clause 4 should be less restrictive in terms of locations for new developments and recognise that in some instances operational need and/or functional needs will require a particular location. Finally, Silver Fern Farms consider that the urban form and development objective should highlight the priority for avoiding the alignment of conflicting land use zones, which in turn, will contribute to obtaining the District Plan urban form and development objectives.	Amend as follows: 3. Support the economic viability and function of town centres <u>and business and industrial land</u> ; 4. Recognise the risk of natural hazards whereby new development is located in less hazardous locations <u>unless operational and/or functional needs require a particular location</u> ; Silver Fern Farms also recommend including sub-clause (11) to recognise the fundamental planning principle of separating incompatible land uses to avoid conflict, as follows: UFD –01 To have urban environments and built form on the West Coast/Te Tai o Poutini that: [...] 11. <u>Avoids or manages potential conflict (including reverse sensitivity effects) between incompatible activities and zones.</u>
CL – Contaminated Land – Ngā Whenua Tāhawahara			
CL – O1 To ensure that contaminated land is used, subdivided, developed or managed in a way that avoids or mitigates adverse effects on the	Support in part.	Silver Fern Farms supports the broad direction of this objective but considers that when managing adverse effects on the environment from contaminated land this objective should also allow for “remedies” to avoid potentially be overly restrictive	Amend as follows: To ensure that contaminated land is used, subdivided, developed or managed in a way that avoids, <u>remedies or</u>

Provision	Support / Oppose	Reasons	Decision Sought
environment and manages the risk to human health to a level that is appropriate for the intended use.		for land uses within industrial areas. Silver Fern Farms recommends amending this to remove unintentional constraints for development within the GIZ.	mitigates adverse effects on the environment and manages the risk to human health to a level that is appropriate for the intended use.
HS – Hazardous Substances – Ngā Matū Mōrearea			
<p>Overview</p> <p>[...]</p> <p>The Hazardous Substances and New Organisms Act 1996 (HSNO) and related regulations are the principal legislation controlling the introduction, manufacture, use, storage and disposal of hazardous substances. The District Councils have limited powers and responsibilities under HSNO, which is administered by other agencies, including the West Coast Regional Council particularly in terms of the use and application of hazardous substances in working situations.</p>	Support.	Silver Fern Farms supports the approach taken in the Draft Plan to avoid duplication of the HSNO Act requirements in the Plan and which acknowledges the primary role of the Hazardous Substances and New Organisms Act in managing the storage, use, transport and disposal of hazardous substances.	Retain as notified
HS – P3 Provide for the establishment and expansion of major hazard facilities within the Industrial, Port and General Rural Zones, where adequate separation distances are maintained from sensitive activities and valued natural, cultural and historic heritage features.	Support in part.	Silver Fern Farm supports the policy to provide for the establishment and expansions of major hazard facilities within the Industrial Zones where adequate distances are maintained from sensitive activities and valued natural, cultural and historic heritage features. However, Silver Fern Farms requests that this should be amended to reflect <i>existing</i> sensitive activities so as to not unduly restrict the activities within the industrial zone through reverse sensitivity effects.	<p>Amend as follows:</p> <p>Provide for the establishment and expansion of major hazard facilities within the Industrial, Port and General Rural Zones, where adequate separation distances are maintained from <u>existing</u> sensitive activities and valued natural, cultural and historic heritage features.</p>
HS - P4 Avoid locating sensitive activities adjacent to major hazard facilities unless it can be demonstrated that any reverse sensitivity effects and residual risks are avoided.	Support.	<p>Silver Fern Farm supports this policy but notes that policy HS - P4 conflicts with the proposal to rezone the land adjacent to the Silver Fern Farms Plant to GRUZ and GRZ, which will contain sensitive activities.</p> <p>Silver Ferns Farms also notes that this policy should be supported by a definition of a major hazard facilities to assist with interpretation of the policy.</p>	Retain as notified.
NH – Natural Hazards – Ngā Mōreareatanga Aotūroa			
NH - P2 Where a natural hazard has been identified and the natural hazard risk to people and communities is unquantified, but evidence suggests that the risk is potentially significant, apply a precautionary approach to allowing development or use of the area.	Oppose.	Silver Fern Farms are of the position that NH - P2 should be less restrictive in terms of locations for developments and recognise that in some instances operational need and/or functional needs will require development in a particular location.	<p>Amend as follows:</p> <p>NH - P2 Where a natural hazard has been identified and the natural hazard risk to people and communities is unquantified but evidence suggests that the risk is potentially significant, apply a precautionary approach to allowing development or use of the area <u>unless operational and/or functional needs require a particular location.</u></p>
ECO - Ecosystems and Indigenous Biodiversity - Ngā Pūnaha Rauropi me te Kanorau Koiora			
ECO - O2 To provide for appropriate subdivision, use and development within areas of significant indigenous vegetation and significant habitats of indigenous fauna where the values of the area can be maintained or enhanced.	Support in part.	Silver Fern Farms support the principle of this objective, however, requests that this objective should be amended to reflect <u>new</u> subdivision, use and development within areas of significant indigenous vegetation and significant habitats of indigenous fauna so as to not unduly restrict the <u>existing</u> activities within the industrial zone.	<p>Amend as follows:</p> <p>ECO - O2 To provide for appropriate <u>new</u> subdivision, use and development within areas of significant indigenous vegetation and significant habitats of indigenous fauna where the values of the area can be <u>managed</u>, maintained or enhanced.</p>

Provision	Support / Oppose	Reasons	Decision Sought
<p>ECO - P2 Allow activities within areas of significant indigenous vegetation or significant habitats of indigenous fauna where:</p> <ol style="list-style-type: none"> This is for a lawfully established activity; or It is for a Poutini Ngāi Tahu cultural purpose; or This is undertaken on Poutini Ngāi Tahu or Te Rūnanga o Ngāi Tahu land in accordance with an Iwi/Papatipu Rūnanga Management Plan; or The activity has a functional need to be located in the area; The activity has no more than minor adverse effects on the significant indigenous vegetation or fauna habitat. 	Support in part.	Silver Fern Farm broadly supports this policy but suggest that sub-clause (d) be amended to include reference to " <u>operational need</u> " in addition to "functional need to be located in the area" so as to not overly restrict activities which are already limited to the areas in which they can take place i.e. Industrial areas.	<p>Amend as follows:</p> <p>ECO - P2 Allow activities within areas of significant indigenous vegetation or significant habitats of indigenous fauna where:</p> <p>[...]</p> <p>d. The activity has a functional need <u>or an operational need</u> to be located in the area.</p>
<p>ECO - R1 Indigenous vegetation clearance and disturbance outside of the coastal environment</p> <p>Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> It is outside of a scheduled Significant Natural Area as identified in Schedule Four; It is clearance permitted by the Natural Character and the Margins of Waterbodies Rule NC - R1; or It is necessary for one of the following purposes: <ol style="list-style-type: none"> It is the removal of windthrown timber through: <ol style="list-style-type: none"> Use of helicopter recovery methods; or Where ground based recovery is only undertaken from areas adjacent to existing vehicle tracks; or The maintenance, operation and repair of lawfully established tracks, fences, structures, buildings, critical infrastructure, network utilities, renewable electricity generation activities or natural hazard mitigation activities; For the installation of temporary network activities following a regional or local state of emergency declaration; To prevent a serious threat to people, property, structures or services; To ensure the safe and efficient operation (including maintenance and repair) of any formed public road, rail corridor or access; For the construction of new fences and traplines associated with Conservation Activities or to exclude stock or pest animals; To upgrade or create new public walking or cycling tracks up to 3m in width undertaken by the Council or its approved contractor; To comply with section 43 of the Fire and Emergency Act 2017; For construction or operation of an above ground or below ground network utility or the national grid where: 	Support.	Silver Fern Farm agrees that the proposed permitted activity performance standards for indigenous vegetation clearance are appropriate.	Retain as notified,



Provision	Support / Oppose	Reasons	Decision Sought
<ul style="list-style-type: none"> a. The construction corridor does not exceed 3m in width; and b. All machinery used in construction is cleaned and made free of weed material and seeds prior to entering the site; and c. Rehabilitation of disturbed areas is undertaken following the completion of construction; x. It is cultural harvest undertaken by Poutini Ngāi Tahu; or xi. It is on MPZ - Māori Purpose Zoned land and undertaken in accordance with an Iwi/Papatipu Rūnanga Management Plan; or xii. It is within an area subject to a QEII National Trust Covenant or Ngā Whenua Rahui Kawaneta, a Reserves or Conservation Act covenant or a Heritage covenant under the Heritage New Zealand/Pouhere Taonga Act and the vegetation disturbance is authorised by that legal instrument; <p>[...]</p> <p>5. Within the Buller and Westland Districts:</p> <ul style="list-style-type: none"> i. It is the removal or clearance of mānuka, kānuka and bracken only that is not part of any wetland and which is under 15 years old, not exceeding 5ha per site over any continuous three year period, subject to provision of notice to the relevant District Council at least 20 working days prior to the proposed clearance including: <ul style="list-style-type: none"> a. Details of the location of the proposed clearance; b. Area of the proposed clearance; and c. Verification by documentary, photographic or other means that the vegetation is less than 15 years old and not part of any wetland; or ii. It is a maximum area of 5000m² per site, in total, over any continuous three-year period. 			
SUB - Subdivision - Te Wawaetanga			
<p>SUB - O1 Subdivision achieves patterns of land development that are compatible with the purpose, character and qualities of each zone.</p>	Support in part.	<p>Silver Fern Farms supports this objective insofar as it relates to the Site. However, Silver Fern Farm notes that subdivision should achieve patterns of land development that are compatible with purpose, character and qualities of each zone, but notes that subdivision should not lead to unintended reverse sensitivity effects for the industrial zone.</p> <p>For example, where adjacent land to the Site has the proposed rezoning of GRUZ, GRZ, and MRZ, these land uses are markedly different to that of the industrial zone, and by increasing the number of sensitive activities adjacent to the existing Plant, this would likely lead to reverse sensitivity effects.</p>	<p>Amend as follows:</p> <p>SUB - O1 Subdivision achieves patterns of land development that:</p> <ul style="list-style-type: none"> a. are compatible with the purpose, character and qualities of each zone. b. Avoid any reverse sensitivity effects on the operation or expansion of permitted, consented, or existing industrial activities.
<p>SUB - O2 Subdivision occurs in locations and at a rate that:</p> <ul style="list-style-type: none"> a. Is supported by the capacity of existing infrastructure networks, or provides for infrastructure facilities and networks that are sufficient 	Support in part.	<p>Silver Fern Farms consider that SUB – O2(e) should also account for the provision of growth and expansion of West Coast/ Te Tai o Poutini industry.</p>	<p>Amend as follows:</p> <p>SUB - O2 Subdivision occurs in locations and at a rate that:</p> <p>[...]</p>

Provision	Support / Oppose	Reasons	Decision Sought
<p>to accommodate growth and development that meets the standards required by the Council and the Plan;</p> <p>b. Facilitates the operation of critical infrastructure;</p> <p>c. Enables access and connectivity;</p> <p>d. Provide for the health, wellbeing and safety of the West Coast/Te Tai o Poutini community;</p> <p>e. Provides for growth and expansion of West Coast/Te Tai o Poutini settlements and businesses; and</p> <p>f. Avoids significant natural hazards and are built to be resilient to natural hazards.</p>			<p>e. Provides for growth and expansion of West Coast/Te Tai o Poutini settlements, and businesses <u>and industry</u>; and</p> <p>[...]</p>
<p>SUB - R5 Subdivision to create allotment(s) in all RESZ - Residential Zones, CMUZ - Commercial and Mixed Use Zones, INZ - Industrial Zones, SVZ - Scenic Visitor Zone or PORTZ - Port Zones</p> <p>Activity Status Controlled</p> <p>Where:</p> <ol style="list-style-type: none"> 1. This is not within a Significant Natural Area as identified in Schedule Four subject to Rule SUB - R7; 2. This is not within one of the following locations in the coastal environment: <ol style="list-style-type: none"> i. Outstanding Natural Landscape as identified in Schedule Five; ii. Outstanding Natural Feature as identified in Schedule Six; iii. High or Outstanding Coastal Natural Character as identified in Schedules Seven and Eight; or 3. This is not within an area of: <ol style="list-style-type: none"> i. Outstanding Natural Landscape as identified in Schedule Five; ii. Outstanding Natural Feature as identified in Schedule Six; iii. Sites of Historic Heritage as identified in Schedule One; iv. Any Flood Susceptibility, Flood Plain, Land Instability, Coastal Alert or Coastal Tsunami Hazard Overlay; 4. This only occurs in the following sites and areas of significance to Māori identified in Schedule Three: <ol style="list-style-type: none"> i. SASM 10 Kawatiri Pā; SASM 12 Kawatiri Town Reserve; SASM 15 No. 42 Kawatiri (Township) Native Reserve; SASM 31 Punakaiki Area; SASM 56 Māwhera Pā 1; SASM 57 Māwhera Gardens; SASM 58 Greymouth Railway Land; SASM 59 Māwhera Pā 2; SASM 60 Māwhera Kāinga; SASM 61 Victoria Park; SASM 63 No. 32 Nga Moana e Rua Native Reserve; SASM 94 No. 30 Arahura Native Reserve; SASM 96 Taramakau River; SASM 104 Kawhaka Creek Catchment; SASM 112 Arahura River at Tūhua; SASM 117 Waitaiki Catchment; SASM 121 Waitaiki Historic Reserve; SASM 197 Ōkuru; 5. This is not within the Earthquake Hazard Overlay; 	<p>Oppose.</p>	<p>If the relief sought by Silver Fern Farms in relation to the zone maps is not granted, Silver Fern Farms would oppose this rule, as it does not recognise the potentially significant land use conflicts that may be caused by residential subdivision (and subsequent development) undertaken within the environs of its site.</p> <p>Silver Fern Farms proposes amendments to require a discretionary consenting pathway and a notification requirement for subdivision in a residential zone that creates new residential lots within 100 m of an industrial zone boundary.</p> <p>This framework will prompt robust assessment of potential reverse sensitivity effects associated with any such subdivision.</p>	<p>SUB - R5 Subdivision to create allotment(s) in all RESZ - Residential Zones, CMUZ - Commercial and Mixed Use Zones, INZ - Industrial Zones, SVZ - Scenic Visitor Zone or PORTZ - Port Zones</p> <p>[entire rule not shown here]</p> <ol style="list-style-type: none"> 6. This is not within an area of Flood Severe, Coastal Severe or Westport Hazard Overlay or the Airport Noise Control Overlay; 7. <u>This does not create any lots located within 100 m of the boundary of a General Industrial Zone;</u> 8. All Subdivision Standards are complied with; and 9. The subdivision is in general accordance with any development plan in place for the site. <p>Activity status where compliance not achieved:</p> <p>Restricted Discretionary where 3 and 4 is not complied with.</p> <p>Discretionary 2,6, 7, <u>8</u> or <u>9</u> is not complied with.</p> <p>Non-complying where 5 is not complied with.</p>

Provision	Support / Oppose	Reasons	Decision Sought
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6. This is not within an area of Flood Severe, Coastal Severe or Westport Hazard Overlay or the Airport Noise Control Overlay;
7. All Subdivision Standards are complied with; and
8. The subdivision is in general accordance with any development plan in place for the site.

Matters of control are:

- a. The design and layout of allotments, and the ability to accommodate permitted and/or intended land uses;
- b. The design and provision of roads, pedestrian and cycle ways; and
- c. The design and provision of access;
- d. The provision of infrastructure and services for drinking water, wastewater and stormwater, telecommunications and energy;
- e. The adequacy of water supply for firefighting;
- f. Any requirements arising from meeting the relevant district Council Engineering Standards, or where no such Standard exists, NZS 4404:2010 Land Development and Subdivision Infrastructure;
- g. The provision of easements;
- h. The provision of local purpose reserves;
- i. The requirement for financial contributions as outlined in Rules FC – R1 to FC – R12;
- j. Effects of development phase works on the surrounding area;
- k. Effects on Poutini Ngāi Tahu values, notable trees or historic heritage within or adjacent to the site;
- l. The provision of esplanade reserves or strips, and the need for access to be provided to any esplanade reserve or strip created;
- m. The extent to which any land identified as contaminated is safe for habitation; and
- n. Natural hazards or geotechnical constraints.
- o. Management of construction effects, including traffic movements, hours of operation, noise, earthworks and erosion and sediment control; and
- p. Management of potential reverse sensitivity effects on existing land uses, including network utilities, rural activities or significant hazardous facilities.

Activity status where compliance not achieved:

Restricted Discretionary where 3 and 4 is not complied with.

Discretionary 2,6, 7 or 8 is not complied with.

Non-complying where 5 is not complied with.

Provision	Support / Oppose	Reasons	Decision Sought
<p>SUB - R6 Subdivision to create allotment(s) in any RURZ - Rural Zone or MPZ - Māori Purpose Zone</p> <p>Activity Status: Controlled</p> <p>[...]</p> <p>Matters of control are:</p> <ul style="list-style-type: none"> a. The size, design, shape, location and layout of allotments; b. The design and provision of roads, pedestrian and cycle ways; c. The design and provision of access; d. Efficient use of land and compatibility with rural character and the role, function and predominant character of the Rural or Māori Purpose Zone in which the subdivision is located; e. Any requirements arising from meeting the relevant District Council's Engineering Standards, or where no such Standards exist, NZS 4404:2010 Land Development and Subdivision Infrastructure; f. The provision of infrastructure and services for drinking water, wastewater and stormwater, telecommunications and energy; g. The adequacy of water supply for firefighting; h. The requirement for financial contributions as outlined in Rules FC – R1 to FC – R12; i. Effects on Poutini Ngāi Tahu values or notable trees within or adjacent to the site; j. The provision of esplanade reserves or strips, and the need for access to be provided to any esplanade reserve or strip created; k. Management of any effects on the production value of any highly productive land or high value soils such as those located at Karamea and Totara Flat; l. Management of construction effects, including traffic movements, hours of operation, noise, earthworks and erosion and sediment control; and m. Management of potential reverse sensitivity effects on existing land uses, including network utilities, rural activities or significant hazardous facilities. 	Amend.	<p>Regarding subdivisions and “<i>Matters of control</i>” sub-clause (a), Silver Fern Farms consider that rurally zoned land adjacent to the Site should have controls in place to manage the minimum size of allotments. This viewpoint is consistent with the desire to maintain the character and function of the Zone and to reduce the likelihood of reverse sensitivity effects imposed on the Site. For a controlled activity of this nature, Silver Fern Farms recommends including a specified allotment size (m²) to maintain a consistent approach to subdivisions in these areas.</p> <p>Silver Fern Farms support sub-clause (m) but consider that this sub-clause should also encapsulate activities generated in industrial areas such as “meat processing plants”. This would provide sufficient coverage to ensure that potential reverse sensitivity effects on existing operations are adequately managed.</p> <p>Further to sub-clause (m), there is reference to “<i>significant hazardous facilities</i>” however this term has not been defined in the Proposed Plan. It is possible this is in reference to Major Hazardous Facilities, however, for the sake of clarity, this should be amended to one term and a definition of the term provided so as to provide simple identification of when this term applies.</p>	<p>Silver Fern Farms recommends that a minimum allotment size is included in sub-clause (a) of “<i>Matters of control</i>”.</p> <p>Silver Fern Farms recommends amending sub-clause (m) as follows:</p> <p>[...]</p> <ul style="list-style-type: none"> m. Management of potential reverse sensitivity effects on existing land uses, including network utilities, rural activities, <u>industrial activities such as meat processing plants</u> or <u>Major Hazardous Facilities</u>.
CE - Coastal Environment - Te Taiao o te Takutai			
<p>CE – O3 To provide for activities which have a functional need to locate in the coastal environment in such a way that the impacts on natural character, landscape, natural features, access and biodiversity values are minimised.</p>	Amend.	<p>Silver Fern Farm broadly supports this policy but suggest that it be amended to include reference to “<u>operational need</u>” in addition to “functional need” so as to not overly restrict activities which are already limited to the areas in which they can take place i.e. Industrial areas.</p> <p>This would also help support Policy CE - P5.</p>	<p>Amend as follows:</p> <p>To provide for activities which have a functional need <u>and/or an operational need</u> to locate in the coastal environment in such a way that the impacts on natural character, landscape, natural features, access and biodiversity values are minimised.</p>

Provision	Support / Oppose	Reasons	Decision Sought
<p>CE - P5 Provide for buildings and structures within the coastal environment outside of areas of outstanding coastal natural character, outstanding natural landscape and outstanding natural features where these:</p> <ul style="list-style-type: none"> a. Are existing lawfully established structures; or b. Are of a size, scale and nature that is appropriate to the area; or c. Are in the parts of the coastal environment that have been historically modified by built development and primary production activities; or <p>Have a functional or operational need to locate within the coastal environment.</p>	Support.	Silver Fern Farms supports this policy insofar as it relates to their activities.	Retain as notified.
<p>CE - P6 Recognise that there are existing settlements and urban areas located within the coastal environment of the West Coast/Te Tai o Poutini including parts of Westport, Greymouth and Hokitika and enable new subdivision, buildings and structures within and expansion of towns and settlements where:</p> <ul style="list-style-type: none"> a. These are located in areas already modified by built development or primary production activities, or b. Where located in unmodified areas, any adverse impact on natural character can be mitigated; c. In areas of outstanding or high natural character: <ul style="list-style-type: none"> i. Provide for lawfully established land uses and activities to continue; ii. Allow for other uses with a functional need to locate in the coastal environment; iii. Allow for Poutini Ngāi Tahu cultural uses; iv. Avoid encroachment into unmodified areas of the coastal environment; and v. Ensure subdivision and development is of a scale and design where adverse effects on the elements, patterns and processes that contribute to natural character are minimised. 	Support.	Silver Fern Farms supports this policy insofar as it relates to their activities.	Retain as notified.
<p>CE - R4 Buildings and Structures in the Coastal Environment</p> <p>Activity Status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> 1. These are not located within: <ul style="list-style-type: none"> a. An Outstanding Natural Landscape identified in Schedule Five; b. An Outstanding Natural Feature identified in Schedule Six; c. An area of High Coastal Natural Character identified in Schedule Seven and subject to Rule CE - R5; d. An area of Outstanding Coastal Natural Character identified in Schedule Eight; and 	Support.	Silver Fern Farms supports this policy insofar as it relates to their activities.	Retain as notified.

Provision	Support / Oppose	Reasons	Decision Sought
<p>2. These:</p> <p>a. Comply with the rules for buildings and structures within the relevant zone, except that within the GRUZ - General Rural Zone, RLZ - Rural Lifestyle and SETZ - Settlement Zone:</p> <p>i. Maximum height is 7m for new buildings;</p> <p>ii. No height limits apply where this is replacement of a lawfully established building with another building of the same height, in the same location; and</p> <p>iii. The gross ground floor area is:</p> <p>I. A maximum of 200m² per building for new buildings;</p> <p>II. No maximum area where this is the replacement of a lawfully established building with another building of the same ground floor area, in the same location; or</p> <p>b. Are Energy Activities or Network Utilities, including ancillary earthworks, subject to provisions in the Energy, Infrastructure and Transport Chapters of the Plan; or</p> <p>c. Are natural hazard mitigation structures constructed by a Statutory Agency or their authorised contractor.</p>			

EW – Earthworks - Te Huke Whenua

EW - O1 To provide for earthworks to facilitate subdivision, use and development of the West Coast/Te Tai o Poutini's land resource, while ensuring that their adverse effects on the surrounding environment are avoided or mitigated.	Support in part.	Silver Fern Farms support the principle for earthworks to facilitate subdivision, use and development of the West Coast Te Tai o Poutini's land resource. However, Silver Fern Farms consider the word " <i>remedied</i> " should be included here.	Silver Fern Farms seeks that the following change is made. Amend as follows: EW - O1 To provide for earthworks to facilitate subdivision, use and development of the West Coast/Te Tai o Poutini's land resource, while ensuring that their adverse effects on the surrounding environment are avoided, <u>remedied</u> , or mitigated.
EW - P3 Require the use of accidental discovery protocols to mitigate the potential risk to earthworks to archaeological sites and sites and areas of significance to Māori and archaeological sites that are not scheduled in the Plan.	Support in part.	Silver Fern Farm support this policy insofar as it relates to their activities; however, they consider that the protocols for accidental discovery should be clear in that operational works can continue at Site, providing that the 20 m exclusion area around the site discovery is not encroached upon. Additionally, there is a minor grammatical typo in this objective which requires amending "... <i>potential risk to earthworks to archaeological sites...</i> "	Amend as follows: EW - P3 Require the use of accidental discovery protocols to mitigate the potential risk to <u>of</u> earthworks to archaeological sites and sites and areas of significance to Māori and archaeological sites that are not scheduled in the Plan.

LIGHT - Light - Ngā Rama

LIGHT - O1 Artificial outdoor lighting enables night-time work, rural productive activities, recreation activities, sport, entertainment activities, transportation and public health and safety.	Support.	Silver Fern Farms agrees with the recognition that outdoor lighting enable night-time work, rural productive activities, transportation and public health and safety, insofar as it relates to their activities	Retain as notified
LIGHT - O2 Artificial outdoor lighting is located, designed and operated to maintain the character and amenity values within zones, so that it does not adversely affect the health and safety of people, the safe operation of the transport network, protects views of the night sky, the habitats and ecosystems of nocturnal native fauna and the species themselves.	Oppose in part.	Silver Fern Farms disagrees with the requirement to not affect views of the night sky in industrial zones, where substantial lighting commensurate with 24/7 operations is necessary.	Silver Fern Farms seeks changes to this objective and associated policies, to address these concerns, and to ensure that the protection of the night sky is limited to specifically identified areas, excluding industrial zones, or is

Provision	Support / Oppose	Reasons	Decision Sought
		Silver Fern Farms questions how resource users will comply with the requirement to “...not adversely affect the habitats and ecosystems of nocturnal native fauna and the species themselves ”.	only applied to areas specifically identified as ‘intrinsically dark landscapes’ (see LIGHT - P-3 below).
<p>LIGHT - P1 Provide for the use of artificial outdoor lighting that:</p> <p>a. Allows people and communities to enjoy and use sites and facilities during nighttime hours and contributes to the security and safety of private and public spaces;</p> <p>b. Maintains the character and amenity values of the zone and surrounding area;</p> <p>c. Supports the social, cultural, and economic wellbeing or health and safety of people and communities, including road safety;</p> <p>d. Minimises sky glow and light spill; and</p> <p>e. Protects the health and well-being of people and ecosystems.</p>	Amend.	<p>Silver Fern Farms supports the policy in principle as it provides for the ongoing use of outdoor lighting for existing operations. SFF opposes the requirement for outdoor lighting to maintain character and amenity values of surrounding areas noting that the council has proposed to rezone adjacent land for GRZ purposes. Existing and future operations of the existing plant (including artificial outdoor lighting) will likely compromise the character and amenity values of the GRZ and will give rise to reverse sensitivity effects.</p>	<p>Retain policy as notified subject to the following amendment to sub-paragraph (b)</p> <p>b. Maintains the character and amenity values of the zone and surrounding area;</p>
<p>LIGHT - P3 Control the intensity, location and direction of any artificial outdoor lighting to:</p> <p>a. Ensure that any artificial outdoor lighting avoids conflict with existing light sensitive areas and uses;</p> <p>b. Internalise light spill within the site where the outdoor lighting is located;</p> <p>c. Minimises adverse effects on views of the night sky and intrinsically dark landscapes including in areas of outstanding coastal natural character;</p> <p>d. Minimises adverse effects on the significant habitats of light sensitive native fauna and the species themselves; and</p> <p>e. Minimises adverse effects on the health and safety of people and communities in the surrounding area.</p>	Amend.	<p>Silver Fern Farms considers that the requirement of sub-clause (c) and sub-clause (e) could unduly restrict numerous important industrial activities and industrial zones, particularly where industrial zones border the proposed rezoning of rural land to general residential zone.</p> <p>Artificial outdoor lighting is important for managing health and safety requirements for Site operations, as such, Silver Fern Farms consider a further sub-clause should be included to highlight the need for artificial outdoor lighting for health and safety purposes.</p> <p>Furthermore, existing and future operations of the existing plant (including artificial outdoor lighting) will likely compromise the character and amenity values of the proposed GRZ and GRUZ and will give rise to reverse sensitivity effects for the Plant.</p>	<p>Silver Fern Farms seeks that the policy be amended as follows:</p> <p>[...]</p> <p>c. Minimises adverse effects on views of the night sky and intrinsically dark landscapes <u>except in industrial zones</u>;</p> <p>[...]</p> <p>e. Minimises adverse effects on the health and safety of people and communities in the <u>surrounding-area zone</u>.</p> <p>f. <u>Ensure that during the establishment of any new light sensitive areas or uses that conflict is avoided with existing activities that require artificial light for health and safety purposes.</u></p> <p>Silver Fern Farms also recommends that ‘intrinsically dark landscapes’ be mapped in the District Plan maps.</p>
<p>LIGHT - R1 All Zones: General Permitted Activity Standards</p> <p>Where Activity Status is Permitted</p> <p>All artificial outdoor lighting must:</p> <p>1. Be directed so that light is emitted away from any adjoining and adjacent properties;</p> <p>2. Be directed so that light is emitted away from any state highway or arterial or principal roads, or any oncoming traffic; and</p> <p>3. Where an activity is located on a site which adjoins or is separated by a road from a different zone, the activity on the site must meet the relevant zone standards for light for the adjoining zone at the zone boundary.</p>	Amend.	<p>Silver Fern Farms considers that sub-clause 3 does not recognise the existing essential operations which occur at the Plant (including artificial outdoor lighting) and submits that it cannot be realistically achieved at the boundary with the proposed adjoining zones GRUZ and surrounding GRZ.</p>	<p>Silver Fern Farms seeks that the policy be amended as follows:</p> <p>3. Where an activity is located on a site which adjoins or is separated by a road from a different zone, the activity on the site must meet the relevant zone standards for light for the adjoining zone at the zone boundary, <u>except for the GIZ located at no. 140 Kumara Junction Highway, Hokitika.</u></p>

Provision	Support / Oppose	Reasons	Decision Sought
<p>LIGHT - R2 Artificial Outdoor Lighting in the TCZ – Town Centre, MUZ – Mixed Use, COMZ – Commercial, PORTZ – Port, HOSZ – Hospital, STADZ – Stadium, AIRPZ- Airport and all INZ – Industrial Zones</p> <p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Outdoor artificial lighting must not exceed the following vertical or horizontal light levels: <ol style="list-style-type: none"> a. 7.00am – 10.00pm: 25 Lux; b. 10.00pm – 7.00am: 10 Lux in the PORTZ - Port Zone; and c. 10.00pm - 7am: 5 Lux in the TCZ - Town Centre, MUZ - Mixed Use, COMZ - Commercial, HOSZ - Hospital, STADZ - Stadium, AIRPZ - Airport and all INZ - Industrial Zones; d. The above standards a-c shall be measured 2m inside the boundary of any adjoining site or the closest window in the adjoining property, whichever is the closest to the light source. 	Oppose.	<p>Clause d. is overly restrictive in regards to where any potential effect needs to be managed. If bounded by a paddock for example, there would be no effect 2 m inside the boundary of the site.</p>	<p>Amend Clause d. as follows.</p> <p><u>The above standards a-c shall be measured 2m inside the boundary of any adjoining site or the closest window in the adjoining property, whichever is the closest to the light source.</u></p> <p><u>The maximum level of light spill from any site shall meet the above standards measured at the notional boundary of any dwelling or building accommodating a sensitive activity.</u></p>
NOISE Noise - Ngā Oro			
<p>Noise - Ngā Oro</p> <p>Overview</p> <p>[...]</p> <p>Where noise sensitive activities are established near existing noise-generating activities, or areas where higher noise levels are to be expected, reverse sensitivity effects can arise, potentially resulting in the existing noise-generating activities being constrained, in terms of their ongoing operation or expansion. This is a particular concern for important services and community facilities, including Airports and Heliports, Sports Grounds and Stadiums, the State Highway, Railway Corridors and the Ports, which could be constrained if reverse sensitivity effects arise.</p> <p>[...]</p>	Amend.	<p>Silver Fern Farms considers that this overview is important to alert the community to the nuisance effects that can arise when people choose to live in areas adjacent to industrial environments; however, they consider that ‘<i>meat processing plants</i>’ should also be captured here. The objectives and/or associated policies of this chapter should make it clear that sensitive activities located on land adjacent to/near industrial activities must hold different amenity expectations to those that would attach to land in urban residential zones.</p> <p>This overview highlights and summarises Silver Fern Farms’ concerns around the reverse sensitivity effects which would very likely be created if the land adjacent to the Plant is converted to GRUZ, GRZ, and MRZ through the proposed rezoning. Silver Fern Farm notes, that the proposed rezoning of the aforementioned land is in direct conflict with this overview.</p>	<p>Given the contradicting aims of this overview and the rezoning proposal, Silver Fern Farms therefore requests that the proposed rezoning of Rural Zone land into GRZ and MRZ adjacent to the Plant is removed from the Proposed District Plan.</p> <p>Also include the following amendments:</p> <p>Noise - Ngā Oro</p> <p>Overview</p> <p>[...]</p> <p>Where noise sensitive activities are established near existing noise-generating activities, or areas where higher noise levels are to be expected, reverse sensitivity effects can arise, potentially resulting in the existing noise-generating activities being constrained, in terms of their ongoing operation or expansion. This is a particular concern for important services and community facilities, including Airports and Heliports, Sports Grounds and Stadiums, the State Highway, Railway Corridors, <u>meat processing plants</u> and the Ports, which could be constrained if reverse sensitivity effects arise.</p> <p>[...]</p>
<p>NOISE - O1 The benefits of noise generating activities are provided for in a way that is compatible with the role, function and character of each zone and does not compromise community health, safety and wellbeing.</p>	Support.	<p>Silver Fern Farm supports this objective to recognise that each zone will have differing needs with respect to noise, particularly in the Industrial Zones where activities that are typical to these areas are geographically limited in spatial planning.</p>	Retain as notified.
<p>Noise – O2 The function and operation of existing and permitted future noise generating activities and community infrastructure are not</p>	Support.	<p>Silver Fern Farms supports this objective and considers it appropriate to recognise the effect of reverse sensitivity from noise-sensitive activities.</p>	Retain as notified.

Provision	Support / Oppose	Reasons	Decision Sought
compromised by adverse effects, including reverse sensitivity effects, from noise-sensitive activities.			
NOISE - O3 The health and wellbeing of people and communities are protected from significant levels of noise.	Support in part.	Silver Fern Farms supports the broad direction of this objective but considers that this objective is too general and subjective in nature.	Silver Fern Farms suggest the objective be amended as follows: NOISE - O3 The health and wellbeing of people and communities <u>of the zone</u> are protected from significant levels of noise <u>that are inconsistent with role and character of the zone.</u>
NOISE - P1 Enable the generation of noise when it is of a type, character, scale and level that is appropriate to the zone, having regard to: a. The purpose, character and qualities of the zone that the activity is located in; b. The nature, frequency and duration of the noise generating activity; c. Whether the noise generating activity is critical infrastructure; d. Methods of mitigation; and e. The sensitivity of the surrounding environment.	Support in part.	Silver Fern Farms supports the principle of this policy, as it is a function of the industrial areas to create noise at levels which can be substantially higher than in other zones. Silver Fern Farm points out that in the case of the Plant, higher noise levels are to be expected from existing operations and, as such, any rezoning which is to occur at the boundary of the site should not facilitate any sensitive activities.	Amend as follows: NOISE - P1 Enable the generation of noise when it is of a type, character, scale and level that is appropriate to the zone, having regard to: a. The purpose, character and qualities of the zone that the activity is located in; b. The nature, frequency and duration of the noise generating activity; c. Whether the noise generating activity is critical infrastructure; d. Methods of mitigation; and e. The sensitivity of the surrounding environment <u>taking into account the potential reverse sensitivity effects where new noise sensitive activities are established adjacent to higher noise environments</u>
NOISE – P2 Require sensitive activities sited in higher noise environments to be located and designed so as to minimise adverse effects on the amenity values, public health and wellbeing and the safety of occupants and minimise sleep disturbance from noise, while taking into account: a. The type of noise generating activity; and b. Other noise sources in the area; and c. The nature and occupancy of the noise sensitive activity; and d. Mitigation measures, including acoustic insulation, screening and topography. For the purpose of NOISE - P2 higher noise environments include: 1. CMUZ - Commercial and mixed use zones; 2. INZ - Industrial zones, PORTZ - Port Zone, AIRPZ - Airport Zone, STADZ - Stadium Zone, BCZ - Buller Coalfield Zone, MINZ - Mineral Extraction Zone and HOSPZ - Hospital Zone; and 3. Locations in close proximity to a State Highway and the Railway Corridor.	Support in part.	Silver Fern Farms considers that this policy is important to alert the community to the nuisance effects that can arise when people choose to live in rural/industrial environments. However, the objective and/or associated policies should make it clear that sensitive activities located on land adjacent to/near industrial activities (or rural activities) must hold different amenity expectations to those that would attach to land in urban residential zones.	Silver Fern Farms recommends that the policy be amended to clarify that the burden of management lies with the new activity and not the existing noise generating activity. Silver Fern Farms suggests the following amendments: NOISE – P2 Require sensitive activities sited in higher noise environments <u>and new noise sensitive activities adjacent to higher noise environments,</u> to be located and designed so as to minimise adverse effects on the amenity values, public health and wellbeing and the safety of occupants and minimise sleep disturbance from noise, while taking into account: [...]

Provision	Support / Oppose	Reasons	Decision Sought
<p>NOISE - P4 Ensure noise effects generated by an activity are of a type, scale and level that are appropriate for the predominant role, function and character of the receiving environment and protect the health and wellbeing of people and communities by having regard to:</p> <ul style="list-style-type: none"> a. Maximum noise limits to reflect the character and amenity of each zone; b. Type, scale and location of the activity in relation to any noise sensitive activities; c. Hours of operation and duration of activity; d. The temporary or permanent nature of any adverse effects; and e. The ability to internalise and/or minimise any conflict with adjacent activities. 	Support in part.	Silver Fern Farm supports this policy to ensure that noise effects are consistent to the role and character of each zone but notes that the role and function of certain zones (e.g., Industrial Zone) will have differing needs with respect to noise generating activities. Careful spatial planning should ensure that existing activities are not hindered as a result of rezoned land allocated next to higher noises environments.	<p>Silver Fern Farm suggests the following amendment:</p> <p>NOISE - P4 Ensure noise effects generated by an activity are of a type, scale and level that are appropriate for the predominant role, function and character of the receiving environment and protect the health and wellbeing of people and communities by having regard to:</p> <ul style="list-style-type: none"> a. Maximum noise limits to reflect the character and amenity of each zone; b. Type, scale and location of the activity in relation to any noise sensitive activities; c. Hours of operation and duration of activity; d. The temporary or permanent nature of any adverse effects; and e. The ability to internalise and/or minimise any conflict with adjacent activities <u>within the zone</u>.
<p>NOISE – R3 Acoustic Insulation Requirements for New Buildings for Use by a Sensitive Activity</p> <p>Activity Status Permitted</p> <p>[...]</p> <ul style="list-style-type: none"> e. Any CMUZ - Commercial and Mixed Use Zone, INZ - Industrial Zone or AIRPZ - Airport Zone, PORTZ - Port Zone, STADZ - Stadium Zone, HOSZ - Hospital Zone, BCZ - Buller Coalfield Zone or MINZ - Mineral Extraction Zone; where <ul style="list-style-type: none"> i. The building is designed and constructed to ensure that the following indoor design noise levels are not exceeded: <ul style="list-style-type: none"> A. 35d 40dB LAeq inside any other habitable room, except for bedrooms; and B. LAeq inside bedrooms; and f. Where windows need to be closed to achieve the internal noise levels specified in a. to e. above an alternative ventilation system shall be provided which achieves the following requirements: <ul style="list-style-type: none"> ii. Satisfies clause G4 of the New Zealand Building Code; iii. Is adjustable by the occupant to control the ventilation rate in increments up to a high air flow setting that provides at least 6 air changes per hour; and iv. Provides relief for equivalent volumes of spill air; and v. Provides cooling and heating that is controllable by the occupant and can maintain the inside temperature between 18oC and 25oC; and vi. Does not generate more than 35 dBLAeq(30s) when measured 1m away from any grille or diffuser. <p>[...]</p>	Amend.	Silver Fern Farms agrees that it is appropriate that impacts from external noise sources are mitigated by suitable acoustic insulation in new buildings and or alterations to existing buildings. However, they request that new buildings or additions/alterations to existing buildings <u>for use by sensitive activities adjacent to an industrial site</u> be designed, constructed, and maintained in accordance with the design certificate from a suitably qualified acoustic engineer which certifies that the building will achieve the required internal sound levels	<p>Silver Fern Farms requests the following amendment:</p> <p>NOISE – R3 Acoustic Insulation Requirements for New Buildings for Use by a Sensitive Activity</p> <p>Activity Status Permitted</p> <p>[...]</p> <ul style="list-style-type: none"> 2. <u>For new buildings and additions or alterations to existing buildings for use by a noise sensitive activity adjacent to an industrial site, compliance with (1) above shall be achieved if an acoustic design certificate from a suitably qualified acoustic engineer is provided to the Council which certifies that the proposed design and construction of the building, alterations or additions will achieve the required internal sound levels. The building shall be designed, constructed, and maintained in accordance with the design certificate.</u>

Provision	Support / Oppose	Reasons	Decision Sought
<p>NOISE - R8 Emission of Noise within the GIZ - General Industrial and LIZ - Light Industrial Zone</p> <p>Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Noise generated by any activity shall not exceed the following noise limits at the notional boundary of any sensitive activity within any site receiving noise: <ol style="list-style-type: none"> a. 7:00am to 10:00pm Monday to Friday and 7:00am to 10:00pm weekends and public holidays: 60 dB LAeq (15 min) b. 10:00pm to 7:00am Monday to Friday and 10:00pm to 7:00am weekends and public holidays: 45 dB LAeq (15 min) c. 10:00pm to 7:00am all days - 75 dB LAFmax 	Oppose.	<p>Silver Fern Farms are of the view that this rule is unduly restrictive of the existing permitted activities which occur at the Plant and given the proposed rezoning of adjacent land to categories GRUZ, GRZ, and MRZ, this rule will unreasonably constrain the functional operations of the Plant.</p> <p>Furthermore, Silver Fern Farms understands that the now outdated L10 noise measurement specified in Table 5.1 of the Westland District Plan is louder than the currently used LAeq measurement. As such the TTPP-proposed rule 1(b) reduces the night-time noise limit for industrial zones to 45 dB LAeq (15 min) from 50 db L10 (per Table 5.1 of the Operative Westland District Plan. This is of note given the s32 evaluation of options around noise management (section 4.2.2 of the Report 7 s32 report) states the current noise rules "...have been operating without significant concern for the last 20 years".</p> <p>The upshot appears to be a significant reduction in the permitted baseline for night-time noise in the Industrial Zones. Silver Fern Farms opposes this as inappropriate given the functional need for industrial activities to generate noise.</p> <p>Silver Fern Farms also reiterates its opposition to the proposed residential rezoning of land near its site, as this may generate potentially significant reverse sensitivity effects.</p> <p>Amendments to Rule NOISE – R3 for acoustic insulation as suggested with respect to rule NOISE-R3 will help to reduce the effects of noise on any future noise sensitive activities seeking to establish in the environs around the site.</p>	<p>Amend Rule NOISE – R8(1)(b) to provide a commensurate permitted noise level to that specified in Table 5.1 of the Westland District Plan.</p> <p>Remove the proposed zoning of GRZ and MRZ adjacent to the Silver Fern Farms Plant (140 Kumara Junction Highway, Hokitika).</p>

INZ - Industrial Zones - Objectives and Policies - Ngā Takiwā Ahumahi - Ngā Whāinga me ngā Kaupapa Here

<p>INZ - O1 To provide for the efficient and effective operation and development of industrial activities in the INZ - Industrial Zones in a manner that maintains a standard of amenity appropriate to these areas and does not compromise the amenity of adjoining areas.</p>	Support in part.	<p>Silver Fern Farms supports the policy in principle as it provides for the ongoing operations and future development at the existing plant. However, the requirement of "... and does not compromise the amenity of adjoining areas" appears to conflict with the objective of the INZ – O1, as the council has proposed to rezone land adjacent to the Plant for GRUZ and GRZ purposes. Rather, the Proposed Plan should <u>enable and promote</u> the operation of industry in their designated zones by imposing amenity values which are compatible with the purpose of zoning.</p> <p>The existing operation (in an environment with minimal sensitive land uses) and future operations of the existing plant (including development) will likely compromise the character and amenity values of the GRZ and will give rise to reverse sensitivity effects received by the existing Plant.</p>	<p>Amend as follows:</p> <p>INZ - O1 To provide for the efficient and effective operation and development of industrial activities in the INZ - Industrial Zones in a manner that maintains a standard of amenity appropriate to these areas and does not compromise the amenity of adjoining areas.</p>
<p>INZ - O2 To encourage new industrial development to locate within INZ - Industrial Zoned land, and where new land is proposed for industrial zoning or uses ensure that this development maximises the efficient use of existing infrastructure and where such infrastructure does not exist, the development of new infrastructure to the standards required by the Council and Te Tai o Poutini Plan.</p>	Support.	<p>Silver Fern Farms considers this objective provides appropriate guidance about the outcomes sought for the industrial zones.</p>	Retain as notified
<p>INZ - P1 Recognise the substantial investment in infrastructure by ensuring that any new industrial areas are located where they support the efficient use of infrastructure.</p>	Support.	<p>Silver Fern Farms supports the policy.</p>	Retain as notified
<p>INZ - P2 New industrial areas should not be located in areas subject to significant risks from natural hazards, or in sites and areas of significance to Māori.</p>	Support.	<p>Silver Fern Farms supports the policy.</p>	Retain as notified



Provision	Support / Oppose	Reasons	Decision Sought
INZ - P3 Where new industrial areas are developed the developers of these areas shall fund and install infrastructure to the standards required by the Councils and the Plan. Where there is significant infrastructure serving multiple properties under different ownership this should be vested in the Council for ongoing maintenance and renewal.	Support.	Silver Fern Farms supports the policy.	Retain as notified
INZ - P4 Where suitable land for industrial use is available within INZ - Industrial Zones, industrial activities should in the first instance be located in those zones, and not proliferate through the rural areas and settlements.	Support.	Silver Fern Farms recognises the underlying intent of this proposed policy is to minimise the risk of conflict between incompatible land uses. It notes that this policy does not require rural industry to locate in urban industrial zones, as the policy relies on the presence of “suitable” land before the proposal is directed to locate in the INZ – Industrial Zones.	Retain as notified.
INZ - P5 Where sites or areas of significance to Māori are identified in industrial areas or developments, ensure activities are managed in a way that provides for the cultural relationships of Poutini Ngāi Tahu including: a. Protection of wāhi tapu and taonga sites identified in Schedule Three of the Plan using culturally appropriate methods; and b. Identification and utilisation of opportunities to enhance sites, values and other taonga of cultural significance to Poutini Ngāi Tahu; and c. Protection of the relationship of tangata whenua with freshwater, including cultural use opportunities.	Support.	Silver Fern Farms supports the policy.	Retain as notified
INZ - P6 Provide for a wide range of industrial and compatible activities within the INZ - Industrial Zones, while ensuring an acceptable level of environmental quality and amenity within the zones.	Amend.	Silver Fern Farms supports the broad direction of this policy but considers that the reference in the policy to an “acceptable” level of environmental quality and amenity is inappropriately vague. Silver Fern Farms considers that this policy should support the fundamental purpose of these zones, which (particularly for the General Industry Zone and Heavy Industry Zone) is to provide land for the establishment and operation of large-scale, intensive activities that operate at all hours and are associated with robust buildings, heavy vehicle movements and light and noise emissions.	Amend as follows: INZ - P6 Provide for a wide range of industrial and compatible activities, <u>and corresponding environmental quality and amenity</u> , within the INZ - Industrial Zones, while ensuring an acceptable level of environmental quality and amenity within the zones.
INZ - P7 Avoid activities that may be incompatible with other industrial activities from establishing in the INZ - Industrial Zones, to ensure the safe and efficient operation of industrial activities. This includes: a. Excluding activities (such as residential and visitor accommodation) that conflict with the intended purpose of the zone through the potential for reverse sensitivity effects; or by reducing the land available for industrial and service activities; b. Excluding retail and commercial activities from GIZ - General Industrial Zoned land that do not support or are not related to industrial and service activities, and to minimise the development of GIZ - General Industrial Zoned land for non-industrial purposes; and c. Restricting residential activities in the INZ - Industrial Zones to only custodial units for people whose duties require them to live on site.	Support.	Silver Fern Farms broadly supports the direction about reverse sensitivity provided by this policy. However, it recommends the following amendments. Policy preamble The reference to “other industrial activities” in the policy preamble infers that the problematic new activity in question is itself an industrial activity. This is unlikely to be the case. New activities that are incompatible with industry are more likely to be non-industrial, as is indicated by the direction in sub-clause (b) to “... <i>minimise the development of GIZ - General Industrial Zoned land for non-industrial purposes</i> ”. As such, it is recommended that the term “other” be deleted from the policy preamble. Sub-clause (a) Worker shortages are a well-known industry issue affecting the efficient operation of meat processing sites. As part of the solution to this issue, meat processing businesses are considering investing in providing on-site accommodation to assist in attracting and retaining staff. This should be provided for in the Plan. Sub-clause (b) Silver Fern Farms considers sub-clause (b) would be improved if the phrase “are not related to” were replaced with “are not an ancillary activity to”.	Amend as follows: INZ - P7 Avoid activities that may be incompatible with other industrial activities from establishing in the INZ - Industrial Zones, to ensure the safe and efficient operation of industrial activities. This includes: a. Excluding activities (such as residential – <u>excepting residential activities ancillary to an industrial activity</u>) and visitor accommodation) that conflict with the intended purpose of the zone through the potential for reverse sensitivity effects; or by reducing the land available for industrial and service activities; b. Excluding retail and commercial activities from GIZ - General Industrial Zoned land that do not support or are not related to industrial and service activities, and to minimise the development of GIZ - General Industrial Zoned land for non-industrial purposes; and

Provision	Support / Oppose	Reasons	Decision Sought
		<p>This recommended amendment applies the defined term “ancillary activity” to clearly state the link with industrial land use that might support a resource consent application seeking to establish a non-industrial activity in the General Industrial Zone.</p> <p>In Silver Fern Farms’ opinion “related to” implies a potentially tenuous link. For example, an office that has commercial dealings with industrial businesses may arguably be “related to” industry. However, a relationship of this nature may not warrant the office locating in an industrial zone and (inefficiently) using the industrial land resource and supporting infrastructure for non-industrial purposes.</p> <p>The term “service activities” is undefined. As sub-clause (b) relates specifically to the General Industrial Zone, Silver Fern Farms considers that the inclusion of this undefined use may inappropriately facilitate non-industrial activities that would be more appropriately located in the Light Industrial Zone or in a commercial zone.</p>	<p>c. Restricting residential activities in the INZ - Industrial Zones to only custodial units for people whose duties require them to live on site.</p>
INZ - P8 Impose performance standards on development and land use in the INZ - Industrial Zones that protects the amenity values of the commercial, residential and rural areas surrounding the INZ - Industrial Zones.	Oppose.	<p>Silver Fern Farm considers this policy is unduly restrictive and will give rise to reverse sensitivity effects.</p> <p>Silver Fern Farms also considers the policy appears in conflict with the fundamental purpose of the INZ, which is to provide land for the establishment and operation of large-scale, intensive activities that operate at all hours which will likely compromise the character and amenity values of the surrounding zones</p>	<p>Amend as follows:</p> <p><i>INZ – P8 Impose performance standards on development and land use in the INZ – Industrial Zones that protects the amenity values of the commercial, residential and rural areas surrounding the INZ – Industrial Zones:</i></p> <p>INZ - P8 Manage <u>adverse effects of activities within the zone to maintain the character and amenity of adjoining zones</u></p>
INZ - P9 Industrial sites at the gateways to Hokitika (SH6), Reefton (SH7 and SH69), Greymouth/Māwhera (SH6) and Westport/Kawatiri (SH 67), and where in close proximity to residential areas, should not detract from the visual amenity of the road frontage, through the inclusion of landscaping and tree planting.	Oppose in part.	<p>Silver Fern Farms considers this policy to be vague and subjective in reference to Industrial sites at the “...<u>gateways</u> to Hokitika (SH6), Reefton (SH7 and SH69), Greymouth/Māwhera (SH6) and Westport/Kawatiri (SH 67), and where in <u>close proximity to residential areas</u>”.</p>	<p>Amend to include definitions for “<i>gateways</i>” and “<i>close proximity to residential areas</i>” and to include set distances (metres) in which those definitions take effect, and specify these areas on the Planning Maps.</p>
INZ - P10 Over the long-term, promote the relocation of sporadic out-of-zone industrial activities in residential, commercial and rural areas to industrial zoned areas.	Support.	<p>Silver Fern Farms supports the broad direction of this policy</p>	<p>Retain as notified</p>
INZ - P11 Require the careful on-site management and treatment of stormwater from industrial buildings and sites in order to safeguard the health and wellbeing of waterbodies, freshwater ecosystems and receiving environments.	Amend.	<p>While Silver Fern Farms supports the direction of this policy, stormwater discharges into the environment are typically controlled by a regional council. This policy should be narrowed so that it focuses on discharges on stormwater into the Council controlled stormwater network.</p>	<p>Amend as discussed in ‘reasons’ field.</p>
GIZ - General Industrial Zone - Te Takiwā Ahumahi Whānu			
<p>General Industrial Zone - Te Takiwā Ahumahi Whānu</p> <p>Overview</p> <p>The GIZ - General Industrial Zone is intended to provide for a range of industrial activities, with provision for some activities that support industrial activities and/or activities that are compatible with the adverse effects generated by industrial activities (such as noise, odour, dust, glare, fumes and smoke).</p> <p>[...]</p> <p>The INZ - Industrial Objectives and Policies and GIZ - General Industrial Zone Rules provide the framework for managing the effects of</p>	Support.	<p>Silver Fern Farms supports the overview insofar as it relates to its activities. Particularly the need for provisions of adverse effects generated by essential industrial activities (noise, glare, odour etc).</p> <p>Sensitive activities, such as residential and commercial activities, unless these are ancillary to the industrial use, are inappropriate in industrial locations and should be located an appropriate distance away from industrial zones.</p>	<p>Retain as notified.</p>

Provision	Support / Oppose	Reasons	Decision Sought
<p>development and ensuring that a reasonable standard of amenity and environmental quality is retained within the zone, and that there are not significant adverse effects on the amenity and quality of the environment in the surrounding areas.</p> <p>[...]</p> <p>Non-industrial activities, such as residential and commercial activities, unless these are directly associated with industrial use, are therefore generally inappropriate in industrial locations and are provided for in other zones.</p> <p>Lower standards of amenity are characteristic of industrial zones and out-of-zone activities locating in industrial zones can lead to reverse sensitivity effects. A key attribute of the zone is that it contains sites large enough to accommodate large-scale industrial activities and internalise adverse effects on adjoining zones. However, given that the GIZ - General Industrial Zone contains a number of businesses and has a high level of employment, small scale food and beverage stores are provided for.</p>			
<p>GIZ - R1 Industrial Activities and Industrial Buildings</p> <p>Activity Status Permitted</p> <p>Where:</p> <p>[...]</p> <p>8. Contaminated stormwater run-off associated with any industrial activity or building, including stormwater runoff from any earthworks, shall be collected and treated prior to discharge to ensure there are no significant adverse effects on water quality;</p>	Support in part.	Silver Fern Farms supports the general concept of this Rule. However, regarding sub-paragraph 8, further clarification is needed. of contaminated stormwater and treatment methods are required as currently the Rule is too vague.	<p>Suggest amending to:</p> <p>GIZ - R1 Industrial Activities and Industrial Buildings</p> <p>Activity Status Permitted</p> <p>Where:</p> <p>[...]</p> <p>8. Contaminated stormwater run-off associated with any industrial activity or building, including stormwater runoff from any earthworks, shall be collected and treated prior to discharge to <u>a council-controlled stormwater network</u> to ensure there are no significant adverse effects on water quality;</p>
<p>GIZ - R2 Minor Structures</p> <p>Activity Status Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> All performance standards for Rule GIZ - R1 are complied with - except that compliance with standard 3 (setbacks) is not required. Masts, poles, aerials and pou whenua must not exceed 7m in height; Any antenna dish must be less than 1.2m in diameter and not project more than 3.5m above the highest point of any building they are attached to; Any ornamental or garden structure must not exceed 2.4 m in height; and Any other structure must not exceed 10m² and 2m in height. 	Oppose.	Silver Fern Farms view the implementation of this Rule to be unclear in the context of GIZ – R1 and the definition of “Structure” in the Proposed District Plan which relates to buildings. Given the built form requirements in GIZ – R1, Silver Fern Farm queries the requirement for such a comparatively low threshold for GIZ – R2.	Delete this rule.
<p>GI – R5 Ancillary Residential Activities</p> <p>Activity Status Permitted</p>	Amend.	As discussed above, worker shortages are a well-known industry issue affecting the efficient operation of meat processing sites. As part of the solution to this issue,	<p>Recommend changes as follows:</p> <ol style="list-style-type: none"> All performance standards for Rule GIZ - R1 are complied with;

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<p>Where:</p> <ol style="list-style-type: none"> All performance standards for Rule GIZ - R1 are complied with; One single residential unit per site is provided; and The residential activity is ancillary to the commercial or industrial activity on the site. <p>Activity status where compliance not achieved: Non-complying.</p>		<p>meat processing businesses are considering investing in providing on-site accommodation to assist in attracting and retaining staff.</p> <p>This should be provided for in the Plan.</p>	<ol style="list-style-type: none"> One single residential unit per site is provided; and The residential activity is ancillary to the commercial or industrial activity on the site.
<p>GIZ - R9 Industrial Activities and Buildings not meeting Permitted Activity standards</p> <p>Activity Status Restricted Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> The building projects into the recession plane; and All other performance standards for Rule GIZ - R1 are complied with. <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> Design and location of buildings; Design and location of parking and access; Management of hazardous substances in accordance with the objectives and policies of the Hazardous Substances chapter; and Landscape treatment. 	Oppose in part.	<p>Silver Fern Farms notes that sub-clause (c) is superfluous in this instance as an existing Chapter addresses this point already. To address ambiguity, it is recommended that this sub-clause be deleted.</p>	<p>Silver Fern Farms suggests deleting the duplicate control for sub-clause (c) as follows:</p> <p>GIZ - R9 Industrial Activities and Buildings not meeting Permitted Activity standards</p> <p>Activity Status Restricted Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> The building projects into the recession plane; and All other performance standards for Rule GIZ - R1 are complied with. <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> Design and location of buildings; Design and location of parking and access; Management of hazardous substances in accordance with the objectives and policies of the Hazardous Substances chapter; and Landscape treatment.
<p>GIZ - R10 Minor Structures not meeting Permitted Activity standards</p> <p>Activity Status: Restricted Discretionary</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> Design and location of structures; and Landscape treatment. 	Oppose.	<p>As stated above for GIZ – R2, Silver Fern Farms queries the comparatively low threshold for the height of structures (relative to GIZ – R2) within the GIZ.</p>	Delete / remove Rule.
RESZ			
<p>Overview</p> <p>[...]</p> <p>The GRZ - General Residential Zone is found in the four main towns on the West Coast/Tai o Poutini and is expected to be fully serviced by water supply, wastewater and stormwater infrastructure.</p> <p>[...]</p>	Support in part.	<p>Silver Fern Farm support the overall concept of this statement but note that the Operative Plan identifies the land adjacent to the Silver Fern Farms processing plant (which is proposed as GRZ) is in a location that is unsuitable for residential zoning due to the lack of services infrastructure.</p> <p>Silver Fern Farms highlights that <u>the rezoning of this area has the potential to provide poor land use conflict</u> due to the existing operations at the Plant which is situated in a rural environment with few sensitive activities nearby .</p> <p>Several of the RESZ objectives and policies detail the outcomes being sought in the residential zone which will potentially not be achieved with the proposed rezoning of rural land to GRZ in very close proximity the Silver Fern Farms processing plant.</p>	Delete the proposed residential rezoning from land adjacent to Silver Fern Farms' Hokitika site.

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		<p>These include:</p> <ul style="list-style-type: none"> ➤ RESZ - O2 To maintain or enhance the distinctive character, amenity and heritage values of residential areas, build community resilience and protect these areas from the adverse effects of inappropriate development. ➤ RESZ - P2 Activities in the RESZ - Residential Zones should: <ul style="list-style-type: none"> a. Maintain or enhance residential character; b. Minimise nuisance from noise, light spill and vibration; c. Maintain and enhance the natural and cultural heritage features of the zone; d. Maintain reasonable levels of sunlight and daylight access for residential properties; e. Maintain reasonable levels of privacy for residential properties; f. Maintain visual amenity by avoiding accessory buildings dominating streetscape and urban form; and g. Provide safe, efficient and easily accessible movement for pedestrians, cyclists and vehicles. ➤ RESZ - P4 - Enable existing non-residential activities and home occupations to continue and new non - residential activities to establish provided they do not have a significant adverse effect on the character and amenity of RESZ - Residential Zones, particularly in relation to scale, car parking, vehicle movements, noise, visual appearance, glare, dust and odour. ➤ RESZ - P5 Industrial Activities, and non-residential activities which involve noxious, offensive and dangerous activities and those with a significant negative impact on amenity shall not be located in RESZ - Residential Zones. ➤ RESZ - P9 - New development and redevelopment in RESZ - Residential Zones should connect to existing community infrastructure investment. ➤ RESZ - P10 Ensure that developments are serviced with all required infrastructure in an effective and efficient manner, while minimising impacts on the environment. Where new infrastructure such as roads and three waters (wastewater, water supply, stormwater) is provided to serve multiple households this infrastructure should be vested in the appropriate public agency. <p>While Silver Fern Farms support the principle behind these objectives and policies, the Company note that by way of their function, these objectives and policies will not be consistent with the likely outcome of the proposal to rezone land adjacent to the processing plant at 140 Kumara Junction Highway due the reduced amenity that comes with industrial activities. The Operative Plan also notes that the land in this location would provide poor residential amenity.</p>	

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RESZ-O3 - To provide for a range of non-residential activities within RESZ - Residential Zones where the effects are compatible with the residential character, scale and amenities and the cultural and historic heritage values of the area.	Amend.	The use of the word "area" In this objective could be interpreted as meaning this objective extends to areas outside the zone which would be inappropriate.	RESZ-O3 - To provide for a range of non-residential activities within RESZ - Residential Zones where the effects are compatible with the residential character, scale and amenities and the cultural and historic heritage values of the <u>zone area</u> .
RESZ - P16 Avoid reverse sensitivity effects from residential development adjacent to strategic infrastructure including: a. Hokitika, Greymouth and Westport Airports; b. The rail network; c. The arterial road and State Highway network; d. The Ports of Westport and Greymouth; e. Wastewater treatment plants; f. Landfills; g. Potable water supply plants h. Stormwater treatment facilities; i. The National Grid.	Support in part.	Silver Fern Farm is of the opinion that this policy should also provide for the avoidance of reverse sensitivity effects from residential development adjacent to Industrial activities, such as the processing plant at 140 Kumara Junction Highway.	RESZ - P16 Avoid reverse sensitivity effects from residential development adjacent to strategic infrastructure <u>and existing business and industrial activity</u> including: a. Hokitika, Greymouth and Westport Airports; b. The rail network; c. The arterial road and State Highway network; d. The Ports of Westport and Greymouth; e. Wastewater treatment plants; f. Landfills; g. Potable water supply plants h. Stormwater treatment facilities; i. The National Grid j. The meat processing plant located at 140 Kumara Junction highway.
GRZ			
Overview [...] Urban activities such as commercial and retail, or industrial activities not associated with primary production, are restricted within the zone. Rural lifestyle subdivision is also limited due to the potential for reverse sensitivity effects impacting on primary production activities and the potential for fragmentation of productive land. [...]	Support in part.	Silver Fern Farms support this statement insofar as it relates to their activities at the 140 Kumara Junction Highway processing plant. Silver Fern Farms highlight the need to limit lifestyle subdivision as well as non-rural activities which aren't associated with primary production within the zone due to the potential reverse sensitivity effects which may be imposed on existing permitted activities.	Retain as notified
RURZ			
RURZ - P6 Recognise that the rural areas may be the most appropriate location for some utility, industrial or commercial uses to establish, where these have a functional relationship with rural areas, provided the character and amenity of the rural areas is maintained and adverse effects are managed.	Support in part.	Silver Fern Farm support this policy insofar as it relates to its activities and notes that a prime example of why this policy is necessary is their Plant at 140 Kumara Junction Highway, Hokitika. Under the Operative Plan, this site is classed as Rural Zone, however, under the Proposed Plan, this land would change to General Industrial and would be located at the boundary of the General Rural Zone. This Policy is appropriate for highlighting that some industrial activities have a functional need to be located in proximity to rural areas, however Silver Fern Farm notes that the zoning difference between the two areas will likely have differing amenity requirements based on the types of activities conducted in each area. Silver Fern Farms are of the view that this should be addressed in the case of 140 Kumara	Retain Operative Plan definition of Rural Zoning definition.

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		Junction Highway and mention that in respect to this, prior acceptance of reduced amenity in these areas should be expected.	
RURZ - P7 Recognise that where non rural activities are located in rural areas, this should not be to the detriment of the effective function of towns and settlements, or to avoid the costs of connection to community funded infrastructure.	Support in part.	As mentioned in RURZ – P6, above.	Retain Operative Plan definition of Rural Zoning definition.
RURZ - P8 Provide for new commercial and industrial activities within settlements where this does not detract from residential amenity.	Support in part.	As mentioned in RURZ – P6, above.	Retain Operative Plan definition of Rural Zoning definition.
RURZ - P16 - There should be sufficient buffers provided from infrastructure such as wastewater treatment plants and land disposal areas, transmission infrastructure and water supply catchments to avoid reverse sensitivity effects on the infrastructure.	Amend.	Reverse sensitivity effects can also impede industrial activities and that should be acknowledged in this policy.	Amend as follows: There should be sufficient buffers provided from infrastructure such as wastewater treatment plants and land disposal areas, transmission infrastructure, and water supply catchments <u>and industry</u> to avoid reverse sensitivity effects on the infrastructure.
GRUZ			
GRUZ - R3 - Residential Activities and Residential Units [...] Advice Note: Where a residential building or noise sensitive activity is located within: i. 80m of a State Highway with a speed limit of 70kph or greater; or ii. 40m of a State Highway with a speed limit of less than 70kph; or iii. 40m of a Railway Line; or iv. The 50 dBA Noise Contour boundary of Franz Josef Heliport; or v. The 55 dBA Noise Contour boundary of the Westport or Hokitika Airports or Greymouth or Karamea Aerodrome. Then the acoustic insulation requirements are set out in Rule NOISE - R3 will apply.	Amend.	Silver Fern Farms agrees that it is appropriate that impacts from external noise sources are mitigated by suitable acoustic insulation in new buildings and or alterations to existing buildings. However, they request that new buildings, additions or alterations to existing buildings <u>for use by sensitive activities adjacent to an industrial site</u> be designed, constructed, and maintained in accordance with the design certificate from a suitably qualified acoustic engineer which certifies that the building will achieve the required internal sound levels.	Amend as follows: GRUZ - R3 - Residential Activities and Residential Units [...] Advice Note: Where a residential building or noise sensitive activity is located within: i. 80m of a State Highway with a speed limit of 70kph or greater; or ii. 40m of a State Highway with a speed limit of less than 70kph; or iii. 40m of a Railway Line; or iv. The 50 dBA Noise Contour boundary of Franz Josef Heliport; or v. The 55 dBA Noise Contour boundary of the Westport or Hokitika Airports or Greymouth or Karamea Aerodrome; or vi. <u>Where new buildings, additions, or alterations to existing buildings for use by sensitive activities adjacent to an industrial site</u> Then the acoustic insulation requirements are set out in Rule NOISE - R3 will apply.