



Fonterra Limited
92A Russley Road
CHRISTCHURCH

19 March 2021

Waipa District Council
Private Bag 2402
TE AWAMUTU 3840
Attention: RMA Hearings Panel Commissioners

Dear Commissioners,

RE: FONTERRA LIMITED SUBMISSION ON PLAN CHANGE 12

Fonterra Limited ("**Fonterra**") lodged a submission generally supporting Proposed Private Plan Change 12 ("**PC12**"), as lodged with the Waipa District Council by Sanderson Group Limited and Kotare Properties Limited ("**the applicant**"). This position of support was subject to the provision of further information and further assessment on the impacts that the proposed development will have on the wider transportation network.

Following the lodgement of the submission, the applicant has proactively engaged with Fonterra to address its concerns.

It is now understood that PC12 includes a rule that any development / subdivision before 2035 within the northern half (Stage 2) of the Structure Plan area is a Non-Complying Activity. The Stage 2 area accesses onto Pirongia Road/Alexandra Street which is where the Te Awamutu Dairy Manufacturing Facility is located. The Stage 1 area accesses onto Frontier Road/Rewi Street which does not connect directly to Alexandra Street. The applicant anticipates that the traffic from Stage 1 will largely use Rewi Street and will therefore have limited effects on Alexandra Street. With no development of Stage 2 until after 2035 it effectively maintains the status quo for that part of the Growth Cell (and therefore no additional effects on the transportation network).

Based on the information provided by the applicant setting out that Stage 2 will not be developed until 2035, Fonterra's concerns have been addressed. In that respect, Fonterra supports the section 42A report authors recommendation that Stage 1 be rezoned from Deferred Residential Zone to Residential, and that Stage 2 should remain as Deferred Residential Zone.

If you require any further information in relation to this letter, please do not hesitate to contact me on +64 27 886 0421 or via email: brigid.buckley@fonterra.com.

Ngā mihi,

A handwritten signature in blue ink that reads "Brigid Buckley".

Brigid Buckley

National Policy Manager (Manufacturing)
FONTERRA CO-OPERATIVE GROUP LIMITED