



FONTERRA LIMITED

FURTHER SUBMISSION - PLAN CHANGE 17

(HAUTAPU INDUSTRIAL ZONES)

TO THE WAIPA DISTRICT PLAN

To: Plan Change 17 (Hautapu Industrial Zones) to the
Waipa District Plan

Waipa District Council
Private Bag 2402
Te Awamutu 3840

Via email: districtplan@waipadc.govt.nz

Submitter: FONTERRA LIMITED

Submitter No: 20

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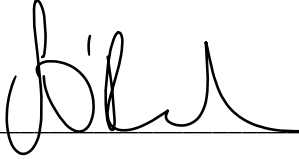
In accordance with clause 8(1) of the First Schedule of the Resource Management Act Fonterra Limited represents a relevant aspect of the public interest.

Fonterra Limited wishes to be heard in support of this submission.

If others make a similar submission, Fonterra Limited would consider presenting a joint case with them at any hearing.

Dated: 16 December 2022

Fonterra Limited



Suzanne O'Rourke

ATTACHMENT A: FONTERRA LIMITED’S FURTHER SUBMISSIONS

The specific submission(s) on the Proposed Plan Change that this further submission relates to are as follows:

SUBMITTER	SUB NO.	SUBMISSION SCOPE	SUPPORT OR OPPOSE	REASON FOR SUPPORT OR OPPOSITION	DECISION SOUGHT
Maria Barrie (Submission made on behalf of 4Sight Consulting Ltd)	07	The proposed rezoning of the land owned by Kama Trust (referred to as ‘Area 6’) from Rural Zone to Industrial Zone (which is opposed by Sub No. 07).	Oppose	<p>Sub No.7 seeks to exclude rezoning of the land north of Hautapu road, identified as ‘Area 6’, from Rural Zone to Industrial Zone due to the potential effects this will have on the rural character and amenity of the surrounding environment, specifically, the submitters property located at 345 Peake Road.</p> <p>Fonterra opposes the submission by Maria Barrie for the reasons outlined in Fonterra’s primary submission (Sub No. 20).</p> <p>Fonterra owns and operates the Hautapu Dairy Manufacturing Site, located in central Waikato, north of State Highway 1, which has operated for more than 120 years. Rural / residential activities in ‘Area 6’ have the potential to increase the risk of reverse sensitivity effects which could place significant constraints on the operation of Fonterra’s established activities as well as their potential to further grow and develop.</p>	Disallow the Submission
Hautapu Landowners Group	21	All of PC17 – more specifically, the proposed rezoning of the land owned by Kama Trust (referred to as ‘Area 6’) from Rural Zone to Industrial Zone	Support in part	<p>Fonterra support the submission by the Hautapu Landowners Group to the extent it seeks the rezoning of Area 6 from Rural Zone to Industrial Zone for the reasons outlined in Fonterra’s primary submission (Sub No. 20).</p> <p>Specifically, Fonterra supports more industrial zoned land surrounding Fonterra’s Hautapu Dairy Factory, because industrial activities are more compatible land uses (compared with rural / residential activities). This reduces the risk of reverse sensitivity effects which could place significant constraints on the operation of Fonterra’s established activities as well as their potential to further grow and develop.</p>	Allow the Submission in part