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**Subject:** External Sender: Plan Change 17 - Response to Minute #3  
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Dear Claire

The following provides a response to your directions in Minute #3 dated 13 December 2022 relating to Plan Change 17 to the Waipa District Plan (PC17).

We are frequently involved in plan change processes on behalf of a number of clients and Mitchell Daysh Ltd is comfortable that there is no conflict here. As independent expert planners, our role is to give independent expert evidence to assist the commissioners in reaching a decision. That is what I will do. The evidence that I provide will be my independent expert view and will be consistent. On the basis that the land owned by Kama Trust (referred to as Area 6) is rezoned to Industrial Zone as proposed in PC17, the Hautapu Landowners Group are supportive of that outcome provided that their land is rezoned to Deferred Industrial Zone. The submission and further submission by Fonterra support those outcomes on the basis that the more industrial land surrounding the Hautapu Dairy Manufacturing Site the better, particularly in terms of being surrounded by compatible land uses and a corresponding reduced risk of reverse sensitivity effects. My independent expert evidence at hearing will generally support PC17, subject to the Deferred Industrial Zoning of the Hautapu Landowners Group land. I and Mitchell Daysh Ltd will (as always) continue to be mindful of conflicts and ensure that the expert evidence we provide is independent, consistent and complies with the Environment Court Code of Conduct for Expert Witnesses.

Please contact me if you wish to discuss any aspect of the above.

Regards

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Partner

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