



FONTERRA LIMITED

SUBMISSIONS ON 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

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**Address for
Service:** Fonterra Limited
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Attention: Mark Chrisp

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Fonterra wishes to be heard in support of this submission.

Fonterra could not gain an advantage in trade competition through this submission.

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

1. INTRODUCTION

1.1. Fonterra Limited (“**Fonterra**”) welcomes the opportunity to submit on Plan Change 17 (“**PC17**”) to the Waipa District Plan (“**WDP**”).

1.2. This submission contains the following sections:

Section 1: Is this introduction.

Section 2: Provides background information on Fonterra’s site.

Section 3: Details the scope of the submission.

Section 4: Details the reasons for the submission.

Section 5: Outlines the decision sought by Fonterra.

Section 6: Outlines the specific submission points.

Section 7: Is a concluding statement.

Attachment A: Fonterra’s specific submission points on PC17

2. BACKGROUND

2.1. Fonterra is a global leader in dairy nutrition and is the preferred supplier of dairy ingredients to many of the world’s leading food companies. Fonterra is New Zealand’s largest company, and a significant employer, with more than 11,000 New Zealand based staff and more than 6,500 employees based overseas.

2.2. Fonterra owns and operates the Hautapu Dairy Manufacturing Site (“**Hautapu Site**”), located in central Waikato, north of State Highway 1 and between Hautapu Road and Bruntwood Road. Fonterra employs approximately 300 people at this site, which has operated for more than 120 years.

3. SCOPE OF SUBMISSION

3.1. This submission relates to all of PC17, and specifically;

3.1.1. Appendix S1 – Future Growth Cells - Changes to enable development of growth cell C9 pre-2035 (by removing the deferred zoning and live zoning this as Industrial Zone).

3.1.2. Planning maps – Which reflect the rezoning of approximately 20 hectares of land located north of Hautapu Road from Rural Zone to Industrial Zone (referred to as ‘**Area 6**’).

4. REASONS FOR SUBMISSION

4.1. Fonterra is in support of PC17 for the reasons set out in **Attachment A**.

4.2. In summary, the rezoning of land surrounding the Hautapu Site from Rural Zone to Industrial Zone is supported by Fonterra. Industrial activities are more compatible land uses (compared with rural residential activities) and will result in less risk of reverse sensitivity effects. Fonterra also seeks (in addition to the Industrial Zoning, as sought under PC17), that the Kama Trust land (‘Area 6’) located to the west of the Hautapu Site, be included within the ‘Specialised Dairy Industrial Area’ to ensure

that activities on this land are compatible with the dairy manufacturing activities undertaken at Fonterra's Hautapu Site.

- 4.3. Reverse sensitivity is a key issue for Fonterra across its manufacturing and distribution sites. Reverse sensitivity refers to the susceptibility of established, effects-generating activities (which often cannot internalise all their effects) to complaints or objections arising from the location of new sensitive activities nearby. Such complaints can place significant constraints on the operation of established activities, as well as their potential for future growth and development. In extreme cases, reverse sensitivity effects can force established activities to relocate elsewhere or close. Reverse sensitivity effects occur in urban environments for example, when residential and industrial activities are in close proximity to one another. The rezoning of the land around the Hautapu Site to industrial land and inclusion of the 'specialised dairy industrial area' overlay is appropriate because it will efficiently and effectively reduce the risk of land use incompatibility and the potential for reverse sensitivity effects to arise.

5. DECISION SOUGHT

- 5.1. Retain PC17 as notified, with the addition of the 'specialised dairy industrial area' overlay on the 20 hectare area of land located west of the Hautapu Site.

6. SPECIFIC SUBMISSION POINTS

- 6.1. Fonterra's specific submission points are provided in **Attachment A**.

7. OVERALL CONCLUSION

- 7.1. Fonterra is of the opinion that PC17, with the amendment proposed;
- will promote sustainable management of resources, and will achieve the purpose of the RMA;
 - is not contrary to Part 2 and other provisions of the RMA;
 - will enable the social and economic well-being of the community;
 - will meet the reasonably foreseeable needs of future generations;
 - will achieve integrated management of the effects of use, development or protection of land and associated resources of the Waipa District;
 - will enable the efficient use and development of Fonterra's assets and operations, and of those resources; and
 - represent the most appropriate way to achieve the objectives of the Waipa District Plan, in terms of section 32 of the RMA.

Dated: 11 November 2022


Fonterra Limited by their duly authorised agents

Mitchell Daysh Limited



Mark Chrisp

ATTACHMENT A: FONTERRA LIMITED’S SUBMISSIONS ON THE PC17 TO THE WDP

REF	PLAN CHANGE PROVISION	SUPPORT/ OPPOSE	FONTERRA'S SUBMISSION	RELIEF SOUGHT (OR WORDING TO SIMILAR EFFECTS)
13	<p>Planning Maps – Maps 4, 22, 23 and 24 which include:</p> <ul style="list-style-type: none"> - Uplift deferred zoning in C9 to Industrial Zone; - Change zoning of ‘Area 6’ from Rural to Industrial Zone; - Including ‘Area 6’ as a part of C9; and - Extending the Urban Limit to include C9 and ‘Area 6’. 		<p>Fonterra is in support of the amendments to the Planning maps to reflect the uplifted deferred zoning in C9 growth cell, and the change in zoning within ‘Area 6’ from Rural Zone to Industrial Zone.</p> <p>In addition, Fonterra considers the industrial zoning appropriate as it is more compatible with the activities undertaken on Fonterra’s Hautapu Site and will reduce potential for reverse sensitivity effects which would be more prevalent with a rural zoning, and which has the potential to impact on Fonterra’s operations.</p> <p>In addition to the proposed Industrial Zoning within ‘Area 6’, Fonterra considers it appropriate this land include the ‘specialised dairy industrial area’ overlay to provide further assurance that use of this land remains compatible with the activities occurring on the Hautapu Site, which has operated for over 120 years.</p>	<p>Retain the industrial zoning within ‘Area 6’ as notified, with the addition of the ‘specialised dairy industrial area’ overlay.</p>  <p>Figure 1: 'Area 6' with Industrial Zoning and a 'specialised dairy industrial area' overlay.</p>