



Part B – Hearing Panel Decisions on Submissions and Further Submissions by Topic

Table of Contents

PART B – TABLES OF HEARING PANEL DECISIONS ON SUBMISSIONS AND FURTHER SUBMISSIONS

Table 1 – All of Plan Change	3
Table 2 – Bats	7
Table 3 – Economics	11
Table 4 – Industrial Zone Activities.....	14
Table 5 – Infrastructure Capacity/Stormwater.....	20
Table 6 – Kiwifruit Block	24
Table 7 – Mangaone Stream	28
Table 8 – National Grid Yard.....	31
Table 8A – Rezoning	36
Table 9 – Rural/Rural Interface	37
Table 10 – Structure Plan	48
Table 11 - Transport	52

PART B – TABLES OF HEARING PANEL DECISIONS ON SUBMISSIONS AND FURTHER SUBMISSIONS

Table 1 – All of Plan Change

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
1/1	T M West	Not Specified	Oppose	I would like answers or responses to the issues raised above. At this stage no specific wording is required as overall justification for the proposal is not evident.	Reject
FS2/1	Fonterra Ltd	Not Specified	Neutral	That the Council does not adopt any of the relief sought by West, Terence Maxfield (Submitter 1) and accepts the decision sought by Fonterra in its primary submission.	Accept
1/2	T M West	Not Specified	Oppose	I would like answers or responses to the issues raised above. At this stage no specific wording is required as overall justification for the proposal is not evident.	Reject
FS2/2	Fonterra Ltd	Not Specified	Neutral	That the Council does not adopt any of the relief sought by West, Terence Maxfield (Submitter 1) and accepts the decision sought by Fonterra in its primary submission.	Accept
1/3	T M West	Not Specified	Oppose	I would like answers or responses to the issues raised above. At this stage no specific wording is required as overall justification for the proposal is not evident.	Reject
FS2/3	Fonterra Ltd	Not Specified	Neutral	That the Council does not adopt any of the relief sought by West, Terence Maxfield (Submitter 1) and accepts the decision sought by Fonterra in its primary submission.	Accept
1/4	T M West	Not Specified	Oppose	I would like answers or responses to the issues raised above. At this stage no specific wording is required as overall justification for the proposal is not evident.	Reject
FS1/1	Henmar Trust	Not Specified	Oppose	Disallow submission.	Accept
FS2/4	Fonterra Ltd	Not Specified	Neutral	That the Council does not adopt any of the relief sought by West,	Accept

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
				Terence Maxfield (Submitter 1) and accepts the decision sought by Fonterra in its primary submission.	
5/1	Fonterra	Not Specified	Support	Approve PC14 as notified	Accept in Part
FS1/2	Henmar Trust	Not Specified	Support in Part / Oppose in Part	1. That the proposed Mangaone Precinct and the Bardowie Industrial Precinct provide traffic and service connectivity to the Henmar Trust property located within the C10 Growth Cell. 2. The Proposed Bardowie Industrial Precinct Structure Plan provides roading and service connections to the Henmar Trust property. 3. That Section 4, 7 Survey Office Plan 499872 comprised in Record of Title 811702 and Section 1 Survey Office Plan 499872 comprised in Record of Title 805561 (the Kiwifruit Block) be excluded from the Plan Change, or Technical Reports updated to include. 4. Provisions are included to address potential adverse effects on the Henmar Trust property. 5. Council alters the existing Rules and Performance Standards regarding setback, height, height in relation to boundary, noise, stormwater to ensure effects are less than minor. 6. Council accept relief sought by Henmar Trust including consequential amendments.	Accept in Part
6/1	Kama Trust	Not Specified	Support in Part	1. Only approve PC14 subject to matters in the submission being satisfactorily addressed through specific plan provisions. 2. Unless issues are satisfactorily addressed, decline PC14.	Accept in Part
FS2/19	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Kama Trust (Submitter 6), noting that it is not specific in any event, and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
6/3	Kama Trust	Not Specified	Support in Part	Add staging provisions to ensure that: 1. the necessary infrastructure is in place prior to any	Accept in Part

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
				development enabled by PC14 commencing; and 2. that this infrastructure has adequate capacity available to service that development.	
FS1/4	Henmar Trust	Not Specified	Oppose	Dismiss submission.	Reject
FS2/21	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Kama Trust (Submitter 6) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
6/6	Kama Trust	Not Specified	Support in Part	1. Appropriate provisions to mitigate any adverse amenity effects arising under PC14. 2. Any such consequential relief necessary to give effect to this submission.	Reject
FS2/24	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Kama Trust (Submitter 6) and accepts the outcome sought by Fonterra in its primary submission.	Accept
7/1	Bardowie Investments Ltd	Not Specified	Support in Part	Approve PC14 subject to the above matters being satisfactorily addressed through plan provisions.	Accept in Part
FS1/7	Henmar Trust	Not Specified	Oppose	1. Dismiss submission; or 2. If the Kiwifruit Block were to be rezoned require that; (i) It would need to be assessed by the Technical Reports and these would need to be notified for public submission, including stormwater. (ii) It would need transport connectivity to the Mangaone Industrial Precinct. Traffic within the C10 Industrial Growth Cell should be able to move freely between the Industrial Precincts, not a series of rabbit warrens restricted by property/ownership boundaries. (iii) It would need to share the heavy vehicle access off Swayne Road that it currently enjoys sole access to,	Accept in Part

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
				with the other Industrial Precincts within the C10 Industrial Growth Cell. 3. Accept the relief sought by Henmar Trust. 4. Make amendments to any other provisions within the Waipa District Plan and/or proposed Plan Change 14 linked to the relief sought by the submitter, Henmar Trust, including any cross references in other chapters, be undertaken. 5. Undertake any further relief that is considered necessary to give effect to the relief sought by the submitter, Henmar Trust, be undertaken.	
FS2/25	Fonterra Ltd	Not Specified	Neutral	That the Council does not adopt any of the relief sought by Bardowie Investments Ltd (Submitter 7), which is not specific in any event, and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
10/1	Waikato Regional Council	Not Specified	Oppose	Ensure PC14 is adequately assessed against the NPS-HPL, due to the plan change site meeting the transitional definition for highly productive land under Clause 3.5(7).	Reject
FS2/73	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Waikato Regional Council (Submitter 10) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
10/23	Waikato Regional Council	Not Specified	Neutral	Ensure that the future design of the proposed reserve and stormwater network provides open access from the drains/wetlands to the Mangaone Stream to provide for fish passage.	Accept in Part
FS1/17	Henmar Trust	Not Specified	Neutral	That Council prioritise the protection of downstream properties, in particular the adjoining Henmar Trust property, from flooding and/or contaminants entering the Mangaone Stream.	Accept in Part

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
FS2/87	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Waikato Regional Council (Submitter 10) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
13/2	Geoffrey and Beverly Laurent	Not Specified	Further Assessment	Caveats to when development can occur based on transportation requirements.	Accept in Part
FS1/24	Henmar Trust	Not Specified	Oppose	Dismiss submission	Reject
FS2/114	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Laurent Property Co, Geoffrey and Beverly Laurent (Submitter 13) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
14/1	Fire and Emergency New Zealand	Not Specified	In Part	1. Council accepts the extension of the 'urban limit' within the planning maps to include the PPC14 area. If this component of PPC14 is not accepted, a new policy framework for the provision of firefighting water supply in accordance with SNZ PAS 4509:2008 and specific to the PPC14 area is requested.	Accept
FS1/25	Henmar Trust	Not Specified	Support	Accept submission.	Accept
FS2/115	Fonterra Ltd	Not Specified	Support	That the Council adopts relief point 1 sought by Fire and Emergency New Zealand (Submitter 14) being: <i>"Council accepts the extension of the 'urban limit' within the planning maps to include the PPC14 area."</i>	Accept

Table 2 – Bats

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
10/10	Waikato Regional Council	Appendix S27	Support	Retain the proposed extent of the Mangaone Stream Reserve on the structure plan, including the buffer around the identified High Value Bat Habitat Area.	Accept in Part
10/11	Waikato	Appendix S27	In Part	Add a description of the High Value Bat Habitat Area and its	Accept

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
	Regional Council			purpose/function to Appendix S27 - Mangaone Precinct Structure Plan.	
FS2/79	Fonterra Ltd	Appendix S27	Support	That the Council adopts the relief sought by Waikato Regional Council (Submitter 10) in relation to 10/11.	Accept
10/12	Waikato Regional Council	7.3	In Part	Add an objective relating to the protection and enhancement of long-tailed bats and their habitat within the Mangaone Precinct.	Accept
FS2/80	Fonterra Ltd	7.3	Oppose	That the Council does not adopt any of the relief sought by Waikato Regional Council (Submitter 10) and accepts the outcome sought by Fonterra in its primary submission.	Reject
10/13	Waikato Regional Council	7.3	In Part	Add a policy relating to the protection and enhancement of long-tailed bats and their habitat within the Mangaone Precinct.	Accept
10/20	Waikato Regional Council	21.1.1.20	In Part	Retain Assessment criteria 21.1.1.20.	Accept
10/21	Waikato Regional Council	21.1.1	In Part	Consider whether any further assessment criteria are required in relation to long-tailed bats and their habitat.	Reject
FS2/85	Fonterra Ltd	21.1.1	Oppose	That the Council does not adopt any of the relief sought by Waikato Regional Council (Submitter 10) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
10/22	Waikato Regional Council	21.2.7.1	In Part	Retain but amend a. to ensure the area and extent of the reserve is in accordance with that shown on the Mangaone Precinct Structure Plan.	Accept in Part
FS2/86	Fonterra Ltd	21.2.7.1	Oppose	That the Council does not adopt any of the relief sought by Waikato Regional Council (Submitter 10) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
12/1	Director-General of Conservation	Appendix S27	Support	Retain the proposed extent of the Mangaone Stream Reserve as depicted on the structure plan and described in the supporting documentation, including the buffer around the identified High Value Bat Habitat Area.	Accept in Part
FS3/1	Forest & Bird	Appendix S27	Support	The whole of the submission be allowed.	Accept in Part
12/2	Director-General of Conservation	Appendix S27	In Part	Add a description of the High Value Bat Habitat Area and its purpose/function to Appendix S27 - Mangaone Precinct Structure	Accept

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
				Plan.	
FS2/103	Fonterra Ltd	Appendix S27	Support	That the Council adopts the relief sought by Director-General of Conservation (Submitter 12) for submission point 12/2.	Accept
FS3/2	Forest & Bird	Appendix S27	Support	The whole of the submission be allowed.	Accept
12/3	Director-General of Conservation	7.2	In Part	Add a resource management issue that addresses ecology to provide for protection and enhancement of long-tailed bat habitat values.	Accept
FS2/104	Fonterra Ltd	7.2	Oppose	That the Council does not adopt any of the relief sought by Director-General of Conservation (Submitter 12) and accepts the outcome sought by Fonterra in its primary submission.	Reject
FS3/3	Forest & Bird	7.2	Support	The whole of the submission be allowed.	Accept
12/4	Director-General of Conservation	7.3	In Part	Add an objective to provide for protection and enhancement of long-tailed bat habitat values.	Accept
FS2/105	Fonterra Ltd	7.3	Oppose	That the Council does not adopt any of the relief sought by Director-General of Conservation (Submitter 12) and accepts the outcome sought by Fonterra in its primary submission.	Reject
FS3/4	Forest & Bird	7.3	Support	The whole of the submission be allowed.	Accept
12/5	Director-General of Conservation	7.3	In Part	Add a policy to provide for protection and enhancement of long-tailed bat habitat values.	Accept
FS2/106	Fonterra Ltd	7.3	Oppose	That the Council does not adopt any of the relief sought by Director-General of Conservation (Submitter 12) and accepts the outcome sought by Fonterra in its primary submission.	Reject
FS3/5	Forest & Bird	7.3	Support	The whole of the submission be allowed.	Accept
12/7	Director-General of Conservation	7.4.2.36	In Part	Amend Rule 7.4.2.36(c) to read: (c) <u>For the Mangaone Precinct Structure Plan Area, detail how the extent and purpose of reserve land to be vested in Council will be consistent with Appendix S27 and its depiction on the Mangaone Precinct Structure Plan Map (Figure S27.B), and the manner that the reserve contribution will be offset against the reserve land to be vested.</u> (d) <u>For the other areas subject to this rule detail the extent of</u>	Reject

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
				<u>reserve land to be vested in Council and the manner that the reserve contribution will be offset against the reserve land to be vested.</u> And any further or alternative relief to like effect.	
FS2/107	Fonterra Ltd	7.4.2.36	Oppose	That the Council does not adopt any of the relief sought by Director-General of Conservation (Submitter 12) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
FS3/7	Forest & Bird	7.4.2.36	Support	The whole of the submission be allowed.	Reject
12/8	Director-General of Conservation	7.4.2.42	Support	Retain	Accept
FS3/8	Forest & Bird	7.4.2.42	Support	The whole of the submission be allowed.	Accept
12/9	Director-General of Conservation	15.4.2.91A	In Part	Amend Rule 15.4.2.91A(d) by deleting the words “for industrial purpose” as follows: (d) The first subdivision or land use consent application of the Mangaone Precinct for industrial purposes , shall include: ...	Reject
FS2/108	Fonterra Ltd	15.4.2.91A	Oppose	That the Council does not adopt any of the relief sought by Director-General of Conservation (Submitter 12) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
FS3/9	Forest & Bird	15.4.2.91A	Support	The whole of the submission be allowed.	Reject
12/10	Director-General of Conservation	15.4.2.91A	In Part	Amend Rule 15.4.2.91A(g) as follows: (g) The Mangaone Stream Reserve is planted and fenced, and pedestrian / cycle paths are constructed as part of the first subdivision consent, <u>in accordance with the Mangaone Reserve Management Plan...</u>	Accept in Part
FS2/109	Fonterra Ltd	15.4.2.91A	Support	That the Council adopts the relief sought by Director-General of Conservation (Submitter 12) for submission point 12/10.	Accept in Part
FS3/10	Forest & Bird	15.4.2.91A	Support	The whole of the submission be allowed	Accept in Part
12/11	Director-General of Conservation	21.1.7.19	Support	Retain 21.1.7.19(iv).	Accept
FS3/11	Forest & Bird	21.1.7.19	Support	The whole of the submission be allowed	Accept
12/12	Director-General	21.1.1.20	Support	Retain	Accept

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
	of Conservation				
FS3/12	Forest & Bird	21.1.1.20	Support	The whole of the submission be allowed	Accept
12/14	Director-General of Conservation	21.2.7.1	In Part	Amend 21.2.7.1 – Assessment Criteria by: Adding a new matter to assess the extent to which WRC and/or Waipā District Council land drainage activities minimise adverse effects on long-tailed bat habitat values and the ecological function of the Mangaone Stream and reserve.	Reject
FS2/111	Fonterra Ltd	21.2.7.1	Oppose	That the Council does not adopt any of the relief sought by Director-General of Conservation (Submitter 12) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
FS3/14	Forest & Bird	21.2.7.1	Support	The whole of the submission be allowed.	Reject
12/15	Director-General of Conservation	21.2.7.1(ee)	In Part	Amend 21.2.7.1(ee) to read: e. ... The planned works should <u>must</u> employ the Department of Conservation 'Protocols for Minimising the Risk of Felling Bat Roosts' where potential roosting trees for long-tailed bats are being removed and/or for trees with a diameter at breast height (DBH) of 15cm or greater for trees being removed as part of an application.	Accept
FS2/112	Fonterra Ltd	21.2.7.1(ee)	Support	That the Council adopts the relief sought by Director-General of Conservation (Submitter 12) for submission point 12/15.	Accept
FS3/15	Forest & Bird	21.2.7.1(ee)	Support	The whole of the submission be allowed	Accept

Table 3 – Economics

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
6/2	Kama Trust	Not Specified	Support in Part	Add staging provisions which control any risk of adverse economic effects arising from an oversupply of industrial zoned land.	Reject
FS1/3	Henmar Trust	Not Specified	Oppose	Dismiss submission.	Reject

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
FS2/20	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Kama Trust (Submitter 6) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
8/1	Lesley Dredge	Not Specified	Oppose	A supplementary Business Capacity and Development Assessment to be prepared by Future Proof for the Cambridge-Karapiro locality and Waipa District for the period 2022 to 2024 to ascertain industrial land sufficiency. This independent assessment should provide an up to date forecast for the short, medium and long-term enabling an informed decision to be made. (Future Proof is the choice of providers for this assessment given that it has proven local, district and regional knowledge and competence). This assessment be presented as a submission. If the supplementary Business Capacity and Development Assessment (as sought for relief, above) forecasts industrial land sufficiency for the medium and long term, the 79.2 ha of the C10 Growth Cell, identified in PC14, be rezoned Deferred Industrial Zone, with the deferred status being uplifted by a revised plan change once 'Area 7' of the Hautapu Industrial Structure Plan has reached 80% development (i.e. 80% of the developable land area is the subject of s224 certificates) or by 31 March 2035, whichever is the sooner.	Reject
FS1/15	Henmar Trust	Not Specified	Oppose	Dismiss submission.	Accept
FS2/26	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Lesley Dredge (Submitter 8) and accepts the outcome sought by Fonterra in its primary submission.	Accept
10/2	Waikato Regional Council	Not Specified	Further Assessment	Provide a more robust assessment to demonstrate that the proposed plan change gives effect to Clause 3.6(1)(a) of the NPS-HPL.	Reject

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
FS2/74	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Waikato Regional Council (Submitter 10) and accept the outcome sought by Fonterra in its primary submission.	Accept in Part
10/3	Waikato Regional Council	Not Specified	Further Assessment	Provide a more robust assessment to demonstrate that the proposed plan change gives effect to Clause 3.6(5) of the NPS-HPL.	Reject
FS2/75	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Waikato Regional Council (Submitter 10) and accept the outcome sought by Fonterra in its primary submission.	Accept in Part
10/4	Waikato Regional Council	Not Specified	Further Assessment	Ensure the proposed plan change is assessed against all relevant objectives, policies and methods of the WRPS and Proposed WRPS Change 1 – Decisions version.	Accept in Part
FS2/75	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Waikato Regional Council (Submitter 10) and accept the outcome sought by Fonterra in its primary submission.	Accept in Part
10/5	Waikato Regional Council	Not Specified	Further Assessment	That a more detailed and robust economic assessment of PC14 be undertaken, in order to demonstrate that the proposed plan change gives effect to Clause 3.6 of the NPS-HPL and aligns with the relevant provisions of the WRPS and Proposed WRPS Change 1 – Decisions version.	Reject
FS2/76	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Waikato Regional Council (Submitter 10) and accept the outcome sought by Fonterra in its primary submission.	Accept
10/6	Waikato Regional Council	Not Specified	Further Assessment	That a more robust economic assessment be undertaken to support the proposed plan change.	Accept in Part
FS2/77	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Waikato Regional Council (Submitter 10) and accept the outcome sought by Fonterra in its primary submission.	Accept in Part
10/7	Waikato Regional Council	Not Specified	Further Assessment	If the rezoning of Carter's Flat is to be considered as a justification for PC14, provide further analysis to quantify the likely extent of additional land requirements for the relocation of industrial activities from Carter's Flat, taking into account the recent	Reject

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
				rezoning of land at Hautapu through PC17.	
FS2/78	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Waikato Regional Council (Submitter 10) and accept the outcome sought by Fonterra in its primary submission.	Accept in Part

Table 4 – Industrial Zone Activities

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
7/5	Bardowie Investments Ltd	7.4.1.1(a)	Support	Retain	Accept in Part
FS1/11	Henmar Trust	7.4.1.1(a)	Oppose	(i) Dismiss submission. (ii) Reject the proposed amendment and leave Rule 7.4.1.1(a) as currently exists in the District Plan. (iii) Amend Rule 7.4.1.1(m) to read as follows; “Relocated buildings, except for those listed in Appendix N1 and except within the Bardowie Industrial Precinct Structure Plan Area <i>and the Mangaone Precinct Structure Plan Area</i> ”	Reject
7/6	Bardowie Investments Ltd	7.4.1.1(w)	Support	Retain	Accept in Part
FS1/12	Henmar Trust	7.4.1.1(w)	Oppose	(i) Dismiss submission. (ii) Reject the proposed amendment and leave Rule 7.4.1.1(w) as it currently exists in the District Plan. (iii) Reject the proposed new/replacement Permitted Activity Rule.	Reject

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
7/7	Bardowie Investments Ltd	7.4.1.3(f)	Support	Retain	Accept in Part
FS1/13	Henmar Trust	7.4.1.3(f)	Oppose	(i) Dismiss submission. (ii) Amend Rule 7.4.1.3(f) to read as follows: <u>“Any activities, in the areas listed below, within the Bardowie Industrial Precinct Structure Plan Area and the Hautapu Industrial Structure Plan Area that requires an air discharge permit from the Waikato Regional Council:</u> <u>(i) Hautapu Industrial Structure Plan Area;</u> <u>(ii) Bardowie Industrial Precinct Structure Plan Area; and</u> <u>(iii) Mangaone Precinct Structure Plan Area.”</u> Assessment will be restricted to the following matters: ▪ <u>Any actual or potential adverse effects on the local environment, adjoining properties, and adjoining zones, with particular reference to noise, dust, particulate and odour.</u> ▪ Adverse effect on the Hautapu Dairy Manufacturing Site due to the discharge of contaminants to air. These matters will be considered in accordance with the assessment criteria in Section 21. Advice Note: This rule addresses the potential effects on <u>the local environment, adjoining properties and adjoining zones, as well as</u> the food safety implications of discharges to air associated with the ongoing operation of the Hautapu Dairy Manufacturing Site.	Reject
7/8	Bardowie	7.4.1.5(j)	Support	Retain	Accept in Part

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
	Investments Ltd				
7/9	Bardowie Investments Ltd	7.4.1.5l)	Support	Retain	Accept in Part
7/10	Bardowie Investments Ltd	7.4.1.5(p)	Support	Retain	Accept in Part
FS1/14	Henmar Trust	7.4.1.5(p)	Not Stated	(i) Dismiss submission. (ii) Amend the following aspects of Rule 7.4.1.5 to read: “j. In the Hautapu Industrial Structure Plan Area, and the Bardowie Industrial Precinct Structure Plan Area <u>and the Mangaone Precinct Structure Plan Area</u>: any sign/s located, anchored, erected, attached to or painted on or above rooftops or rooflines.... l. Activities (except for farming activities), in the Hautapu Industrial Structure Plan Area, the Bond Road North Industrial Structure Plan Area, and the Bardowie Industrial Structure Plan Area <u>and the Mangaone Precinct Structure Plan Area</u> that fail to comply with Rules 7.4.2.36, 7.4.2.37 and 7.4.2.38.... p. Notwithstanding Rule 7.4.1.3.f., the following activities are non-complying activities within the Bardowie Industrial Precinct Structure Plan Area, and Hautapu Industrial Structure Plan Area <u>and the Mangaone Precinct Structure Plan Area</u>: a. Bitumen plants; b. Incineration activities; c. Concrete batching plants; and d. Relocated buildings; and e. <u>Within the Mangaone Precinct Structure Plan Area and</u>	Reject

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
				<u>Bardowie Industrial Precinct Structure Plan Area, outdoor storage and handling of fertiliser or other dry bulk materials;</u> <u>f. Within the Mangaone Precinct Structure Plan Area, to the north of the Mangaone Stream, and within the Bardowie Industrial Precinct Structure Plan Area, within 100 metres of the Henmar Trust property boundary, Glass Manufacturing and associated industries.</u> <u>g. Demolition yards;</u> <u>h. Recycling depots/facilities;</u> <u>i. Use, creation or storage of radioactive materials;</u> <u>j. Hazardous facility;</u> <u>k. Chemical Manufacturing;</u> <u>l. The storage and/or use of trade waste;</u> <u>m. Smelting Industries;</u> <u>n. Melting Industries;</u> <u>o. Power generation activities;</u> <u>p. Waste to Energy Plants; and</u> <u>q. Heavy industrial activities.</u>	
9/18	Henmar Trust	Innovation and Advanced Technology Activities	In Part	Amend to read as follows: Innovation and Advanced Technology Activities means all activities involved in the research, development, manufacture and commercial application of advanced technology including, but not limited to, information technology, energy technology, manufacturing technology, materials technology, software development, telecommunications, data storage, data management and processing, infrastructure systems and management. Note: The definition of Innovation and Advanced Technology Activities only applies to the Bardowie Industrial Precinct Structure	Reject

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
				Plan Area and the Mangaone Precinct Structure Plan Area.	
FS2/45	Fonterra Ltd	Innovation and Advanced Technology Activities	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/19	Henmar Trust	Gymnasium	In Part	Should be one definition that applies to the whole District Plan.	Reject
FS2/46	Fonterra Ltd	Gymnasium	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept
9/22	Henmar Trust	7.3.4.10	Oppose	Remove objective.	Reject
FS2/49	Fonterra Ltd	7.3.4.10	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/24	Henmar Trust	7.4.1.1(a)	Oppose	(i) Reject the proposed amendment and leave Rule 7.4.1.1(a) as currently exists in the District Plan. (ii) Amend Rule 7.4.1.1(m) to read as follows; “Relocated buildings, except for those listed in Appendix N1 and except within the Bardowie Industrial Precinct Structure Plan Area <u>and the Mangaone Precinct Structure Plan Area</u> ”	Reject
FS2/51	Fonterra Ltd	7.4.1.1(a)	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/25	Henmar Trust	7.4.1.1(w)	Oppose	Reject the proposed amendment and leave Rule 7.4.1.1(w) as it currently exists in the District Plan.	Reject
FS2/52	Fonterra Ltd	7.4.1.1(w)	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/26	Henmar Trust	7.4.1.1(y)	Oppose	Reject proposed new Rule 7.4.1.1(y).	Reject

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
FS2/53	Fonterra Ltd	7.4.1.1(y)	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/27	Henmar Trust	7.4.1.1(u)	Oppose	Amend Rule 7.4.1.1(u) to read as follows; “Within the Bardowie Industrial Precinct Structure Plan Area the following activities are also permitted: i. Stormwater ponds and/or facilities; ii. Farming activities; iii. Spray Irrigation of dairy factory wastewater until 31 March 2024; iv. Innovation and Advanced Technology Activities (as defined in the Bardowie Industrial Precinct Structure Plan); and	Accept in Part
FS2/54	Fonterra Ltd	7.4.1.1(u)	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/29	Henmar Trust	7.4.1.5	In Part	Amend 7.4.1.5(p) as follows: d. Relocated buildings; and e. Within the Mangaone Precinct Structure Plan Area <u>and Bardowie Industrial Precinct Structure Plan Area</u> , outdoor storage and handling of fertiliser or other dry bulk materials; f. <u>Within the Mangaone Precinct Structure Plan Area, to the north of the Mangaone Stream, Glass Manufacturing;</u> g. <u>Demolition yards;</u> h. <u>Recycling depots/facilities;</u> i. <u>Use, creation or storage of radioactive materials;</u> j. <u>Hazardous facility;</u> k. <u>Chemical Manufacturing;</u> l. <u>The storage and/or use of trade waste;</u> m. <u>Smelting Industries;</u>	Reject

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
				<u>n. Melting Industries;</u> <u>o. Power generation activities;</u> <u>p. Waste to Energy Plants; and</u> <u>q. Heavy industrial activities.”</u>	
FS2/56	Fonterra Ltd	7.4.1.5	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
10/8	Waikato Regional Council	7.4.1.1(x)	Support	Retain the limited range of activities proposed to be permitted within the Central Focal Area under Rule 7.4.1.1(x).	Accept
10/9	Waikato Regional Council	21.1.1.7.19	Support	Retain Assessment criteria 21.1.1.7.19.	Accept
10/16	Waikato Regional Council	15.4.2.91A	In Part	Retain Rule 15.4.2.91A(d) but consider deleting the words “for industrial purposes”.	Reject
FS2/81	Fonterra Ltd	15.4.2.91A	Oppose	That the Council does not adopt any of the relief sought by Waikato Regional Council (Submitter 10) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part

Table 5 – Infrastructure Capacity/Stormwater

Submission Point	Submitter name	District Plan Provision	Support / Oppose / In Part	Decision Requested	Hearing Panel Decision
6/4	Kama Trust	Not Specified	Support in Part	1. Appropriate provisions to mitigate adverse stormwater effects arising under PC14. 2. Any such consequential relief necessary to give effect to this submission.	Reject
FS1/5	Henmar Trust	Not Specified	Support	Require the necessary provisions are incorporated into the District Plan as part of the proposed plan change to ensure that any actual or potential stormwater effects are avoided, remedied or	Reject

Submission Point	Submitter name	District Plan Provision	Support / Oppose / In Part	Decision Requested	Hearing Panel Decision
				mitigated within the Plan Change area and will not create any downstream flooding on the Henmar Trust property. Stormwater within the Mangaone Industrial Precinct and Bardowie Industrial Precinct should be restricted to 80% peak pre-development runoff levels to provide for extreme weather events. This is necessary due to the contour of the proposed Industrial Precincts and the fact that there is no physical barrier to keep their stormwater within their property boundaries in extreme weather events, potentially having severe adverse flooding effects on the downstream Henmar Trust property.	
FS2/22	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Kama Trust (Submitter 6) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/10	Henmar Trust	Not Specified	Oppose	Council alters the existing Rules and Performance Standards to ensure that any adverse effects on the Henmar Trust property are less than minor. In particular rules requiring specific stormwater rules to address both the runoff quality and quantity at the time of subdivision and development, to ensure that the downstream network can remain as the status quo without increased flooding. Stormwater should be managed at all times so it does not exceed 80% of predevelopment peak flows.	Reject
FS2/37	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/13	Henmar Trust	Appendix S27	Oppose	Future development on the Mangaone Precinct must be restricted to a maximum 80% predevelopment.	Reject
FS2/40	Fonterra Ltd	Appendix S27	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/40	Henmar Trust	15.4.2.91A	In Part	Amend proposed new Rule 15.4.2.91A to also related to the	Reject

Submission Point	Submitter name	District Plan Provision	Support / Oppose / In Part	Decision Requested	Hearing Panel Decision
				Bardowie Industrial Precinct.	
FS2/67	Fonterra Ltd	15.4.2.91A	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/41	Henmar Trust	15.4.2.91A	In Part	Amend proposed new Rule 15.4.2.91A(d) to include the following rules; - The first subdivision or land use consent application within the Mangaone Precinct Structure Plan Area, to the north of the Mangaone Stream, shall include the provision of roading and services to boundary of the Henmar Trust property within the C10 Industrial Growth Cell. - The first subdivision or land use consent application within Node 3 of the Bardowie Industrial Precinct, shall include roading and service connections to be provided to the adjoining boundary of the Henmar Trust property located to the north that is within the C10 Industrial Growth Cell.	Reject
FS2/68	Fonterra Ltd	15.4.2.91A	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
10/24	Waikato Regional Council	Not Specified	Further Assessment	Clarify how the proposal will comply with the Waikato Stormwater Management Guideline 2020 to address volume retention.	Reject
FS1/17	Henmar Trust	Not Specified	Support	Support the request for further assessment.	Reject
FS2/88	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Waikato Regional Council (Submitter 10) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
10/25	Waikato Regional Council	Not Specified	Neutral	Ensure the stormwater management approach appropriately manages volume flows to the Mangaone Stream.	Reject
FS1/18	Henmar Trust	Not Specified	Support	Stormwater must be managed in a manner that will not adversely affect downstream properties. Stormwater should be restricted to 80% predevelopment peak	Reject

Submission Point	Submitter name	District Plan Provision	Support / Oppose / In Part	Decision Requested	Hearing Panel Decision
				runoff levels to cater for extreme weather events.	
FS2/89	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Waikato Regional Council (Submitter 10) and accepts the outcome sought by Fonterra in its primary submission.	Accept
10/26	Waikato Regional Council	Not Specified	Neutral	Ensure the constructed stormwater wetlands will be outside of the 100-year flood extent, to ensure these properly function as intended.	Reject
FS1/19	Henmar Trust	Not Specified	Support	1. Accept submission point. 2. Require that the entire Plan Change 14 Area (including the Kiwifruit Block) is assessed, and that development and stormwater attenuation will not create flooding on the Henmar Trust property, including during extreme weather events. 3. Accept the relief sought by Henmar Trust. 4. Make amendments to any other provisions within the Waipa District Plan and/or proposed Plan Change 14 linked to the relief sought by the submitter, Henmar Trust, including any cross references in other chapters, be undertaken. 5. Undertake any further relief that is considered necessary to give effect to the relief sought by the submitter, Henmar Trust, be undertaken.	Reject
FS2/90	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Waikato Regional Council (Submitter 10) and accepts the outcome sought by Fonterra in its primary submission.	Accept
10/27	Waikato Regional Council	Not Specified	Neutral	Clarify whether Waipā District Council proposes to seek stormwater discharge consent for the entire PC14 area and manage all the stormwater discharges from private developments.	Reject
FS1/20	Henmar Trust	Not Specified	Support	Accept submission.	Reject

Submission Point	Submitter name	District Plan Provision	Support / Oppose / In Part	Decision Requested	Hearing Panel Decision
10/28	Waikato Regional Council	Not Specified	Further Assessment	Provide further detail and clarification in relation to the hydraulic modelling, to enable a full assessment of the potential flood hazard effects of the proposed plan change.	Reject
FS1/21	Henmar Trust	Not Specified	Support	Accept submission.	Reject
FS2/91	Fonterra Ltd	Not Specified	Neutral	That the Council does not adopt any of the relief sought by Waikato Regional Council (Submitter 10) and accepts the outcome sought by Fonterra in its primary submission.	Accept
10/29	Waikato Regional Council	Appendix S27	In Part	That Waipā District Council works with WRC's Integrated Catchment Management Directorate to ensure that the design of the Mangaone Stream Reserve allows WRC's land drainage activities to co-exist with the ecological, cultural and recreational functions of the proposed reserve, and that the land drainage level of service to properties up and down stream of the plan change site can be maintained.	Accept in Part

Table 6 – Kiwifruit Block

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
7/2	Bardowie Investments Ltd	Planning Maps	Support	Retain	Accept
FS1/8	Henmar Trust	Not Specified	Oppose	1. Dismiss submission; or 2. If the Kiwifruit Block were to be rezoned require that; (i) It would need to be assessed by the Technical Reports and these would need to be notified for public submission, including stormwater. (ii) It would need transport connectivity to the Mangaone	Reject

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
				Industrial Precinct. Traffic within the C10 Industrial Growth Cell should be able to move freely between the Industrial Precincts, not a series of rabbit warrens restricted by property/ownership boundaries. (iii) It would need to share the heavy vehicle access off Swayne Road that it currently enjoys sole access to, with the other Industrial Precincts within the C10 Industrial Growth Cell.	
7/3	Bardowie Investments Ltd	Appendix S20	Support	Retain	Accept
FS1/9	Henmar Trust	Not Specified	Oppose	1. Dismiss submission; or 2. If the Kiwifruit Block were to be rezoned require that; (i) It would need to be assessed by the Technical Reports, and these would need to be notified for public submission, including stormwater. (ii) It would need transport connectivity to the Mangaone Industrial Precinct. Traffic within the C10 Industrial Growth Cell should be able to move freely between the Industrial Precincts, not a series of rabbit warrens restricted by property/ownership boundaries. (iii) It would need to share the heavy vehicle access off Swayne Road that it currently enjoys sole access to, with the other Industrial Precincts within the C10 Industrial Growth Cell.	Reject
8/2	Lesley Dredge	Not Specified	Oppose	Include the Kiwifruit Block in all documentation relating to the Proposed Mangaone Structure Plan.	Reject
FS1/16	Henmar Trust	Not Specified	Support	Exclude the Kiwifruit Block from the proposed Plan Change; or Include the Kiwifruit Block within the proposed Plan Change and	Reject

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
				provided that; (i) It would need to be assessed by the Technical Reports, and these would need to be notified for public submission. (ii) It would need transport connectivity to the Mangaone Industrial Precinct. Traffic within the C10 Industrial Growth Cell should be able to move freely between the Industrial Precincts, not a series of rabbit warrens restricted by property/ownership boundaries. (iii) It would need to share the heavy vehicle access off Swayne Road that it currently enjoys sole access to, with the other Industrial Precincts within the C10 Industrial Growth Cell. (iv) Council accepts the relief sought by Henmar Trust. (v) Amendments to any other provisions within the Waipa District Plan and/or proposed Plan Change 14 linked to the relief sort by the submitter, Henmar Trust, including any cross references in other chapters, be undertaken. (vi) Any further relief that is considered necessary to give effect to the relief sort by the submitter, Henmar Trust, be undertaken.	
FS2/27	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Lesley Dredge (Submitter 8) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/5	Henmar Trust	Not Specified	Oppose	That Section 4, 7 Survey Office Plan 499872 comprised in Record of Title 811702 and Section 1 Survey Office Plan 499872 comprised in Record of Title 805561 (the Kiwifruit Block) be excluded from the Plan Change, or the Technical Reports be updated to include the future Industrial Development of the "Kiwifruit Block", with submitters having a further opportunity to submit on this aspect	Reject

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
				of the proposed plan change.	
FS2/32	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/16	Henmar Trust	Maps	Oppose	That Section 4, 7 Survey Office Plan 499872 comprised in Record of Title 811702 and Section 1 Survey Office Plan 499872 comprised in Record of Title 805561 (the Kiwifruit Block) be excluded from the Plan Change, or the Technical Reports be updated to include the future Industrial Development of the “Kiwifruit Block”, with submitters having a further opportunity to submit on this aspect of the proposed plan change. That is, the “Kiwifruit Block” remain zoned Rural on the Proposed Planning Map, unless it’s rezoning is assessed in the technical reports and these reports publicly notified.	Reject
FS2/43	Fonterra Ltd	Maps	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
11/02	Ken Dredge	Appendix S27	Oppose	Incorporate the Kiwifruit block with the Mangaone Structure Plan	Reject
FS1/22	Henmar Trust	Appendix S27	Oppose	1. Exclude the Kiwifruit Block from the proposed Plan Change; or 2. Accept the relief sought by Henmar Trust; and 3. Amendments to any other provisions within the Waipa District Plan and/or proposed Plan Change 14 linked to the relief sort by the submitter, Henmar Trust, including any cross references in other chapters, be undertaken. 4. Any further relief that is considered necessary to give effect to the relief sort by the submitter, Henmar Trust, be undertaken. 5. If include the Kiwifruit Block within the proposed Plan	Reject

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
				Change, require that; (i) It would need to be assessed by the Technical Reports, and these would need to be notified for public submission. (ii) It would need transport connectivity to the Mangaone Industrial Precinct. Traffic within the C10 Industrial Growth Cell should be able to move freely between the Industrial Precincts, not a series of rabbit warrens restricted by property/ownership boundaries. (iii) It would need to share the heavy vehicle access off Swayne Road that it currently enjoys sole access to, with the other Industrial Precincts within the C10 Industrial Growth Cell.	
FS2/101	Fonterra Ltd	Appendix S27	Oppose	That the Council does not adopt any of the relief sought by Kenneth Dredge (Submitter 11) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part

Table 7 – Mangaone Stream

Submission Point	Submitter name	District Plan Provision	Support / Oppose / In Part	Decision Requested	Hearing Panel Decision
4/1	Waipā District Council	7.4.2.7	In Part	Amend Rule 7.4.2.7 as follows: Where a site adjoins a road, <u>a reserve</u> or any zone other than the industrial zone; no building, or stored materials shall penetrate through a recession plane at right angles to a boundary inclined inwards and upwards at an angle of 45° from 2.7m above ground level of the front boundary, side boundary and rear boundary of a site.	Accept

Submission Point	Submitter name	District Plan Provision	Support / Oppose / In Part	Decision Requested	Hearing Panel Decision
4/2	Waipā District Council	7.4.2.41	In Part	The relief sought is that Rule 7.4.2.41 be amended to read: All external lighting shall be shaded or directed away from any adjoining residential dwellings, <u>reserves</u> or roads, and adjusted and maintained to ensure that direct illuminance from the lighting source shall not exceed:...; <u>(c) 4 lux at the boundary of the Mangaone Stream Reserve as identified on the Mangaone Precinct Structure Plan.</u> Or other relief as may be appropriate (including the inclusion of a new rule in the Industrial Zone, or the amendment / adaptation of Rule 20.4.2.2 to be specific to light emissions adjacent to reserves and high value bat habitat areas.	Accept
4/3	Waipā District Council	15.4.2.91A	In Part	This term where it appears throughout PC14 should be amended to read: Mangaone Stream Reserve <u>Management Development and Operational Maintenance Plan</u>	Accept
4/4	Waipā District Council	21.2.7.1	In Part	This term where it appears throughout PC14 should be amended to read: Mangaone Stream Reserve <u>Management Development and Operational Maintenance Plan</u>	Accept
4/5	Waipā District Council	15.4.2.91A	In Part	Rule 15.4.2.91A(g) is amended to read: The Mangaone Stream Reserve is planted and fenced, and pedestrian / cycle paths are constructed <u>in accordance with the approved Mangaone Stream Reserve Development and Operational Maintenance Plan</u> as part of the first subdivision consent. Or other relief as may be appropriate (including the inclusion of specific fencing requirements for industrial / reserve boundaries within the Industrial Zone provisions.	Accept
4/6	Waipā District Council	21.2.7.1(i)	In Part	Rule 21.2.7.1(i) is amended to read: Planting / Fencing Implementation Programme <u>in accordance with a reserve's agreement forming part of a development agreement</u>	Accept

Submission Point	Submitter name	District Plan Provision	Support / Oppose / In Part	Decision Requested	Hearing Panel Decision
				<u>under Rule 7.4.2.36.</u> Or other relief as may be appropriate (including the inclusion of specific fencing requirements for industrial / reserve boundaries within the Industrial Zone provisions.	
9/23	Henmar Trust	7.3.4.1	In Part	Council accepts the submitters proposed amendments to Proposed Plan Change 14.	Accept in Part
FS2/50	Fonterra Ltd	7.3.4.1	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
10/14	Waikato Regional Council	7.4.2.5A	Support	Retain	Accept
10/15	Waikato Regional Council	7.4.2.42	Support	Retain	Accept
10/17	Waikato Regional Council	15.4.2.91A	In Part	Add a rule requiring all subsequent subdivision and land use consent applications for the Mangaone Precinct to be consistent with the approved Mangaone Stream Reserve Management Plan.	Reject
FS2/82	Fonterra Ltd	15.4.2.91A	Oppose	That the Council does not adopt any of the relief sought by Waikato Regional Council (Submitter 10) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
10/18	Waikato Regional Council	15.4.2.91A(f)	In Part	Retain Rule 15.4.2.91A(f) but amend to also require the management of the Mangaone Stream Reserve to occur in accordance with the approved Mangaone Stream Reserve Management Plan.	Accept
FS2/83	Fonterra Ltd	15.4.2.91A(f)	Oppose	That the Council does not adopt any of the relief sought by Waikato Regional Council (Submitter 10) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
10/19	Waikato Regional Council	15.4.2.91A(g)	In Part	Amend Rule 15.4.2.91A(g) to apply to the first subdivision or <u>land use consent</u> for the Mangaone Precinct.	Reject

Submission Point	Submitter name	District Plan Provision	Support / Oppose / In Part	Decision Requested	Hearing Panel Decision
FS2/84	Fonterra Ltd	15.4.2.91A(g)	Oppose	That the Council does not adopt any of the relief sought by Waikato Regional Council (Submitter 10) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
12/06	Director-General of Conservation	7.4.2.5A	Support	Retain	Accept
FS3/6	Forest & Bird	7.4.2.5A	Support	The whole of the submission be allowed.	Accept
12/13	Director-General of Conservation	21.2.7.1	In Part	Amend 21.2.7.1(a) to read as follows: (a) <u>Clarification Evidence</u> (by way of mapping) <u>that as to the precise area and extent of the reserve area is generally in accordance with Appendix S27 and Figure S27.B;</u>	Reject
FS2/110	Fonterra Ltd	21.2.7.1	Oppose	That the Council does not adopt any of the relief sought by Director-General of Conservation (Submitter 12) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
FS3/13	Forest & Bird	21.2.7.1	Support	The whole of the submission be allowed.	Reject

Table 8 – National Grid Yard

Submission Point	Submitter name	District Plan Provision	Support / Oppose / In Part	Decision Requested	Hearing Panel Decision
3/1	Transpower	7.4.2.43	In Part	Amendment to notified Rule 7.4.2.43 to remove reference to farming/rural based activities (to reflect the proposed Industrial zoning of the site), and insertion of a vehicle access clause.	Accept
FS2/9	Fonterra	7.4.2.43	Support	That the Council adopts the specified amendments outlined in Transpower's original submission.	Accept
3/2	Transpower	7.4.2.43	In Part	A further amendment is sought to include a new clause to ensure vehicle access to support structures is available.	Accept
FS2/10	Fonterra	7.4.2.43	Support	That the Council adopts the specified amendments outlined in Transpower's original submission.	Accept

Submission Point	Submitter name	District Plan Provision	Support / Oppose / In Part	Decision Requested	Hearing Panel Decision
3/3	Transpower	7.4.2.44	In Part	Amendment to notified Rule 7.4.2.44 to remove reference to farming/rural based activities (to reflect the proposed Industrial zoning of the site).	Accept
FS2/11	Fonterra	7.4.2.43	Support	That the Council adopts the specified amendments outlined in Transpower's original submission.	Accept
3/4	Transpower	7.1	Neutral	Insert the following into Section 7.1 Introduction of Section 7: <u>7.1.8 A number of National Grid transmission lines traverse the Waipā District, including in the industrial zone. The subdivision, use and development of land is controlled within a defined National Grid Corridor to ensure potential adverse effects are appropriately addressed. The greatest level of restriction on landowners is within the National Grid Yard (particularly the support structures) which is the area that is closest to the transmission line and where there is the greatest potential for adverse effects to occur. The restrictions recognise that the greatest potential effects are generated by sensitive activities and intensive development. Notwithstanding such restrictions, any lawfully established activities within the National Grid Corridor can continue as long as they meet the criteria for existing use rights in the Act or are a permitted activity.</u> <u>7.1.9 The management of subdivision within the National Grid Corridor is addressed in Section 15 (Infrastructure, Hazards, Development and Subdivision).</u>	Accept
FS2/12	Fonterra	7.1	Support	That the Council adopts the specified amendments outlined in Transpower's original submission.	Accept
3/5	Transpower	7.2	Neutral	Insert the following into Section 7.2 Resource Management Issues of Section 7:	Accept

Submission Point	Submitter name	District Plan Provision	Support / Oppose / In Part	Decision Requested	Hearing Panel Decision
				<u>7.2.21 National Grid transmission lines for the conveyance of electricity National Grid transmission lines for the conveyance of electricity are considered to be a resource of national and regional significance that requires protection. The location of activities within National Grid Corridors have the potential to result in adverse effects, including reverse sensitivity effects, on the operation, maintenance, upgrading and future development of the National Grid network and result in sensitive, and other activities locating where they are most vulnerable to the effects, including risks, associated with the line.</u>	
FS2/13	Fonterra	7.2	Support	That the Council adopts the specified amendments outlined in Transpower's original submission.	Accept
3/6	Transpower	7.3	Neutral	Insert the following into Section 7.3 Objectives and Policies of Section 7: <u>Objective - National Grid transmission networks</u> <u>7.3.9 To recognise and provide for the ongoing operation, maintenance and development of the National Grid electricity transmission network.</u>	Accept
FS2/14	Fonterra	7.3	Support	That the Council adopts the specified amendments outlined in Transpower's original submission.	Accept
3/7	Transpower	7.3	Neutral	Insert the following into Section 7.3 Objectives and Policies of Section 7: <u>Policies – Management of activities within National Grid Corridors</u> <u>7.3.9.1 To recognise the importance of the National Grid network in enabling communities to provide for their economic and social well-being and to provide for the ongoing operation, maintenance and development of the Grid through the management of activities within identified setbacks and corridors.</u> <u>7.3.9.2 To ensure safe and efficient use and development of the</u>	Accept

Submission Point	Submitter name	District Plan Provision	Support / Oppose / In Part	Decision Requested	Hearing Panel Decision
				<u>National Grid and to protect the National Grid from the adverse effects of activities adjacent to it.</u> <u>7.3.9.3 To avoid inappropriate land use and development within the National Grid Yard to ensure that the operation, maintenance, upgrading and development of the electricity transmission network is not compromised and to minimise the potential for nuisance effects.</u> <u>7.3.9.4 To avoid the establishment of new sensitive activities and other inappropriate activities within the National Grid Yard in order to minimise adverse effects on and from the National Grid, including adverse effects on health and safety, amenity and nuisance effects, and reverse sensitivity effects.</u> <u>7.3.9.5 To not foreclose operation or maintenance options or, to the extent practicable, the carrying out of routine and planned upgrade works.</u>	
FS2/15	Fonterra	7.3	Support	That the Council adopts the specified amendments outlined in Transpower's original submission.	Accept
3/8	Transpower	7.4	Neutral	Insert the following into Section 7.4 Rules of Section 7: <u>Rules – Earthworks</u> <u>7.4.2.45 Any earthworks within a National Grid Yard must:</u> a) <u>Around National Grid tower support structures:</u> i) <u>Be no deeper than 300mm within 6m of the outer visible edge of a National Grid tower; and</u> ii) <u>Be no deeper than 3m between 6m to 12m from the outer visible edge of a National Grid tower.</u> b) <u>Anywhere within the National Grid Yard</u> i) <u>Not create an unstable batter that will affect a transmission support structure; and</u>	Accept

Submission Point	Submitter name	District Plan Provision	Support / Oppose / In Part	Decision Requested	Hearing Panel Decision
				ii) <u>Ensure vehicular access to any National Grid support structure is available; and</u> iii) <u>Not result in a reduction in the ground to conductor clearance distances below what is required by Table 4 of NZECP34.</u> <u>Provided that the following are exempt from Rule 7.4.2.45.a. and b. above:</u> i) <u>Earthworks undertaken by a network utility operator.</u> <u>Activities that fail to comply with this rule will require a resource consent for a non-complying activity.</u>	
FS2/16	Fonterra	7.4	Support	That the Council adopts the specified amendments outlined in Transpower's original submission.	Accept
3/9	Transpower	15.4.1.1(aa)	Support	Retain	Accept
FS2/17	Fonterra	15.4.1.1(aa)	Support	That the Council adopts the specified amendments outlined in Transpower's original submission.	Accept
3/10	Transpower	15.4.2.91A	In Part	Insert a new standard into proposed rule 15.4.2.91A as follows: ... (b) Only light vehicles are able to use the proposed road connection to Swayne Road..... (i) <u>On all lots, building platforms for the principal buildings can be accommodated outside of the National Grid Yard.</u>	Accept
FS2/18	Fonterra	15.4.2.91A	Support	That the Council adopts the specified amendments outlined in Transpower's original submission.	Accept

Table 8A – Rezoning

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
9/1	Henmar Trust	Not Specified	Support	Rezone Lot 2 DP 529042.	Accept in Part
FS2/28	Fonterra Ltd	Not Specified	Support in Part / Oppose in Part	That the Council rezone Lot 2 DP 529042 from rural to industrial and that the Council does not adopt additional requirements proposed by Henmar Trust.	Accept in Part
9/11	Henmar Trust	Appendix S27	In Part	Reject Appendix S27 – Mangaone Precinct Structure Plan as notified.	Reject
FS2/38	Fonterra Ltd	Appendix S27	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/17	Henmar Trust	Maps	Not stated	Support the rezoning of Lot 2 DP 529042 comprised in RT: 856574, Bardowie Farm, and the proposed Mangaone Precinct and the Bardowie Industrial Precinct provide traffic and service connectivity to the Henmar Trust property located within the C10 Industrial Growth Cell.	Accept in Part
FS2/44	Fonterra Ltd	Maps	Support in Part / Oppose in Part	That the Council rezone Lot 2 DP 529042 from rural to industrial and that the Council does not adopt additional requirements proposed by Henmar Trust.	Accept in Part

Table 9 – Rural/Rural Interface

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
2/1	H Wood & O'Sheas Trustees No 8 Ltd	Not Specified	Oppose	No decision requested.	Accept in Part
FS2/5	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt the relief sought by Hannah Wood and O'Sheas Trustees No. 8 Ltd (Submitter 2) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
2/4	H Wood & O'Sheas Trustees No 8 Ltd	Not Specified	Oppose	a) The building setback should be increased to 30 meters, as originally represented. b) A 10-meter landscaped buffer strip should be introduced, featuring a berm that is a minimum of 2 meters high, landscaped with hedges or shrubs that grow to at least 2 meters in height. Between the Swayne Road boundary and the berm, evergreen trees should be planted at 10-meter intervals, reaching a minimum height of 12 meters at maturity, with a post and rail fence to delineate the boundary. This type of buffer zone is exemplified on the Waikato Expressway. c) This will allow the commencement of the building to be set back 20 meters from the landscaped buffer strip, thereby providing a suitable yard area. d) This arrangement will allow for the installation of a building security fence, with a maximum height of 3 meters, at the end of the landscaped buffer strip, thereby eliminating any visual impact on Swayne Road.	Accept in Part
FS2/8	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Hannah Wood and O'Sheas Trustees No. 8 Ltd (Submitter 2) and the Council retains the setbacks as notified.	Accept in Part

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
7/11	Bardowie Investments Ltd	Not Specified	Support	Retain	Accept in Part
9/4	Henmar Trust	Not Specified	Oppose	That if Council grants the proposed plan change, they require appropriate provisions and Rules to be included into the District Plan to ensure that any actual or potential adverse effects on the Henmar Trust property are less than minor.	Reject
FS2/31	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/6	Henmar Trust	Not Specified	Oppose	Council alters the existing Rules and Performance Standards to ensure that any adverse effects on the Henmar Trust property are less than minor. In particular rules requiring increase yard setback where the site adjoins the Rural Zone to 25m from the boundary. For example, buildings over 250m ² on the Henmar Trust property in the C10 Growth Cell need to be 25m from the boundary with the proposed Industrial Precincts, and buildings within the C10 Industrial Precincts should have to abide by the same standard where they adjoin the Rural Zone.	Reject
FS2/33	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/7	Henmar Trust	Not Specified	Oppose	Council alters the existing Rules and Performance Standards to ensure that any adverse effects on the Henmar Trust property are less than minor. In particular rules requiring reduced height where the site adjoins the Rural Zone to a maximum of 12m. For example, buildings on the Henmar Trust property in the C10 Growth Cell have a maximum height of 12m, and buildings within the C10 Industrial Precincts should have to abide by the same standard where they adjoin the Rural Zone.	Reject

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
FS2/34	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/8	Henmar Trust	Not Specified	Oppose	Council alters the existing Rules and Performance Standards to ensure that any adverse effects on the Henmar Trust property are less than minor. In particular rules requiring specific height in relation to boundary standard where the site adjoins the Rural Zone, protecting the amenity of the Rural Zone.	Reject
FS2/35	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/9	Henmar Trust	Not Specified	Oppose	Council alters the existing Rules and Performance Standards to ensure that any adverse effects on the Henmar Trust property are less than minor. In particular rules requiring specific rules relating to noise restrictions and air quality, protecting the amenity of the Rural Zone.	Reject
FS2/36	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/20	Henmar Trust	7.3.4	In Part	Amend to read as follows: h. Within the <u>Bardowie Industrial Precinct Structure Plan Area</u> and Mangaone Precinct Structure Plan Area, enables industrial development whilst protecting and enhancing the ecological values of the Mangaone Stream and natural wetlands.	Accept
FS2/47	Fonterra Ltd	7.3.4	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/21	Henmar	7.3.4.5	In Part	Amend proposed new/replacement version of Policy 7.3.4.5 to read:	Accept in Part

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
	Trust			"To ensure protection of surrounding rural areas through applying specific performance standards (such as buffer areas and building setbacks) for perimeter sites within the following areas: (i) Hautapu Industrial Structure Plan Area; (ii) Bardowie Industrial Precinct Structure Plan Area; and (iii) Mangaone Precinct Structure Plan Area (particularly along Zig Zag Road and Swayne Road.)"	
FS2/48	Fonterra Ltd	7.3.4.5	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/28	Henmar Trust	7.4.1.3(f)	In Part	Amend Rule 7.4.1.3(f) as follows: Assessment will be restricted to the following matters: ▪ <u>Any actual or potential adverse effects on the local environment, adjoining properties, and adjoining zones.</u> ▪ Adverse effect on the Hautapu Dairy Manufacturing Site due to the discharge of contaminants to air. These matters will be considered in accordance with the assessment criteria in Section 21. Advice Note: This rule addresses the potential effects on <u>the local environment, adjoining properties and adjoining zones, as well as</u> the food safety implications of discharges to air associated with the ongoing operation of the Hautapu Dairy Manufacturing Site.	Reject
FS2/55	Fonterra Ltd	7.4.1.3(f)	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/30	Henmar Trust	7.4.2.1	In Part	Amend Rule 7.4.2.1 to read as follows: "The minimum building setback from road boundaries shall be 5m, except in the following locations: ... e. Mangaone Precinct Structure Plan Area <u>and Bardowie Industrial</u>	Accept in Part

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
				<u>Precinct Structure Plan Area</u> – The minimum setback from the boundary of Swayne Road and Zig Zag Road or from any segregation strips along those roads shall be 10m <u>15m</u> .	
FS2/57	Fonterra Ltd	7.4.2.1	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/31	Henmar Trust	7.4.2.5A	In Part	Amend proposed new Rule 7.4.2.5A to read: “Rule – Building setback from Mangaone Stream Reserve: Mangaone Precinct Structure Plan Area <u>and Bardowie Industrial Precinct Area</u> Within the Mangaone Precinct Structure Plan Area <u>and the Bardowie Industrial Precinct Area</u> , the minimum building setback from the perimeter of the Mangaone Stream Reserve shall be 5m provided that this rule does not apply to roads and associated roading and/or stormwater infrastructure.	Reject
FS2/58	Fonterra Ltd	7.4.2.5A	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/32	Henmar Trust	7.4.2.7A	In Part	Amend Rule 7.4.2.7A as follows: “Within the Mangaone Precinct Structure Plan Area <u>and the Bardowie Industrial Precinct Structure Plan Area</u> , where a site adjoins Swayne Road or Zig Zag Road, <u>or any zone other than the Industrial Zone</u> ; no building or stored materials shall penetrate through a recession plane at right angles to the road boundary inclined inwards and upwards at an angle of 30 degrees from 3m above ground level at the <u>front boundary, side boundary and rear boundary of a site road boundary.</u> ”	Reject
FS2/59	Fonterra Ltd	7.4.2.7A	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/33	Henmar	7.4.2.12	In Part	Amend Rule 7.4.2.15 and/or proposed 7.4.2.15A to ensure that the	Reject

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
	Trust			landscaping rules are included in the District Plan. Make any other necessary changes to the District Plan rules to cater for this amendment.	
FS2/60	Fonterra Ltd	7.4.2.12	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/34	Henmar Trust	7.4.2.15A	In Part	Amend 7.4.2.15A as follows (including consequential amendments to Rules 7.4.2.12, 7.4.2.13, 7.4.2.14, and 7.4.2.15 for admin purposes): The following rules shall apply in respect of the Mangaone Precinct Structure Plan Area <u>and Bardowie Industrial Precinct Structure Plan Area</u>: a. The location, extent, type and density of landscaping within the Landscape Buffer Strips and Landscape Amenity Strips for the Mangaone Precinct Structure Plan Areas shall be as follows: ... ii. A Landscaped Buffer Strip of 3m <u>5m</u> (minimum depth) along boundary of the Mangaone Precinct Structure Plan Areas... iii. A Landscaped Amenity Strip of 3m (minimum depth) along the frontage of any lots adjoining an internal road within the Mangaone Precinct Structure Plan Areas... b) i. The Zig Zag Road interface and Rural Zone interface (<u>to the north of the Mangaone Stream</u>)... ii. The Swayne Road interface <u>and Rural Zone interface (to the south of the Mangaone Stream)</u> is to be landscaped at the time of the first subdivision and/or development of the land within the Mangaone Precinct Structure Plan Areas <u>to the south of the Mangaone Stream....</u>	Reject
FS2/61	Fonterra Ltd	7.4.2.15A	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
9/35	Henmar Trust	7.4.2.15	In Part	Amend the unnumbered rule following Rule 7.4.2.15 to read: "Activities that fail to comply with Rules 7.4.2.12 to 7.4.2.15A will require a resource consent for a discretionary activity."	Accept in Part
FS2/62	Fonterra Ltd	7.4.2.15	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/36	Henmar Trust	7.4.2.17	In Part	Council to amend the proposed rules to ensure that these standards apply to all buildings within the Mangaone Structure Plan and Bardowie Industrial Precinct Structure Plan area to mitigate any adverse visual amenity effects	Reject
FS2/63	Fonterra Ltd	7.4.2.17	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/37	Henmar Trust	7.4.2.20	In Part	Council amends this rule to protect the amenity of the adjoining Rural Zone.	Reject
FS2/64	Fonterra Ltd	7.4.2.20	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept
9/38	Henmar Trust	7.4.2.41	In Part	Amend to read as follows: All external lighting shall be shaded or directed away from any adjoining residential dwellings, or roads, or adjoining Rural Zones... This rule only applies to land within: (a) Area 6 – Hautapu Industrial Structure Plan Area; and (b) Mangaone Precinct Structure Plan Area; <u>and</u> (c) <u>Bardowie Industrial Precinct Area.</u> "	Reject

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
FS2/65	Fonterra Ltd	7.4.2.41	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/42	Henmar Trust	21.1.7.7	In Part	Amend to read as follows: 21.1.7.7 Building Colour... c. The extent to which building colour and reflectance levels of developments in the Mangaone Precinct Structure Plan Area <u>and the Bardowie Industrial Precinct Structure Plan Area</u> affect the visual amenity of the zone, as well as the visual amenity when viewed from the adjacent Rural zoned areas.	Reject
FS2/69	Fonterra Ltd	21.1.7.7	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/43	Henmar Trust	16.4.2.12A	In Part	Amend Rule 16.4.2.12A as follows: Rule – Vehicle access to sites in the Mangaone Precinct Structure Plan Area <u>and the Bardowie Industrial Precinct Structure Plan Area</u> Apart from one point of roading access onto each of Swayne Road and Zig Zag Road in accordance with the Mangaone Precinct Structure Plan <u>and the Bardowie Industrial Precinct Structure Plan</u> , there shall be no direct access to industrial lots within the Mangaone Precinct Structure Plan Area <u>or Bardowie Industrial Precinct Structure Plan Area</u> directly from Swayne Road or Zig Zag Road...	Reject
FS2/70	Fonterra Ltd	16.4.2.12A	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/44	Henmar Trust	21.1.1.17A	In Part	Amend to read as follows: 21.1.7.17A Rural Interface Within the Mangaone Precinct Structure Plan Area <u>and the Bardowie</u>	Reject

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
				<u>Industrial Precinct Structure Plan Area</u> , the extent to which the bulk, design and location of proposed buildings will affect the outlook from, and visual amenity values and rural character of, the Rural Zone, in particular the effects on rural residential properties on the east side of Swayne Road.	
FS2/71	Fonterra Ltd	21.1.1.17A	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/45	Henmar Trust	21.2.7	In Part	Amend to read as follows: Landscape Buffer Strip Planting and Implementation Plan a. ...: i. Establishing a 5.0m deep Landscape Buffer Strip planting: - along Zig Zag Road frontage in the Development Area north of Mangaone Stream; and - along Swayne Road frontage in the Development Area south of Mangaone Stream; <u>and</u> <u>along boundaries that adjoin a Rural Zone.</u> ii. Establish a 3.0m deep Landscape Buffer Strip planting along parts of the Development Area north of Mangaone Stream that adjoin a Rural Zone.	Reject
FS2/72	Fonterra Ltd	21.2.7	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept
11/1	Ken Dredge	Appendix S27	Oppose	Amend to the Mangaone Structure Plan to: a. Increase the width of the landscape strip on Swayne Road to 8m (from 5m) b. Increase minimum building setback to 15m (from 10 m) c. Include a planted earth bund 2m in height d. Increase the minimum height of trees at maturity to 15m (from 12m)	Accept in Part

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
FS2/100	Fonterra Ltd	Appendix S27	Oppose	That the Council does not adopt any of the relief sought by Kenneth Dredge (Submitter 11) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
11/3	Ken Dredge	Appendix S27	Oppose	Include an acoustic report to determine noise effects and include the recommendations within PC14.	Reject
FS2/102	Fonterra Ltd	Appendix S27	Oppose	That the Council does not adopt any of the relief sought by Kenneth Dredge (Submitter 11) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
14/3	Fire and Emergency New Zealand	Not Specified	In Part	That the applicant considers the selection of low flammability planting to reduce the likelihood of unwanted fire and to help manage fire spread in the event of a vegetation fire.	Accept in Part
FS1/27	Henmar Trust	Not Specified	Support	Accept submission.	Accept in Part
FS2/116	Fonterra Ltd	Not Specified	Neutral	That the Council considers the relief sought by Fire and Emergency New Zealand (Submitter 14) in the balance of the other purposes planting needs to serve in the Mangaone Precinct Structure Plan Area.	Accept in Part
15/1	Reon Taylor	Not Specified	Further Assessment	Acoustic Report commissioned to determine noise effects.	Reject
FS2/117	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Reon Taylor (Submitter 15) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
15/2	Reon Taylor	7.3.4.7	Oppose	Amend the amended Policy 7.3.4.7 as follows: "To ensure that landscaping and fencing on perimeter sites (in the areas listed below) is undertaken in accordance with (as applicable): a) Hautapu Industrial Structure Plan; b) Bardowie Industrial Precinct Structure Plan and Urban Design and	Reject

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
				Landscape Guidelines; and c) Mangaone Precinct Structure Plan <u>(Swayne Road particularly).</u> ”	
FS2/118	Fonterra Ltd	7.3.4.7	Oppose	That the Council does not adopt any of the relief sought by Reon Taylor (Submitter 15) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
15/3	Reon Taylor	7.4.2.1	Oppose	Amend Rule 7.4.2.1 as follows: Mangaone Precinct Structure Plan Area - The minimum setback from the boundary of Swayne Road and Zig Zag Road or from any segregation strips along those roads shall be 10m <u>15m</u> .	Accept
FS2/119	Fonterra Ltd	7.4.2.1	Oppose	That the Council does not adopt any of the relief sought by Reon Taylor (Submitter 15) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
15/4	Reon Taylor	7.4.2.15A	Oppose	Amend proposed Rule 7.4.2.15A as follows: (a) (i) A Landscaped Buffer Strip of 5m (minimum depth) <u>that comprises a planted earth bund with a minimum height of 2m</u> along any boundary with Swayne Road and Zig Zag Road except for points of roading connectivity and associated sight lines and the Mangaone Stream Reserve comprising of: - A timber post and rail fence positioned along the road boundary; <u>and</u> - A hedge with a minimum height of 2m at maturity; and - A row of trees, spaced at 10m apart (or less) that will grow to a height of at least 12m <u>15m</u> at maturity;	Reject
FS2/120	Fonterra Ltd	7.4.2.15A	Oppose	That the Council does not adopt any of the relief sought by Reon Taylor (Submitter 15) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part

Table 10 – Structure Plan

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
9/12	Henmar Trust	Appendix S27	Oppose	Accept submitters proposed amendments to Appendix S27 Mangaone Precinct Structure Plan. Submitters amendments are detailed below: (a) The plan key of the Mangaone Precinct Structure Plan and Bardowie Industrial Precinct Structure Plan should be the same to provide consistency. (b) Include the solid black line in the key, identifying what this represents. (c) The Collector Road from the Bardowie Industrial Precinct to the Henmar Trust property needs to be shown as a Collector Road. (d) Amend the proposed Structure Plan to identify road and service connectivity to the adjoining Henmar Trust property located within C10 Growth Cell, from the Mangaone Precinct. (e) Relocate the round-a-bout on Zig Zag Road approximately 120m to the west, so that the proposed round-a-bout is located on the boundary of the Mangaone Precinct and Henmar Trust property, providing access to both properties within the C10 Industrial Growth Cell. (f) Show services connections to the Henmar Trust property and include this in the key. (g) To provide connectivity and integration within the C10 Growth Cell all roading and/or services crossing the Mangaone Stream Reserve in the Mangaone Precinct, are to be connected to the boundary of the Henmar Trust property at the same time as the first development occurs in the Mangaone Precinct on its northern side of the Mangaone Stream Reserve.	Accepted in Part

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
				(h) Amend the proposed Structure Plan to provide connectivity to the Kiwifruit Block to ensure that the only traffic using the Swayne Road entrance are light vehicles, or if the Kiwifruit Block has a heavy vehicle access onto Swayne Road to ensure that the whole of the C10 Growth Cell has access to this entrance. (i) Amend the proposed Structure Plan to have a Landscaped/Planted Buffer Strip of 5m along the western boundary with the Henmar Trust property. (j) Amend the proposed Structure Plan to identify pedestrian and cycle connectivity to the adjoining Henmar Trust property located within C10 Growth Cell. (k) Show the power sub-station currently located on the Structure Plan Area.	
FS2/39	Fonterra Ltd	Appendix S27	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accepted in Part
9/14	Henmar Trust	Appendix S20	Oppose	Reject Appendix S20 – Bardowie Industrial Precinct Structure Plan as notified.	Reject
FS2/41	Fonterra Ltd	Appendix S20	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/15	Henmar Trust	Appendix S20	In Part	Accept submitters proposed amendments to Appendix S20 – Bardowie Industrial Precinct Structure Plan. Submitters amendments are detailed below: (a) The plan key of the Mangaone Precinct Structure Plan and Bardowie Industrial Precinct Structure Plan should be the same to provide consistency. (b) Amend the proposed Structure Plan to identify traffic and service connectivity (not indicative) to the Henmar Trust	Accept in Part

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
				property to the north. This collector road needs to be shown as a solid black line like the other collector road (or whatever the notation for Collector Road may be). (c) Show the agreed round-a-about at the intersection of the collector roads (that is the one to the north and the one running west to east). (d) Show services connections to the Henmar Trust property and include this in the key. (e) Show connectivity between the “Kiwifruit Block” and the Mangaone Precinct to the north. (f) Include a buffer and segregation strip along the entire frontage of the “Kiwifruit Block” to ensure only light vehicles can access Swayne Road from the C10 Growth Cell. Alternatively, should a heavy vehicle entrance off Swayne Road be provided to the Kiwifruit Block, the roading network must be updated to ensure the whole of the C10 Industrial Growth Cell has access to this heavy vehicle entrance. (g) Show proposed and existing stormwater retention areas and overland flow paths. (h) Show proposed and existing reserve areas. (i) Show the location of the proposed new electricity substation.	
FS2/42	Fonterra Ltd	Appendix S20	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/39	Henmar Trust	15.4.1.1(aa)	In Part	a) Council to amend the proposed Rule to also include the Bardowie Industrial Precinct Structure Plan Area. b) Council to amend the proposed Rule to also include the following assessment criteria; ▪ Traffic and service connectivity to other properties within the C10 Industrial Growth Cell.	Reject

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
				- Whether the proposal will prevent other properties within the C10 Industrial Growth Cell from being developed. - The provision of traffic and services to the boundary of adjoining properties within the C10 Industrial Growth Cell. - For subdivisions within the Mangaone Precinct Structure Plan Area, to the north of the Mangaone Stream, the provision of roading and services to boundary of the Henmar Trust property within the C10 Industrial Growth Cell. - For subdivisions within Node 3 of the Bardowie Industrial Precinct, roading and service connections to be provided to the adjoining boundary of the Henmar Trust property located to the north that is within the C10 Industrial Growth Cell. - The extent to which the subdivision layout is in general accordance with the Bardowie Industrial Precinct Structure Plan. - The provision of Landscaped Buffer Strips along the boundary with adjoining Zones.	
FS2/66	Fonterra Ltd	15.4.1.1(aa)	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part

Table 11 - Transport

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
2/2	H Wood & O'Sheas Trustees No 8 Ltd	Not Specified	Oppose	While it has been suggested that the speed limit be reduced to 60 km/h, we believe it should be further reduced to 50 km/h, along with the introduction of speed management devices, should an access onto Swayne Road be approved.	Reject
FS2/6	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Hannah Wood and O'Sheas Trustees No. 8 Ltd (Submitter 2) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
2/3	H Wood & O'Sheas Trustees No 8 Ltd	Not Specified	Oppose	If an access road onto Swayne Road is approved, we strongly recommend that this intersection be moved north along Swayne Road to a point past the last driveway entrance at 190 Swayne Road, or that a joint access point be established using the current Swaynes House access entrance onto Swayne Road.	Reject .
FS2/7	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Hannah Wood and O'Sheas Trustees No. 8 Ltd (Submitter 2) and accepts the outcome sought by Fonterra in its primary submission.	Accept
6/5	Kama Trust	Not Specified	Support in Part	1. Appropriate provisions to mitigate adverse transport effects arising under PC14. 2. Any such consequential relief necessary to give effect to this submission.	Accept in Part
FS1/6	Henmar Trust	Not Specified	Oppose	(i) Dismiss submission. (ii) Accept the relief sought by Henmar Trust. (iii) Make amendments to any other provisions within the Waipa District Plan and/or proposed Plan Change 14 linked to the relief sought by the submitter, Henmar Trust, including any cross references in other chapters, be undertaken.	Accept in Part

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
				(iv) Undertake any further relief that is considered necessary to give effect to the relief sought by the submitter, Henmar Trust, be undertaken.	
FS2/23	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Kama Trust (Submitter 6) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
7/4	Bardowie Investments Ltd	Appendix S20	Support	Retain	Accept in Part
FS1/10	Henmar Trust	Not Specified	Support in Part / Oppose in Part	(i) Reject Appendix S20 – Bardowie Industrial Precinct Structure Plan as notified. (ii) Accept submitters proposed amendments to Appendix S20 – Bardowie Industrial Precinct Structure Plan. Submitters amendments are detailed below: (a) The plan key of the Mangaone Precinct Structure Plan and Bardowie Industrial Precinct Structure Plan should be the same to provide consistency. (b) Amend the proposed Structure Plan to identify traffic and service connectivity (not indicative) to the Henmar Trust property to the north. This collector road needs to be shown as a solid black line like the other collector road (or whatever the notation for Collector Road may be). (c) Show the agreed round-a-about at the intersection of the collector roads (that is the collector road to the north and the collector road running west to east). (d) Show services connections to the Henmar Trust property and include this in the key.	Accept in Part

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
				(e) Show connectivity between the “Kiwifruit Block” and the Mangaone Precinct to the north. (f) Include a buffer and segregation strip along the entire frontage of the “Kiwifruit Block” to ensure only light vehicles can access Swayne Road from the C10 Growth Cell. Alternatively, should a heavy vehicle entrance off Swayne Road be provided to the Kiwifruit Block, the roading network must be updated to ensure the whole of the C10 Industrial Growth Cell has access to this heavy vehicle entrance. (g) Show proposed and existing stormwater retention areas and overland flow paths in all scenarios including extreme weather events. (h) Show proposed and existing reserve areas. (i) Show the location of the proposed new electricity substation.	
9/2	Henmar Trust	Not Specified	Oppose	That the proposed Mangaone Precinct and the Bardowie Industrial Precinct provide traffic and service connectivity to the Henmar Trust property located within Growth Cell C10.	Reject
FS2/29	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
9/3	Henmar Trust	Appendix S27	Oppose	That the Proposed Bardowie Industrial Precinct Structure Plan removes the word indicative from the collector road to the Henmar Trust property, marks the road the same as other collector roads, and includes the round-a-bout that was agreed. Additionally, services connections along this Collector Road need	Accept in Part

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
				to be shown on the Structure Plan and referenced in the key.	
FS2/30	Fonterra Ltd	Appendix S27	Oppose	That the Council does not adopt any of the relief sought by Henmar Trust (Submitter 9) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
10/30	Waikato Regional Council	Not Specified	In Part	Provide an assessment of the proposed plan change in relation to transport emissions reduction and the Emissions Reduction Plan.	Reject
FS2/92	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Waikato Regional Council (Submitter 10) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
10/31	Waikato Regional Council	Appendix S27	In Part	Add new objectives, policies, rules and standards into the plan change to address climate change and transport emission goals in the context of increased industrial activity in this location.	Reject
FS2/93	Fonterra Ltd	Appendix S27	Oppose	That the Council does not adopt any of the relief sought by Waikato Regional Council (Submitter 10) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
10/32	Waikato Regional Council	Section 7	In Part	Add new objectives, policies, rules and standards into the plan change to address climate change and transport emission goals in the context of increased industrial activity in this location.	Reject
FS2/94	Fonterra Ltd	Appendix S27	Oppose	That the Council does not adopt any of the relief sought by Waikato Regional Council (Submitter 10) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
10/33	Waikato Regional Council	Section 16	In Part	Add new objectives, policies, rules and standards into the plan change to address climate change and transport emission goals in the context of increased industrial activity in this location.	Reject
FS2/95	Fonterra Ltd	Appendix S27	Oppose	That the Council does not adopt any of the relief sought by Waikato Regional Council (Submitter 10) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
10/34	Waikato Regional Council	Appendix S27	In Part	Add provisions referencing CPTED principles and requiring provision of end-of-journey facilities and EV charging facilities (including for heavy vehicles).	Reject

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
FS2/96	Fonterra Ltd	Appendix S27	Oppose	That the Council does not adopt any of the relief sought by Waikato Regional Council (Submitter 10) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
10/35	Waikato Regional Council	Section 7	In Part	Add provisions referencing CPTED principles and requiring provision of end-of-journey facilities and EV charging facilities (including for heavy vehicles).	Reject
FS2/97	Fonterra Ltd	Section 7	Oppose	That the Council does not adopt any of the relief sought by Waikato Regional Council (Submitter 10) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
10/36	Waikato Regional Council	Section 16	In Part	Add provisions referencing CPTED principles and requiring provision of end-of-journey facilities and EV charging facilities (including for heavy vehicles).	Reject
FS2/98	Fonterra Ltd	Section 7	Oppose	That the Council does not adopt any of the relief sought by Waikato Regional Council (Submitter 10) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
10/37	Waikato Regional Council	Not Specified	In Part	1. Ensure the proposed plan change considers the relevant provisions of the Waikato Regional Public Transport Plan. 2. That Waipā District Council continues to work with WRC in relation to public transport planning for the plan change area.	Accept in Part
FS2/99	Fonterra Ltd	Section 7	Oppose	That the Council does not adopt any of the relief sought by Waikato Regional Council (Submitter 10) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
13/1	Geoffrey and Beverly Laurent	Not Specified	Further Assessment	Further reporting is required to address our first concern relating to the traffic modelling.	Reject
FS1/23	Henmar Trust	Not Specified	Support in Part / Oppose in Part	1. Amend proposed roading layout to provide for connectivity in and through the C10 Industrial Growth Cell. 2. Accept the relief sought by Henmar Trust. 3. Amendments to any other provisions within the Waipa District Plan and/or proposed Plan Change 14 linked to the	Reject

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
				relief sort by the submitter, Henmar Trust, including any cross references in other chapters, be undertaken. 4. Any further relief that is considered necessary to give effect to the relief sort by the submitter, Henmar Trust, be undertaken.	
FS2/113	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Laurent Property Co, Geoffrey and Beverly Laurent (Submitter 13) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
14/2	Fire and Emergency New Zealand	Not Specified	In Part	All Collector and Local Roads proposed in PPC14 are formed in accordance with the T4 provisions of the Waipā District Plan. This would require all lanes of the Indicative Internal Industrial Collector Road, the Indicative Internal Urban Industrial Local Road and Indicative Internal Industrial Local Road with Swale to be at least 4m wide.	Reject
FS1/26	Henmar Trust	Not Specified	Support	Accept submission.	Reject
FS2/115	Fonterra Ltd	Not Specified	Oppose	That the Council does not adopt any of the relief sought by Fire and Emergency New Zealand (Submitter 14) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part
15/5	Reon Taylor	16.4.2.12A	Oppose	Amend proposed Rule 16.4.2.12A as follows: “Rule – Vehicle access to sites in the Mangaone Precinct Structure Plan Area 1. <u>Apart from one point of roading access onto each of Swayne Road and Zig Zag Road in accordance with the Mangaone Precinct Structure Plan, there shall be no direct access to industrial lots within the Mangaone Precinct Structure Plan Area directly from Swayne Road or Zig Zag Road; and</u> 2. <u>Construction traffic shall not use Swayne Road for accessing Mangaone Precinct Structure Area.</u> Activities that fail to comply with this rule will require a resource consent for a non-complying activity.”	Reject

Submission Point	Submitter name	District Plan Provision	Support/ Oppose / In Part	Decision Requested	Hearing Panel Decision
FS2/121	Fonterra Ltd	16.4.2.12A	Oppose	That the Council does not adopt any of the relief sought by Reon Taylor (Submitter 15) and accepts the outcome sought by Fonterra in its primary submission.	Accept in Part