



FONTERRA LIMITED
SUBMISSIONS ON PLAN CHANGE 14
(MANGAONE PRECINCT)
TO THE WAIPA DISTRICT PLAN

To: Plan Change 14 (Mangaone Precinct) to the Waipa District Plan

Waipa District Council
Private Bag 2402
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Via email: districtplan@waipadc.govt.nz

Submitter: FONTERRA LIMITED

Contact: Rhezza Jangaard

Address for service: Fonterra Limited
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Attention: Rhezza Jangaard

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Fonterra wishes to be heard in support of this submission.

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

If others make a similar submission, Fonterra would not consider presenting a joint case with them at any hearing.

1. INTRODUCTION

1.1. Fonterra Limited ("Fonterra") welcomes the opportunity to submit on Plan Change 14 ("PC14") to the Waipa District Plan ("WDP").

1.2. This submission contains the following sections:

- Section 1:** Introduction.
- Section 2:** Provides background information on Fonterra's site.
- Section 3:** Details the scope of the submission.
- Section 4:** Details the reasons for the submission.
- Section 5:** Outlines the decision sought by Fonterra.
- Section 6:** Outlines the specific submission points.
- Section 7:** Concluding statement.

2. BACKGROUND

- 2.1. Fonterra is a global leader in dairy nutrition and is the preferred supplier of dairy ingredients to many of the world's leading food companies. Fonterra is New Zealand's largest company, and a significant employer, with more than 12,000 New Zealand based staff and more than 5,800 employees based overseas.
- 2.2. Fonterra is a farmer-owned co-operative, and in 2023 was one of the top ten dairy companies in the world with a turnover of more than \$24 billion annually.¹ Annually, Fonterra collects more than 16 billion litres of milk from its 9,000 shareholders, who are a mix of family-owned farms and corporate entities. Our global supply chain stretches from farms all over New Zealand to customers in more than 130 markets worldwide. Fonterra owns 28 manufacturing sites, 5 brand sites and 3 logistic/distribution sites in New Zealand.
- 2.3. Fonterra owns and operates the Hautapu Dairy Manufacturing Site ("**Hautapu Site**"), located in central Waikato, north of State Highway 1 and between Hautapu Road and Bruntwood Road. Fonterra employs approximately 300 people at this site, which has operated for more than 120 years.

3. SCOPE OF SUBMISSION

- 3.1. This submission relates to the whole of PC14.

4. REASONS FOR SUBMISSION

- 4.1. Fonterra is in **support** of PC14 for the reasons set out below.
- 4.2. Fonterra supports PC14 to ensure that sufficient supply of industrial land is available to the market. The proposed Mangaone Precinct is located immediately adjacent to the emerging Hautapu Industrial Area within the C10 Industrial Growth Cell. As such, PC14 represents a logical addition to the industrial zoned land in the Cambridge / Hautapu area that cannot be easily duplicated elsewhere. While PC14 brings forward the anticipated timing of the land being rezoned for industrial purposes, Fonterra considers that this allows for the planning framework to be put in place without unnecessary delay.
- 4.3. PC14 results in the creation of a substantial Mangaone Stream reserve of approximately 16 hectares that will be vested in Council. The creation of this reserve will protect natural inland wetlands, high value bat habitat areas and will provide active transport connections throughout to enable public enjoyment of this area.
- 4.4. Fonterra supports the inclusion of specific design, location and bulk controls on the rural-residential interface with Swayne Road and Zig Zag Road. These controls introduce wide planted landscape buffers, height in relation to boundary controls, no building façade signage on the interface, and

¹ "Mary Ledman and Richard Scheper Global Dairy Top 20" (Rabobank, Utrecht, 2023) at p. 1.

restricting direct vehicle access from industrial sites. The combination of these controls will result in a high standard of industrial development.

- 4.5. PC14 introduces the Mangaone Precinct Structure Plan which has provisions to ensure suitable riparian margin treatment, integrated stormwater management and the protection of high value bat habitat alongside the Mangaone Stream. Fonterra considers that the Mangaone Precinct Structure Plan enables future development with sufficient high-level guidance on the location of key infrastructure such as connecting roads, landscape buffer areas to address the rural-residential /industrial interface and the placement of a central focal area. The Mangaone Precinct Structure Plan articulates how development will occur within this part of the C10 Industrial Growth Cell to ensure that its effects, particularly, on the rural-residential interface and Mangaone Stream are appropriately managed.
- 4.6. In summary, the rezoning of Mangaone Precinct from Rural Zone to Industrial Zone is supported by Fonterra. PC14 will add approximately 79.2 ha (47.6 ha net) of additional industrial capacity to the Cambridge/Hautapu market in the medium-term.

5. DECISION SOUGHT

- 5.1. Approve PC14 as notified.

6. OVERALL CONCLUSION

- 6.1. Fonterra is of the opinion that PC14;
- will promote sustainable management of resources, and will achieve the purpose of the RMA;
 - is not contrary to Part 2 and other provisions of the RMA;
 - will enable the social and economic well-being of the community;
 - will meet the reasonably foreseeable needs of future generations;
 - will achieve integrated management of the effects of use, development or protection of land and associated resources of the Waipā District;
 - will enable the efficient use and development of Fonterra's assets and operations; and
 - represent the most appropriate way to achieve the objectives of the Waipā District Plan, in terms of section 32 of the RMA.

Dated: 19 July 2024

Fonterra Limited



Rhezza Jangaard

Consent Manager – Fonterra Limited