

**BEFORE THE INDEPENDENT HEARINGS PANEL  
OF HAMILTON CITY COUNCIL**

**UNDER**

the Resource Management Act 1991 ("RMA")

**AND**

**IN THE MATTER**

of Private Plan Change 17 to the Hamilton City  
Operative District Plan ("PC17")

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**STATEMENT OF EVIDENCE OF SUZANNE PATRICIA O'ROURKE  
ON BEHALF OF FONTERA LIMITED**

**CORPORATE**

**7 OCTOBER 2025**

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## 1. EXECUTIVE SUMMARY

- 1.1 Fonterra Limited ("Fonterra") has prepared PC17 to rezone approximately 91ha of land ("Plan Change Area") surrounding Fonterra's Te Rapa dairy manufacturing site ("Manufacturing Site"). PC17 proposes to amend Hamilton City Operative District Plan's ("ODP") planning maps by removing the Deferred Industrial Zone from the Plan Change Area and amending the provisions of the underlying Te Rapa North Industrial Zone ("TRNIZ") to enable its intended future industrial use.
- 1.2 PC17 will deliver a robust policy framework and plan provisions that provide for industrial activities to establish in an area signalled to be used for such purposes in the ODP. It will support operations at the existing Manufacturing Site, reduce the likelihood that incompatible activities will establish nearby and as a result reduce the likelihood of reverse sensitivity effects being generated.
- 1.3 PC17 was progressed in a manner which involved extensive consultation with Hamilton City Council ("Council"), tangata whenua, neighbouring landowners and infrastructure providers. In particular, Fonterra worked closely with the Council, both in the policy area to ensure the proposal aligned with intended development outcomes and on technical matters to ensure the area would deliver the required infrastructure. PC17 incorporates feedback provided by the Council and other parties to ensure future development responds as far as practicable to surrounding land uses.
- 1.4 Fonterra recognises the collaborative and proactive approach taken by the Council and its officers in relation to PC17. Fonterra generally supports the recommendations contained in the Council Officer's S42A Hearing Report ("S42A Report"), which reflects discussions throughout the process. Updates to the PC17 provisions sought by Fonterra will be addressed in other technical experts' evidence.

## 2. INTRODUCTION

### Qualifications and Experience

- 2.1 My name is Suzanne Patricia O'Rourke.
- 2.2 I am the National Environmental Policy Manager for Fonterra's New Zealand operations.

2.3 In my current role, I primarily manage and coordinate Fonterra's involvement in resource management and strategic growth policy and plan development processes that affect its 24 New Zealand-based manufacturing sites and three storage and distribution centres.

2.4 I hold a Bachelor of Arts (Honours) from Canterbury University and a Postgraduate Diploma in Resource and Environmental Planning from Waikato University. I have been working in the resource management field for over 25 years.

2.5 I joined Fonterra as the National Environmental Policy Manager in November 2021. Prior to this I was employed for six years as a Team Leader, Coasts & Inland Waters at Waikato Regional Council ("WRC") with responsibility for reviewing and approving resource consent applications within the coastal marine area under the Waikato Regional Coastal Plan and in waterways under the Waikato Regional Plan. I also oversaw monitoring, compliance, and enforcement functions for all activities within these environments. For 10 years before this I was the Consents Team Leader at Waipā District Council reviewing and approving resource consent applications.

2.6 Before Waipā District Council, I worked as a Consultant at AECOM (then Maunsell) for four years, which involved preparing resource consent applications for private sector clients and territorial authorities, and assisting various district councils including Thames Coromandel District Council, Hauraki District Council and ex-Manukau City Council with their duties including resource consents processing. I have also worked as a Development Control Planner for the London Borough of Hammersmith and Fulham and as a Planner for Hamilton City Council.

2.7 I am a full member of the New Zealand Planning Institute. I am a certified RMA decision maker through the Making Good Decisions programme provided by the Ministry for the Environment.

### **3. SCOPE OF EVIDENCE**

3.1 I am authorised to provide this statement on behalf of Fonterra. This statement of evidence will

(a) provide a summary of Fonterra's role in the Waikato Region;

(b) briefly explain the purpose of PC17;

- (c) outline Fonterra's engagement and consultation with landowners, tangata whenua and stakeholders; and
- (d) provide concluding comments on PC17.

#### 4. FONTERRA IN THE WAIKATO REGION

- 4.1 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 over 5,800 employees based overseas.
- 4.2 Fonterra is a farmer-owned co-operative and is currently the seventh largest dairy company in the world with a turnover of more than \$24 billion annually.<sup>1</sup> It is one of the world's largest investors in dairy research and innovation drawing on generations of dairy expertise to produce more than two and a half million tonnes annually of dairy ingredients, value added dairy ingredients, specialty ingredients and consumer products. These products are exported to over 130 markets worldwide. 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. Fonterra owns 24 manufacturing sites, five brand sites and three logistic/distribution sites in New Zealand. The operation of existing dairy manufacturing facilities is an integral part of the Fonterra business and essential to maintain the success of the company internationally.
- 4.3 The Waikato dairy manufacturing industry, together with its supplying farmers, employs over 10,500 individuals and contributes over \$2.9 billion to the Waikato Gross Domestic Product ("GDP") (9.3% of the region's GDP).<sup>2</sup> In Hamilton City alone, farming and processing wages totalled \$3.2 million and \$112.5 million respectively for the financial year ending March 2023.<sup>3</sup>
- 4.4 Fonterra has significant assets and operational interests in the Waikato Region. For the 2025 / 2026 season, 2,669 dairy farms are supplying milk to Fonterra's eight dairy manufacturing sites in the Waikato Region, namely:
  - (a) Te Rapa dairy manufacturing site (Hamilton City);

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<sup>1</sup> Lucas Fuess and Tom Booijink, "Global Dairy Top 20: Subtle shifts for 2025, but a shake-up expected for 2026" (August 2025) Rabobank <Global Dairy Top 20: Subtle shifts for 2025, but a shake-up expected for 2026> at p 1.

<sup>2</sup> "Solid Foundation Dairy's Economic Contribution to NZ" (4 September 2023) Sense Partners <<https://dcanz.com/wp-content/uploads/2023/09/Solid-foundations-Final-04-September-2023.pdf>>.

<sup>3</sup> "Solid Foundation Dairy's Economic Contribution to NZ", above n 2, Table 8: Dairy Wages by District, at p 44.

- (b) Hautapu dairy manufacturing site (Waipa District);
- (c) Te Awamutu dairy manufacturing site (Waipa District);
- (d) Lichfield dairy manufacturing site (South Waikato District);
- (e) Tirau dairy manufacturing site (South Waikato District);
- (f) Morrinsville dairy manufacturing site (Matamata-Piako);
- (g) Waitoa dairy manufacturing site (Matamata-Piako); and
- (h) Reporoa dairy manufacturing site (Rotorua Lakes District).

4.5 Other Fonterra assets in the Waikato region include the Crawford Street cool store and logistics centre which is identified as the "Crawford Street Freight Village" in the ODP.

4.6 Reflecting the economic importance of these Fonterra sites to the Waikato Region, the Waikato Regional Policy Statement ("RPS") identifies these sites as "Regionally Significant Industry".<sup>4</sup>

**Te Rapa dairy manufacturing site**

4.7 Established in 1967, the Manufacturing Site, is one of Fonterra's largest manufacturing sites employing over 500 individuals and producing enough product to fill 48.5 shipping containers every day. The site processes up to 7.5 million litres of milk per day during the peak milk production season and has 18,000 metric tonnes of on-site dry storage and 10,000 metric tonnes of on-site cool storage. The Manufacturing Site produces 12.5% of Fonterra's annual milk powder output, including whole, skim, instant and agglomerated whole milk powders. Products from the Manufacturing Site are then shipped to many international markets across Asia, South America, Africa and the Middle East.

4.8 Specialising in cream, the site has five cream processing plants with 95% of its cream products exported overseas. This includes cream, butter, high quality pure dairy milk fat, cream cheese, and frozen cream products such as mascarpone (which is exported to Japan and China for use by professional bakers and chefs).

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<sup>4</sup> The Waikato Regional Policy Statement defines Regionally Significant Industry as an economic activity based on the use of natural and physical resources in the region and is identified in regional or district plans, which has been shown to have benefits that are significant at a regional or national scale. These may include social, economic or cultural benefits.

4.9 The Manufacturing Site is a leader in environmental management and sustainability. It has a state-of-the-art biological wastewater treatment plant, that uses biological organisms found in nature to treat wastewater. The plant features an aerobic carousel and is the only one of its kind in the Southern Hemisphere. Further, the site has been at the forefront of Fonterra's commitment to reduce, reuse and recycle wherever possible and has programmes in place to reduce energy, product losses and any waste out of the site. The site provides support to community projects including enhancing the Mangaharakeke Paa site and development of the Te Awa cycle and walkway.

4.10 The Manufacturing Site is a critical asset for Fonterra with a replacement value of almost \$1 billion. The site plays an integral role in Fonterra's wider processing portfolio as a "Balance Site". This means, while it primarily supports the Waikato Region, it also supports Fonterra's dairy manufacturing sites across the North Island, particularly at the start of the season, given its ability to operate 24 hours a day, seven days a week, and the range of manufacturing assets included within its 41ha footprint.

4.1 The location of the Manufacturing Site was chosen to strategically situate its operations away from sensitive land uses, namely Hamilton City. The Horotiu / Te Rapa North area has a long-established history of heavy industrial activities, spanning over 100 years. It includes the AFFCO Horotiu Processing Plant located approximately two kilometres north of the Manufacturing Site which opened in 1915, the Manufacturing Site and Contact Energy's Co-generation Power Plant.

4.2 The longstanding identification of the Manufacturing Site and its surrounds as an industrial area (including as a "Strategic Industrial Node" in the RPS) has provided Fonterra with confidence to continue to develop and operate the site in the way that it has.

4.3 Following its commission in 1967, the Manufacturing Site underwent significant expansion in 1989 and again in the late 1990s. In 2017, Fonterra undertook a further \$20 million expansion to its cream cheese operations. This development was confirmed in part on the basis that the Te Rapa North area was (and would continue to be) surrounded primarily by heavy industrial zoned land. The availability of land on the site and its zoning (wherein dairy processing is a permitted activity) make the Manufacturing Site a good option for future development of additional processing capacity.

## 5. PC17

5.1 PC17 has been prepared to rezone approximately 91ha of land surrounding the Manufacturing Site. PC17 proposes to amend the ODP's planning map by removing the Deferred Industrial Zone Overlay from the Plan Change Area and amending the provisions of the TRNIZ to enable its intended future industrial use.

5.2 The objectives of PC17 are to:

- (a) Live-zone all Fonterra-owned land to TRNIZ.
- (b) Protect the Manufacturing Site from incompatible surrounding land use and reverse sensitivity risk.
- (c) Future proof rail access on the North Island Main Trunk Line ("NIMT").

5.3 PC17 does not seek to change the land use of the Manufacturing Site. That is, the current provisions in the ODP will continue to apply to the Manufacturing Site with amendments to ensure the TRNIZ best enables the ongoing industrial use of the Plan Change Area. It is noted that the Manufacturing Site is also governed by provisions in the Waikato District Plan primarily relating to its Noise Contour Boundary located in this District.

## 6. CONSULTATION

### **Hamilton City Council**

6.1 Fonterra has been in discussions with the Council regarding the rezoning of the Plan Change Area to TRNIZ since 2021. At that time, the Council proposed to rezone the Plan Change Area to TRNIZ through a Council-led plan change, along with other Council-led projects and plan changes, as Plan Change 10. By late 2023, the Council decided not to proceed with the rezoning of the Plan Change Area under Plan Change 10 and Fonterra made the decision to proceed with the rezoning independently insofar as it primarily related to its land.

6.2 From the beginning of 2024, Fonterra met with the Council on a monthly basis. Discussions addressed the various technical matters and the expert reporting, the amendments required to the ODP and the overall progress of PC17.

6.3 In late 2024, Fonterra's planning consultants (Harrison Grierson) and the Council's planning staff held a workshop to discuss the planning provisions in more detail. Following the workshop, Fonterra responded to matters raised by the Council to strengthen the provisions particularly as they related to non-industrial uses and ensuring the development did not compromise the primacy of Hamilton Central City.

6.4 As PC17 progressed it became apparent that infrastructure servicing of the Plan Change Area was a key matter to work through. In May 2025, Fonterra representatives (including Fonterra's technical consultants) met with Council staff and their technical experts for three separate workshops. Each workshop covered a separate infrastructure topic, namely transport, stormwater and water/wastewater. The workshops were an opportunity to understand the issues in more detail, determine what matters agreed and what were still to be resolved, and work towards solutions.

6.5 Engagement continued following the close of further submissions in July 2025. The discussions were intended to keep working towards alignment on the infrastructure arrangements and to consider the different trigger points at which infrastructure solutions should be provided. Fonterra also reviewed the s42A Report and considered how it could respond to the issues raised in the report. Fonterra met with Council planning staff on 1 September and 18 September 2025, and then with Council planning staff and their transport experts on 29 September 2025, to specifically discuss these matters. Fonterra acknowledges the time and input from the Council's staff in working together on servicing arrangements that enabled PC17 to progress.

### **Tangata whenua**

6.6 From June 2023 to lodgement of PC17 in December 2024, Fonterra actively engaged with tangata whenua. Engagement was undertaken with representatives from Ngaati Wairere, Ngaati Maahanga, Ngaati Mahutaa, Tuurangawaewae Trust Board,<sup>5</sup> Ngaati Tamainupoo and Waikato-Tainui known as the Tangata Whenua Working Group ("TWWG"). The role of the TWWG was to identify any cultural issues within the project, to deliberate and recommend mitigations.

6.7 Fortnightly hui were held between Fonterra representatives and the TWWG. These hui provided an opportunity for an open dialogue between Fonterra and the TWWG to discuss the progress of PC17 and any associated issues.

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<sup>5</sup> The Tuurangawaewae Trust Board and the Fonterra Te Rapa Manufacturing Site have a Memorandum of Understanding.

6.8 The TWWG also received copies of the PC17 draft technical reports ahead of lodgement to understand and consider how cultural matters could be impacted by and / or addressed through PC17. Following the review of these reports, in September 2024, Fonterra representatives (including technical consultants) met with the TWWG for three workshops relating to the ecological (freshwater and pekapeka), infrastructure (stormwater and water / wastewater), and geotechnical and soil contamination technical reports. These workshops allowed the TWWG to discuss the relative technical reports in more detail and provide feedback to Fonterra as to how cultural matters could be addressed.

6.9 This work culminated in the Cultural Advice Report that was submitted as part of the PC17 documents. A summary of the Cultural Advice Report, and how it was incorporated into PC17, is provided in the Planning Report's Appendix 13 Engagement Record.<sup>6</sup>

6.10 Engagement with the TWWG recommenced following the close of submissions on PC17 in preparation for the hearing.

6.11 This engagement has enabled a meaningful and ongoing genuine relationship to be established with tangata whenua through the PC17 process. PC17 engagement will continue as outlined in a signed Letter of Intent between Fonterra and TWWG. Fonterra will continue to uphold this relationship on an ongoing basis, particularly to ensure cultural matters are incorporated into PC17's design and implementation.

#### **Waikato Regional Council**

6.12 Fonterra met with WRC in July 2024 to provide a briefing on PC17 and to discuss its alignment with the Future Proof Strategy and the RPS. WRC provided feedback following this meeting in relation to the sequencing of demand and supply. Fonterra responded to this feedback through undertaking a further assessment against the Future Proof Strategy and RPS. This assessment found that PC17 was consistent with the Future Proof Strategy.<sup>7</sup>

6.13 In July 2025, Fonterra met with WRC to understand policy issues raised in its submission and more specifically the concerns regarding stormwater management. Fonterra considers such issues can be resolved through continuing to work together through the PC17 process. Fonterra recognises the general support from WRC on the proposed rezoning and its acknowledgment that PC17 is consistent with the regional policy framework.

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<sup>6</sup>

Section 1.1.1.

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Statement of evidence of Fraser Colegrave dated 7 October 2025 at [8.11].

### **Neighbouring properties**

6.14 Fonterra undertook consultation with landowners both inside and outside the Plan Change Area to develop awareness of the proposal and to seek their input for further consideration. This included holding a PC17 information session, as part of the Manufacturing Site's annual community meeting on 31 July 2024. Invitations to the community meeting were distributed via a mailbox drop to properties within an approximately one-kilometre radius of the Manufacturing Site and by email to other relevant stakeholders.

6.15 Attendees at the community meeting included landowners from inside and outside the Plan Change Area, key stakeholders including representatives from the Council and Te Awa Lakes Unincorporated Joint Venture, collectively known as Te Awa Lakes ("TAL"), a TTWG representative and the PC17 project team.

6.16 The community meeting was an opportunity for the PC17 project team to give a presentation which provided an overview of PC17. An informal session followed where the PC17 project team were available to respond to questions from the attendees. Feedback was collated from the session and used to inform ongoing progress of PC17.

6.17 This consultation process was productive and indicated general support from the properties neighbouring the proposed rezoning.

### **Properties within the Plan Change Area**

6.18 Fonterra held discussions with the New Zealand Sikh Society ("NZSS") as the owners of 5 Bern Road within the Plan Change Area, and 1418 and 1426 Te Rapa Road adjacent to the Plan Change Area. NZSS did not raise any concerns regarding the rezoning and did not submit on PC17.

6.19 Francis and Karen Rog own land at 80 Meadow View Lane. The Rogs' property contains a residence and its accessway adjoins the Manufacturing Site. From May to July 2024 Fonterra attempted to contact the Rogs through their property manager who advised that the Rogs currently reside in Australia. In August 2024, Fonterra made direct contact with the Rogs and provided a briefing on PC17. Following this discussion the Rogs advised that they would respond if they had any further questions. The Rogs did not contact Fonterra with any further questions and did not submit on PC17.

6.20 J W Trustees Limited ("J W Trustees") own land on Meadow View Lane which adjoins the Manufacturing Site. The property contains a residence and three

ancillary buildings. Fonterra met with representatives of J W Trustees in June 2024 and continued discussions into July 2024. Fonterra invited the representatives of J W Trustees to the July 2024 community meeting however, they were unable to attend. J W Trustees did not submit on PC17.

### **Properties outside the Plan Change Area**

#### *Empire Corporation Limited and Porter Group Limited*

- 6.21 Fonterra engaged with Empire Corporation Limited and Porter Group Limited, collectively referred to as "**Empire**", over a six-month period from March to August 2024. Empire owns 11 properties in the Horotiu, Burbush and Te Rapa Park area and these properties are either adjacent or in close proximity to the Plan Change Area. The properties are located on Ruffell Road, Old Ruffell Road, Onion Road and Koura Drive.
- 6.22 The engagement with Empire included several meetings between Empire's representatives, including its planning consultants from Barker & Associates, and Fonterra and Fonterra's technical representatives. These meetings occurred on 4 March 2024, 16 April 2024, 7 May 2024, 16 May 2024 and 10 July 2024. Follow up notes to the meetings were prepared by Fonterra and then sent to Empire.
- 6.23 Discussions continued throughout this period and up to August 2024, regarding how PC17 related to land owned by Empire (both adjacent to the Plan Change Area and to the west of Onion Road), whether Empire's land would be included within the Plan Change Area, Empire's interests in PC17 and how infrastructure matters were being assessed. Fonterra continued to have an open mind as to the extent of the Plan Change Area, how Empire's land parcels could be accommodated by PC17 and how infrastructure needs could be addressed.
- 6.24 With PC17 progressing towards lodgement Fonterra needed to confirm the extent of the Plan Change Area. At this stage, technical reports were being prepared which required clarity on the Plan Change Area to enable assessments to be completed. Empire advised in communication on 18 July 2024 that it understood Fonterra was working towards lodgement of the Plan Change and that it would not pause progress, regardless of Empire's response. With Empire not able to confirm whether they would be part of PC17 by the end of August Fonterra decided to proceed without inclusion of the Empire land.

6.25 The Empire submission states that the engagement and consultation process undertaken by Fonterra lacked meaningful dialogue, and that the technical information supporting PC17 was not provided to Empire. Fonterra does not agree with this statement. Fonterra considers that it undertook considerable consultation with Empire as evidenced in the above commentary. Further, Fonterra shared technical information, including:

- (a) On 4 March 2024 and 16 April 2024 the Transport Key Moves Plan was shared with Empire;
- (b) On 16 April 2024, a summary of the infrastructure considerations, including water supply, wastewater and stormwater, was verbally provided by Fonterra to Empire;
- (c) On 16 May 2024, the Waikato Regional Transport Model ("WRTM") scenarios were shared with Empire, with a summary provided by Fonterra's transport expert. Empire was given the opportunity to provide feedback on the WRTM models ahead of Fonterra undertaking the modelling. Empire did not provide feedback on the WRTM models; and
- (d) On 10 July 2024, Fonterra provided Empire with a verbal update on PC17's progress, including updates on the WRTM modelling, ecology assessments and the infrastructure assessment.

*Te Awa Lakes*

6.26 Fonterra engaged with Horotiu Farms Limited and TAL regarding PC17. TAL is a significant landowner and developer to the north of PC17 who Fonterra, both through the Plan Change process, and as operator of the Manufacturing Site, engage with in an ongoing basis. Discussions with TAL on PC17 focused on infrastructure capacity and servicing impacts including opportunities to align future development both together and in the wider Te Rapa area.

6.27 TAL submitted on PC17. The submission was generally supportive of PC17 however, it raised some issues and sought clarification of certain points. Fonterra met with TAL to discuss its submission in more detail. Of particular concern to TAL was the non-industrial activities within the Plan Change Area and ensuring such activities were managed to minimise their effect on industrial activities. Fonterra responded to this submission point by updating the planning provisions proposing to limit the Food and Beverage Retail in the Focal Area to 800m<sup>2</sup>.

6.28 Fonterra considers that the controls provided regarding non-industrial activities are appropriate and proportionate to service the day-to-day needs of the workers and businesses associated with the future development of the Plan Change Area.

*Morth Trusts Partnership*

6.29 Following the close of submissions Fonterra met with the submitter who owns 1406 Pukete Road, being the Morth Trusts Partnership ("MTP") and its agent, CKL Surveying. MTP's property adjoins the Plan Change Area to the south and is opposite the proposed Te Koura Drive extension. The submitter was concerned that the Te Koura Drive alignment meant a future road extension, such as the Northern River Crossing ("NRC"), would cross its land.

6.30 PC17's documents, in particular the Integrated Transport Assessment ("ITA"), do not show a future road such as the NRC. This is because the land that would accommodate this road is not included in the Plan Change Area. This matter will be addressed as part of a future rezoning proposal of the balance of the Deferred Industrial Zone Overlay land or a designation process if Council decides the NRC should proceed.

*Infrastructure providers*

6.31 Fonterra engaged with NZ Transport Agency Waka Kotahi ("NZTA") during preparation of PC17. NZTA did not raise any substantive matters from this discussion. NZTA lodged a submission on PC17 which noted its general support for PC17 with some submission points relating to the ITA and impacts on the Horotiu interchange. Fonterra will continue to engage with NZTA in transport matters relating to the interchange as PC17 progresses. The transport evidence prepared by Mr Inder outlines how impacts on the Horotiu interchange are addressed by PC17.

6.32 Fonterra engaged with KiwiRail during preparation of PC17. Discussions focused on the proposed rail siding and the work undertaken by Fonterra's consultants to inform its location and feasibility. KiwiRail did not submit on PC17. However, following the close of submissions and further submissions, discussions have continued with KiwiRail particularly regarding existing and future plans for the Ruffell Road level rail crossing. This matter is discussed in more detail in the transport evidence prepared by Mr Inder.

6.33 Fonterra engaged with First Gas Limited ("First Gas") following receipt of its further submission on PC17. Fonterra has an ongoing relationship with First Gas as it supplies gas to the Manufacturing Site.

6.34 First Gas has expressed its preference for protection of the Fonterra owned pipeline that extends through the Plan Change Area's North Block to be included in the PC17 provisions. The First Gas pipeline is already protected by easement B067622 and PC17 does not propose to make any changes to this existing arrangement. Fonterra will continue to engage with First Gas as PC17 progresses.

## 7. CONCLUSION

7.1 PC17 proposes to remove the Deferred Industrial Zone Overlay and amend plan provisions to enable the development of 91ha of land within the TRNIZ for industrial purposes. This proposal will provide for industrial activities to establish which are compatible with existing activities in the Te Rapa area and ensure incompatible activities will not establish. It will also deliver a land use which is consistent with that signalled in the policy framework of the HCP.

7.2 Overall, PC17 will create an industrial development in an appropriate location that delivers on the intent of the relevant policy framework and provides strong environmental outcomes.

**Suzanne O'Rourke**  
**7 October 2025**