

# Public Notice of Private Plan Change 17

*Clause 5 of Schedule 1, Resource Management Act 1991*

## **Proposed Private Plan Change 17 to the Hamilton City Operative District Plan:**

### **Te Rapa North Industrial**

Hamilton City Council has accepted a private plan change request from Fonterra Limited (Fonterra) for notification under Schedule 1 to the Resource Management Act 1991 (RMA).

Proposed Private Plan Change 17 seeks to rezone approximately 91 hectares of land surrounding Fonterra's Te Rapa Dairy Manufacturing site in Te Rapa.

Specifically, the request seeks to:

- Rezone the land from Te Rapa North Industrial Zone – Deferred Industrial Zone to Te Rapa North Industrial Zone.
- Protect the Te Rapa Dairy Manufacturing site from incompatible surrounding land use and reverse sensitivity risk.
- Future-proof rail access to the North Island Main Trunk Line.

**You may view the full proposal at:**

- Hamilton City Council, 260 Anglesea Street;
- Any Hamilton City Library; and
- Online at [hamilton.govt.nz/planchange17](https://hamilton.govt.nz/planchange17)

For more information, visit [hamilton.govt.nz/Planchange17](https://hamilton.govt.nz/Planchange17) or email us at [planchange@hcc.govt.nz](mailto:planchange@hcc.govt.nz)

### **Making a submission**

The following persons may make a submission on the proposal:

- Hamilton City Council; and
- Any other person may make a submission on Proposed Private Plan Change 17 but if the person could gain an advantage in trade competition through the submission, then they may only make a submission if directly affected by an effect of the proposal that:
  - a) Adversely affects the environment; and
  - b) Does not relate to trade competition or the effects of trade competition.

**Submissions can be:**

- made online at [hamilton.govt.nz/planchange17](https://hamilton.govt.nz/planchange17) ;
- delivered to Hamilton City Council, 260 Anglesea St
- posted to Freepost 172189, Hamilton City Council, Private Bag 3010, Hamilton 3240, Attn: Plan Change 17 Submission; or
- emailed to [planchange@hcc.govt.nz](mailto:planchange@hcc.govt.nz).

The submission must be in form 5 and must state whether or not you wish to be heard on your submission. Copies of this form are available online at [hamilton.govt.nz/planchange17](https://hamilton.govt.nz/planchange17). Hard copy submission forms are available at Hamilton City Council, 260 Anglesea Street or at any Hamilton City Library and can be posted to Council or scanned and emailed to Council.

**Submissions close on 23 May 2025.**

**What happens after you make a submission**

The process for public participation in the consideration of the proposal under the RMA is as follows:

1. After the closing date for submission, Hamilton City Council must prepare a summary of decisions requested by submitters and give public notice of the availability of this summary and where both the summary and submissions can be inspected;
2. There must be an opportunity for the following persons to make a further submission in support of, or in opposition to, the submissions already made:
  - a. Any person representing a relevant aspect of the public interest;
  - b. Any person who has an interest in the proposal greater than the general public has;
  - c. Hamilton City Council itself; and
3. If a person making a submission asks to be heard in support of his or her submission, a hearing must be held; and
4. Hamilton City Council must give its decision on the provisions and matters raised in the submissions (including its reasons for accepting or rejecting submissions) and give public notice of its decision within two years of notifying the Plan Change proposal and serve it on every person who made a submission at the same time; and
5. Any person who has made a submission has the right to appeal against the decision on the Plan Change proposal to the Environment Court if;
  - a. In relation to a provision or matter that is the subject of the appeal, the person referred to the provision or matter in the person's submission on the proposal; and
  - b. In the case of a Plan Change proposal that is a proposed policy statement or plan, the appeal does not seek the withdrawal of the proposal as a whole.

If you have any questions in relation to the above, please contact the Urban and Spatial Planning Unit on 07 838 6699 or email [planchange@hcc.govt.nz](mailto:planchange@hcc.govt.nz)

[hamilton.govt.nz](https://hamilton.govt.nz)

**Mark Davey, Urban & Spatial Planning Unit Director**

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**23 April 2025**