

Appendix 13.

Stakeholder Engagement

1.0 Detail of Engagement

1.1 Mana Whenua

Since July 2023 Fonterra have been in active engagement with Mana Whenua in relation to PC17. Specifically, Fonterra have been engaging with the following Iwi and Hapū:

- Ngāti Wairere;
- Ngāti Mahanga;
- Ngāti Mahuta;
- Ngāti Tamainupō; and
- Waikato-Tainui.

Early engagement involved the circulation of Pānui containing information about Fonterra's proposal to rezone the land surrounding the Dairy Manufacturing Site in Te Rapa. Mana Whenua representatives prepared a Cultural Impact Assessment ('the 'CIA') on behalf of the wider rōpū that is included as **Appendix 14**.

Since mid-2023 fortnightly hui between Mana Whenua, Fonterra, and Harrison Grierson have been held to discuss progress with PC17, and to provide an open forum for any pātai. Every second hui was held kanohi ki te kanohi (in person) and hosted by Fonterra.

Fonterra have established a meaningful and ongoing relationship with Mana Whenua in respect of the PC17 process. Post-PC17 engagement is proposed to be ongoing and managed through a private agreement that is reflected in the signed Letter of Intent/

1.1.1 Cultural Impact Assessment

The Tangata Whenua Working Group (the 'TWWG') representing Ngāti Mahanga, Ngāti Wairere, Tamainupo, Turangawaewae Trust Board & Waikato-Tainui, have prepared a CIA (**Appendix 14**), to ensure the significance of the traditional and cultural relationship of mana whenua to whenua, wai and taonga is articulated, acknowledged, and understood in order to ensure the future development enabled by PC17 is approached in a manner that respects, acknowledges and maintains the integrity of this relationship.

The findings of the CIA have been incorporated into the assessments within this report, while the recommendations from the CIA are reflected through the proposed Plan Change and/or agreed to by Fonterra.

Overall, the CIA considered that the conditions associated with PC17, and the proposed development are consistent with the obligations of Tangata Whenua as kaitiaki (guardians) of the whenua (land) and wai (water) and will have acceptable impacts on the environmental and cultural values associated with the area .

Accordingly, the TWWG support PC17, conditional on agreement and execution of a range of recommendations which, at a high-level, include:

1. Fonterra and Tangata Whenua reciprocate obligations to Te Tiriti o Waitangi through continued engagement on any proposed developments and to actively provide for the considerations in this report.
2. That the developer/s of the plan change area continue to facilitate and resource ongoing engagement with Tangata Whenua.
3. Where possible, development should provide opportunities to share Tangata Whenua stories and provide for expressions of cultural history.

4. Tangata Whenua and the developer should clearly identify opportunities to restore and protect the health and wellbeing of taonga associated with Te Awa o Waikato.
5. Tangata Whenua to work with the developer/s to designate where onsite water conveyance pathways and water service structures (abstraction / discharge) should be.
6. Tangata Whenua to be consulted to determine the area/s should be protected from development and the process for its recognition.
7. Tangata Whenua will apply appropriate protocols to be implemented e.g. discovery protocols.
8. A full assessment of proposed activities against the objectives of Te Ture Whaimana.

The TWWG and Fonterra have discussed and acknowledged that the recommendations and outcomes sought by TWWG extend beyond the scope of the plan change application, and the commitment to these outcomes in later development stages is reflected in the signed Letter of Intent.

1.2 Waka Kotahi New Zealand Transport Agency (NZTA)

Fonterra and Harrison Grierson planners met with representatives of NZTA on 12 September 2024 to introduce PC17 and to specifically seek feedback on the 5m setback that PC17 is proposing along the sites interface with State Highway 1C. A representative for NZTA responded by way of email on 1 October 2024 confirming that the 5m setback was acceptable.

1.3 Hamilton City District Council (HCC)

Fonterra and Harrison Grierson have met with HCC on a monthly basis to discuss PC17. Engagement with HCC has focused on providing updates on the progress of PC17, establishing key points of contact, discussing expert reporting, and advising on the likely lodgement date.

A draft set of the planning provisions and Structure Plan was provided to the HCC planning team on 18 October and a workshop was held on 12 November 2024. Feedback received from HCC in the workshop was centred on:

- Achieving greater restrictions on non-industrial land uses
- Adopting a more restrictive approach on the non-ancillary retail standards (compared to the Industrial zone and existing Te Rapa North Industrial zone)
- Including guiding principles in the Structure Plan Chapter
- Including an area on the Te Rapa North Structure Plan for any food and beverage outlets or gyms and locating this area within the southern portion to ensure such services were within a walkable distance for workers within the zone.

Fonterra and Harrison Grierson have also kept HCC apprised of the outcomes of consultation with other parties on PC17.

1.4 Waikato Regional Council (WRC)

Fonterra and Harrison Grierson met with the Policy Planning Team at WRC on 31 July 2024 to introduce PC17 and specifically its context within the Future Proof Strategy and the Regional Policy Statement.

WRC provided valuable feedback on the recent Housing and Business Capacity Assessment 2024 (the 'HBA 2024') as well as the sequencing of demand and supply that is set out within the Future Proof Strategy and the Regional Policy Statement (through Proposed Change 1). Further feedback and clarification was provided by a WRC planner on 16 August 2024 which has been incorporated into this request by assessing the alternative land criteria within Appendix 13 (Responsive Planning Criteria – Out-of-sequence and Unanticipated Developments (Future Proof local authorities)) of the Regional Policy Statement (see **Appendix 22**).

1.5 KiwiRail

Fonterra and Harrison Grierson met with the KiwiRail planning team on 17 September 2024 to provide an overview of PC17 and details of the proposed rail siding onto the NIMTL as illustrated on the proposed Structure Plan.

KiwiRail were provided with the relevant Masterplan, draft (as it was then) and Structure Plan along with the Vitruvius Report that was commissioned by Fonterra to investigate the feasibility of a rail siding and prepare a concept design that would inform what was shown on the Structure Plan.

KiwiRail provided their approval in principle to PC17 via email on 24 September 2024.

1.6 Future proof

Fonterra and Harrison Grierson met with Future Proof representatives on 1 October 2024. Future Proof were provided an overview of PC17 along with what it meant within the context of the Te Rapa North strategic industrial growth node and the HBA 2024. The engagement focused on information sharing and no specific feedback or approval from the Future Proof Partners was sought.

1.7 Landowners

1.7.1 Within the PC17 Area

The properties within the Plan Change Area that are held by other landowners are detailed within the Planning Report, with the landowners being:

- a) J W Trustees Limited.
- b) Francis Vincent Rog, Karen Elizabeth Rog.
- c) Sikh Society.
- d) Empire Corporation Limited

The Sikh Society are landowners of 5 Bern Road (within PC17) and 1418 & 1426 Te Rapa Road (adjacent to PC17 area) and have been engaged with through multiple forums. They had no concerns with the proposal.

The other landowners are associated with 80 Meadow View Lane but are based overseas. The project team has informed them of the proposal over email and online calls and they have not expressed objection to the proposal.

Feedback has been received from the following properties that are within the Deferred Industrial Zone but outside the PC17 site:

- a) 1308, 1326 & 1406 Te Rapa Road, Horotiu, Hamilton; and
- b) Lot 6 DPS 18043

These landowners discussed with Fonterra the potential inclusion of their land in the Plan Change request or purchase of the property by Fonterra. The decision was made to not purchase nor include these properties within the Plan Change Area, as they were not required to either achieve the objectives of the Plan Change.

1.7.2 Te Awa Lakes

Fonterra, in association with the operation of the Te Rapa Dairy Manufacturing Site, engages with Te Awa Lakes ('TAL'), as a neighbouring landholder.

Fonterra engaged with TAL throughout the development of PC17, particularly from mid-2024. For context, TAL are progressing the development of 90ha of land for residential, commercial and recreational uses to the north of the Manufacturing Site, to the north of Hutchinson Road. Discussion primarily related to infrastructure capacity and servicing impacts as a result of future development.

To date, Fonterra have provided TAL with the scope and intention of PC17. Fonterra remains open to meeting and discussing solutions with TAL.

1.7.3 Wider community

A Te Rapa Plan Change Information session was held 31 August 2024, in combination with Te Rapa Dairy Manufacturing Site's annual community meeting. An invitation to the session was sent to Te Rapa site's email circulation list, landowners within the TRNIZ, landowners within and near to the Plan Change Area and landowners and stakeholders that had been engaged with as part of this proposal.

At the session Fonterra provided an overview of PC17. Information posters were displayed around the room and the Fonterra project team were available to answer questions.

Attendees included:

- a) Landowners from outside of the Plan Change Area, whose properties were located on River Road and Te Rapa Road;
- b) Landowners and tenants from within the Plan Change Area, including 1443 Te Rapa Road, Horotiu (Sikh Society);
- c) Key stakeholders including HCC and Te Awa Lakes;
- d) Mana whenua representative; and
- e) The project team including Fonterra, Harrison Grierson and BBO.

Attendees were predominantly individuals or groups who Fonterra had engaged with previously, such as described above. Other attendees included landowners with properties along River Road who were interested in the potential future NRC. Discussion also took place regarding the Plan Change Area, the intended future industrial uses and the Plan Change process.

All attendees were invited to provide feedback one month prior to the anticipated lodgement date of October, so their input could inform the application. To date, Fonterra has not received any feedback or queries as a result of this Community Day.