



FS48

Fonterra Limited Further Submission Proposed Kaipara District Plan

15 December 2025

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From: Fonterra Limited

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Fonterra Limited (“**Fonterra**”) made a submission on the Proposed Kaipara District Plan (“**Proposed District Plan**”) and is listed as Submitter 310. Fonterra has an interest in the Proposed District Plan that is greater than the interest the general public has.

Fonterra has significant assets and operational interests within the Kaipara District that may be affected by the Proposed District Plan including the Maungatūroto Dairy Manufacturing Site (“**Maungatūroto Site**”) (and associated irrigation wastewater pipeline) located on State Highway 12 immediately east of Maungatūroto.

Attachment A sets out Fonterra’s further submissions in respect of points made by other parties.

I confirm that I am authorised on behalf of Fonterra to make this further submission.

Fonterra wishes to be heard in support of this submission. If others are making a similar submission, Fonterra will consider presenting a joint case with them at the hearing.

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

I can confirm that copies of this further submission have been served on the person making the original submission.



Dated: 15 December 2025

Suzanne O'Rourke

National Environmental Policy Manager, Water & Environment

FONTERRA LIMITED

ATTACHMENT A – FURTHER SUBMISSIONS

	SUBMITTER	SUB NO.	PLAN SECTION	SUB-SECTION	SUPPORT OR OPPOSE	REASON FOR SUPPORT OR OPPOSITION	DECISION SOUGHT
FS48.1	Kainga Ora - Homes and Communities	322.16	Subdivision	SUB-S1	Oppose in part	<p>Kainga Ora seeks to reduce the minimum lot size for the General Residential Zone from 600m² to 400m² (for allotments that aren't connected to a reticulated water supply and wastewater services), and from 400m² to 300m² (for allotments that are connected to a reticulated water supply and wastewater services).</p> <p>There is a General Residential Zone on both sides of Doctors Hill Road located almost entirely within the Maungatūroto Dairy Factory Noise Sensitive Area that is connected to a reticulated water supply and wastewater services. The land is currently zoned Residential under the Operative Kaipara District Plan (“Operative District Plan”) which provides for subdivision as a controlled activity down to 600m². Rezoning to General Residential Zone results in a significant increase in subdivision potential for the majority of the residential lots (as a result of the 400m² minimum lot size). Reducing the minimum lot size further to 300m² increases the subdivision potential further. Fonterra opposes any reduction in the minimum lot size in relation to the Doctors Hill Road area due to an increase in potential reverse sensitivity effects on the Maungatūroto Site.</p>	Disallow the submission in relation to the Doctors Hill Road area.
FS48.2	Kainga Ora - Homes and Communities	322.22	General Residential Zone	GRZ-R3	Oppose		Disallow the submission in relation to the Doctors Hill Road area.

	SUBMITTER	SUB NO.	PLAN SECTION	SUB-SECTION	SUPPORT OR OPPOSE	REASON FOR SUPPORT OR OPPOSITION	DECISION SOUGHT
FS48.3	Kaipara District Council	222.1	Rural Zone	Maungatūroto Wastewater Pipeline	Support in part	<p>The submitter seeks to ensure that the provisions in the Proposed District Plan reflect the provisions in the Operative District Plan (and the associated Environment Court consent order (ENV-2011-AKL-000236 dated 20 December 2012). Fonterra is supportive of this to the extent that it relates to Fonterra’s interests.</p> <p>However, the submitter only seeks to ensure that the rules in the Proposed District Plan’s Rural Zone reflect the corresponding rules in the Operative District Plan and the consent order.</p> <p>The consent order approved new rules within the Rural Zone, Residential Zone and Industrial Zone that provided for and protected the Maungatūroto Site and its associated wastewater pipeline. Changes are therefore also required to other chapters to appropriately reflect the Operative District Plan provisions. Fonterra’s submission seeks new provisions within the appropriate chapters of the Proposed District Plan that reflect the corresponding Operative District Plan provisions, and seeks that Fonterra’s submission points are allowed in this regard.</p>	Allow the submission by accepting the relief sought in Fonterra’s submission.
FS48.4	Lynda Boakes	45.1	Planning Maps	Doctors Hill Road area	Oppose in part	<p>The submitter seeks to rezone land in the vicinity of Doctors Hill Road to Rural Lifestyle Zone. The submitter states:</p> <p><i>There is quite a lot of land up this side of Doctors Hill Road that would benefit being changed to Rural Lifestyle Zone,</i></p>	Disallow the submission

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					<p><i>would you consider changing all the land up this side of Dr Hills Road to match that on the western side of these blocks?</i></p> <p>It is unclear what land parcels the submitter seeks to be rezoned. However, Fonterra is opposed to the rezoning to Rural Lifestyle Zone of any land within the Doctors Hill Road Area due to its proximity to the Maungatūroto Site and potential reverse sensitivity effects.</p>	
FS48.5 Basil Foster	17.1	Planning Maps	Doctors Hill Road area	Oppose	<p>The submitter seeks to rezone the land at 89 Doctors Hill Road and <i>“all properties down the road towards the Maungatūroto township”</i> from General Rural Zone to Residential Zone. Fonterra is opposed to the rezoning to General Residential Zone of any land in the Doctors Hill Road area due to the area’s proximity to the Maungatūroto Site and potential reverse sensitivity effects.</p>	Disallow the submission.

FS48.6

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Murray Foster	54.1	Planning Maps	Doctors Hill Road area	Oppose	<p>The submitter seeks to rezone the land at 89 Doctors Hill Road from General Rural Zone to Rural Lifestyle Zone. The south-eastern corner of this property is located within the Maungatūroto Dairy Factory Noise Sensitive Area, however the submitter states the following:</p> <p><i>While the area includes a noise-sensitive designation, this is already managed through an existing covenant. This legal mechanism ensures that future development will be compatible with noise management requirements, avoiding potential land use conflicts.</i></p> <p>Fonterra is opposed to the rezoning to Rural Lifestyle Zone of land within the Doctors Hill Road area due to its proximity to the Maungatūroto Site and potential reverse sensitivity effects. A covenant is not sufficient in this regard.</p>	Disallow the submission.

	SUBMITTER	SUB NO.	PLAN SECTION	SUB-SECTION	SUPPORT OR OPPOSE	REASON FOR SUPPORT OR OPPOSITION	DECISION SOUGHT
FS48.7	Astute Consulting	110.5 ¹	Planning Maps and General	Planning Maps and General	Oppose in part	<p>The submitter seeks to reinstate the Operative District Plan “Harbour Overlay” for the Kaipara and Mangawhai Harbours and provide stronger guidance in terms of objectives and policies, and controls for runoff and impermeable surfaces. However, the submitter does not offer any proposed provisions. Therefore, it is not possible to assess the implications of the relief sought particularly in relation to earthworks associated with Fonterra’s wastewater pipeline.</p> <p>In addition, on the “Submissions Map Tool”, the Kaipara District Council has incorrectly shown the “Kaipara Harbour Overlay” extending over the Maungatūroto Site, whereas in the Operative District Plan it does not extend north of State Highway 16 (so does not extend over the Maungatūroto Site).</p>	Disallow the submission
FS48.8	Evolve Planning and Landscape Architecture	50.12	General Residential Zone	General Residential Zone	Oppose	<p>The submitter is seeking to provide for varying types of residential zones across the Kaipara District. However, the submitter does not specify where any new alternative residential zones should be located (or offer any proposed provisions). Therefore, it is not possible to assess the implications of the relief sought.</p>	Disallow the submission

¹ This is the submission reference number in the Summary of Submissions, but it is incorrect it should be 110.2.

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FS48.9	Evolve Planning and Landscape Architecture	50.13	General Rural Zone	General Rural Zone	Oppose	The submitter seeks to introduce a new Rural Production Zone that applies to Class 1 and 2 soils, with Class 3 soils being covered by the existing General Rural Zone. Neither the submitter nor the Planning Maps show the location of Classes 1, 2 and 3 soils, and the submitter does not offer any proposed provisions for a Rural Production Zone. Therefore, it is not possible to assess the implications of the relief sought.	Disallow the submission
FS48.10	Northpower Limited and Northpower Fibre Limited	283.182	Earthworks	EW-S3	Support	EW-S3 requires earthworks to be set back 1.5m from the boundary of a site in separate ownership. Fonterra supports the submitters' request to amend EW-S3 so that it does not apply to earthworks associated with the installation, operation, maintenance, upgrading and repair of existing infrastructure. This is important where infrastructure traverses several properties (e.g. such as Fonterra's wastewater pipeline).	Allow the submission

FS48.11

SUBMITTER	SUB NO.	PLAN SECTION	SUB-SECTION	SUPPORT OR OPPOSE	REASON FOR SUPPORT OR OPPOSITION	DECISION SOUGHT
New Zealand Agricultural Aviation Association	146.36	Noise	Policies	Support	<p>The submitter seeks to add the following new noise policy:</p> <p><i>NOISE-PX Recognising existing lawfully established noise emitting activities</i></p> <p><i>Provide for adequate areas where activities generating higher levels of noise can operate, subject to appropriate controls and where the special characteristics of noise generating activities are accommodated to reflect the function, character and amenity values of each zone including existing lawfully established activities that are high noise generators.</i></p> <p>Fonterra supports the introduction of this new noise policy on the basis that the Proposed District Plan continues to provide for the existing use rights noise environment of the Maungatūroto Site via site specific noise rules and the associated Maungatūroto Dairy Factory Noise Sensitive Area overlay.</p>	Allow the submission

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<p>FS48.12 New Zealand Agricultural Aviation Association</p>	146.37	Noise	Policies	Support	<p>The submitter seeks to add the following new noise policy:</p> <p><i>NOISE-PX Manage reverse sensitivity</i></p> <p><i>Reduce the potential for reverse sensitivity effects by employing land use controls that manage the design and/or location of new noise sensitive activities in proximity to areas that consistently experience higher noise levels.</i></p> <p>Fonterra supports this new noise policy as it recognises existing activities, such as the Maungatūroto Site, and the potential for reverse sensitivity effects arising from the establishment of noise sensitive activities within the associated Maungatūroto Dairy Factory Noise Sensitive Area overlay (consistent with the approach in the Operative District Plan).</p>	Allow the submission