

**Special Housing Area Te Rapa North “Te Awa Lakes”  
Submission by Open Country Dairy Limited**



NEW ZEALAND } DAIRY

**To:** Economic Growth and Planning Unit  
Hamilton City Council  
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**Submission On:** Special Housing Area Te Rapa North “Te Awa Lakes”

**Submitter:** Open Country Dairy Limited

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1.1. Perry Group Limited (the Applicant) proposes a Special Housing Area (SHA) at Te Rapa North known as “Te Awa Lakes”. Hamilton City Council has called for submissions on this proposal which involves two separate applications for the block of land north of Hutchinson Road, between the Waikato Expressway and the Waikato River.

- SHA A: At least 100 residential dwelling units in a mixed use and residential precinct. Alongside the residential component it is proposed there will be up to 2,500m<sup>2</sup> of commercial activity; and
- SHA B: Approximately 1000 residential dwelling units across mixed use, medium density residential, general density residential and river edge residential precincts.



- 1.2. Both areas are currently zoned Te Rapa North Industrial Zone and as noted in Council's supporting documents each area is surrounded by industrial land. Open Country Dairy is opposed to these proposals on the basis of reverse sensitivity issues.
- 1.3. In particular, Open Country Dairy opposes this application in total for the following reasons:
  - The existing industrial land use in the area minimises the risk of reverse sensitivity issues arising.
  - The proposed change of land use is incompatible with existing and likely future industrial activities inside and adjacent to the city boundary and will lead to unacceptable reverse sensitivity issues.
  - These applications must be considered within the context of the overall development, which appears to involve these two SHAs plus an indicated further area of housing to the north of the Waikato expressway as indicated in masterplan documents for the development.
- 1.4. Open Country Dairy acknowledges the importance of providing for residential development at appropriate locations within the Hamilton City, but considers that the proposed Te Awa Lakes SHA proposals are in completely inappropriate locations.
- 1.5. Open Country Dairy Horotiu is a major employer in the Waikato with a large milk processing plant at Waharoa which employs around 120 personnel and stage one of a new 10 tonne per hour whole milk powder plant currently under construction at Horotiu adjacent to the Affco Meat processing plant.
- 1.6. Stage one of the Horotiu plant is currently providing employment for around 200 construction staff and, once complete, will employ around 30 full time production and administration staff with further 12-14 tanker drivers, mainly from the local area. The site utilises local and regional contractors, with a significant construction capital cost currently being undertaken, a large portion of which is spent locally.



- 1.7. Stage one of the Horotiu processing facility will generate in excess of \$150million in export earnings and will be supplied by around 200 local farmers.
- 1.8. The OCD Horotiu site has the necessary resource consents for a second 10 tonne per hour whole milk powder plant on the site which would double capacity and would employ a further 10-15 production and admin staff plus a further 10-12 tanker drivers. Construction of this second plant will need to be carefully considered should the proposed Te Awa lakes Special Housing Area be accepted and adopted.
- 1.9. Stages one and two of the Horotiu processing facility will generate in excess of \$300 million in export earnings, and will be supplied by around 400 local farmers.
- 1.10. Open Country Dairy Horotiu, occupies a footprint of approximately 6 ha, with its boundary some 1200m from the Applicant's "masterplan" area and around 1500 m from the application area.
- 1.11. OCD's sister company, Affco New Zealand limited, has operated a meat processing plant at Horotiu for over 100 years, and has recently renewed resource consents to authorise ongoing operations
- 1.12. Open Country Dairy considers that it is important for the long term survival of existing industry in this area that adjacent industrial land uses should be retained to avoid reverse sensitivity effects associated with new incompatible land uses. Open Country Dairy considers that the Applicant's proposed change of land use to that of a residential SHA is incompatible with existing and likely future industrial activities within and adjacent to the city boundary.
- 1.13. As with many large businesses in the Hamilton area, Open Country is continually considering future options for expansion and new development. Open Country is concerned that future expansion and capital upgrades as well as construction of a second milk dryer at Horotiu will be compromised by adjacent incompatible land use activities which would be facilitated by the designation of the Perry's land to a Special Housing Area.



However, unlike many large businesses in Hamilton, Open Country Dairy operates facilities elsewhere in the Waikato and in other regions of New Zealand where adjacent land uses are more compatible with industrial meat processing than would be the case under the Plan Change. If the Plan Change is approved, Open Country would need to take future reverse sensitivity issues at the Horotiu site into consideration in its investment decisions, with potential adverse implications for the economic wellbeing of Hamilton residents, contractors and the City itself.

- 1.14. Open Country considers that the retention of industrial land on the City boundary is critical to the City's economic progress.
- 1.15. In conclusion, Open Country considers that the applications for a Special Housing Area for the Perry's land, known as Te Awa Lakes, should be rejected in its entirety as it will result in the loss of important future industrial land in the area, and it will potentially result in unacceptable reverse sensitivity issues. These factors will all contribute to a potential risk that companies such as Open Country Dairy Limited will look elsewhere for future expansion requirements, with associated long-term loss of employment and economic opportunities for the City.