

SUMMARY STATEMENT OF EVIDENCE OF NICOLA MARIE WILLIAMS ON BEHALF OF TUAKAU PROTEINS LIMITED

HEARING 7 INDUSTRIAL ZONE AND HEAVY INDUSTRIAL ZONE

1. I have read and considered the rebuttal statement of John Styles on behalf of Havelock Village Ltd (18 December 2019), the rebuttal evidence of Jane Mccartney of Waikato District Council (13 January 2020) and the further expert advice from Malcom Hunt (17 January 2020).
2. In summary the key points I wish to emphasise include:
3. As set out in my evidence Tuakau Proteins Ltd (TPL) is a significant employer in the district and has been established on the site in Lapwood Road since the 1970s.
4. I support the replacement of the definition of "industrial activity" with the National Planning standard definition (which is addressed in Hearing 5 (Definitions) section 42A report).
5. I note in the rebuttal evidence prepared by Jane Mccartney (page 20 pgs 87-89) the further comments in relation to Policy 4.7.11. I consider that it is important to consider the effect of the changing urban environment in the context of established industries such as TPL's site. While Ms Mccartney states that the Draft Growth & Economic Development Strategy (Waikato 2070) is a non statutory document it links with the Hamilton to Auckland Corridor Initiative which anticipates significant urban growth through the Paerata- Pukekohe- Tuakau-Pokeno areas and consideration of the urban environment needs to also include the existing rural and industrial environments of the district. I consider that the policy is important for consideration given the significant urban growth and development anticipated across the district in the future and the potential for reverse sensitivity.
6. I further note the amended recommendation at paragraph 94 and 98 of Ms Mccartney's rebuttal evidence in relation to Policy 4.6.7 and support this recommendation.
7. In relation to the proposed noise limit for the Industrial zone I consider that given the relatively isolated and site specific location of the TPL site the limit proposed in the Horotiu Industrial Park (45dBA (Laeq) (10pm to 7am the following day) measured within the notional boundary of any site zoned Rural would also be appropriate for the Tuakau site. An amendment to Rule 20.2.3.1 P3 in the proposed plan along the following lines would be a simple way to achieve this:

(a) Noise measured within any site in any zone other than the Industrial Zone and the Heavy Industrial Zone, must meet the permitted noise levels for that zone, except that for the industrial zone located at 22-26 Lapwood Road, Tuakau the noise limit for the adjacent Rural Zone shall be 45 dB (LAeq) and 70 dB (Lmax) from 10 pm to 7 am.

8. This would recognise the isolated nature of the Lapwood Road Industrial zone, the particular characteristics of the zone (being limited to one industrial site) and would enable the activity to continue on the site without the continued issue of the night time noise compliance.