

**BEFORE AN INDEPENDENT HEARINGS PANEL
OF THE WAIKATO DISTRICT COUNCIL**

IN THE MATTER of the Resource
Management Act 1991

AND

IN THE MATTER of the proposed
Waikato District Plan
(Stage 1) Hearing 25

**SUPPLEMENTARY EVIDENCE OF LAURIE COOK ON BEHALF OF HYNDS PIPE
SYSTEMS LIMITED AND THE HYNDS FOUNDATION**

LIGHTING

11 June 2021

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1. INTRODUCTION

1.1 My name is Laurie Cook. I am an Illumination Design Executive employed by the Independent Electrical and Illumination Engineers LDP Ltd.

1.2 I have outlined my qualifications, experience and commitment to comply with the Environment Court Expert Witness Code of Conduct in my evidence in chief.

1.3 I have previously provided evidence on behalf of Hynds Pipe Systems Limited and the Hynds Foundation (together, **Hynds**) supporting the application of the Heavy Industry zone to the lower portion of the property at 62 Bluff Road, Pokeno. I also provided evidence on behalf of Hynds in opposition to the Havelock Village Limited (**HVL**) rezoning proposal and the Hopkins' rezoning proposal.

2. EVIDENCE

2.1 This supplementary evidence is filed in response to the legal submissions on behalf of HVL which, at paragraph 7.34, question my evidence in chief on the basis that I referred to photographs taken by Hynds rather than photographs that I had taken myself, and that it was not clear where the photographs had been taken.

2.2 I undertook a further visit to the Hynds site on Thursday 3 June 2021. Attached as **Appendix 1** to this evidence are photographs that I took during that site visit and which show the nighttime illumination of the Hynds site in the Heavy Industrial Zone. I took these photos using a 55mm lens from the two locations shown on Appendix 1, at the boundary with the HVL land adjacent to the additional buffer (area 1) sought by Hynds. To make further observations of the nighttime illumination of the Hynds Site, I then ventured further into the HVL site to Viewpoint 3 (VP.3) as identified in Appendix 1. I was aware that Viewpoint 3 (where I stood) is within the HVL buffer but all three locations are as close to the additional buffer area 1 as I was able to access at night.

2.3 I confirm that having undertaken this further site visit that the opinion I expressed in my evidence in chief is unchanged. My opinion is still that notwithstanding Hynds' compliance with the Operative and Proposed Plan requirements and its resource consent, at night the light emanating from Hynds' operations will be conspicuous, especially when viewed along with the lighting in other parts of the Heavy Industrial zone, and potentially obtrusive to sensitive observers, when

viewed from the HVL site due to the large viewable area as seen from the elevated position.

- 2.4** In particular, this additional site visit has reinforced my original view that the illuminance and brightness numbers, such as those referred to at paragraphs 5.11 and 5.12 of Mr Bryan King's rebuttal evidence on behalf of HVL, are not relevant in this context. This is because as these measurements do not quantify the actual visual effect that may be observed from the HVL site.
- 2.5** A resident located in the proposed Havelock Village might reasonably expect a semi-rural vista with a predominantly dark outlook at night. Instead, a significant percentage of the view will include an illuminated industrial workspace. As I noted in my evidence summary, the visual impact of this illuminated industrial workspace will be greater than it might otherwise be (for example, in a city) because it is contrasted against a very dark background (the semi-rural land beyond the motorway and the night sky) and therefore will appear brighter than the measured light intensity would otherwise suggest. Furthermore, the veiling effects from these lights will also reduce visibility of the night sky. These effects are not addressed by numerical limits in the District Plan, but will, in my experience, be perceived by residents of the proposed Havelock Village as a loss of amenity.
- 2.6** I also understand that in the future, industrial operations may expand and locate on Heavy Industrial zoned land closer to the boundary with the HVL site boundary than they are currently located. That will exacerbate the effects that I have described above.
- 2.7** It is still my opinion that the buffer proposed by HVL will not address the reverse sensitivity issues associated with the lighting effects of Hynds' operations. In my experience, industrial operations that use lighting of the nature and scale like that used in the Heavy Industrial zoned area in Pokeno are likely to face complaints from residents who live in proximity to the operation, regardless of whether the lighting is compliant with the relevant consents and planning rules. Residents living behind the buffer proposed by HVL will still have views of the Hynds Factory Site and therefore, in my opinion, they will find the lighting from Hynds' operations to be obtrusive (and will potentially complain about it). As such, it continues to be my opinion that if the Panel was minded to accept the HVL proposal, the buffer area volunteered by HVL needs to include the

additional buffer areas proposed in Ms Rachel de Lambert's rebuttal evidence so that there are no lines-of-sight to the Heavy Industrial zoned land.

Laurie Cook

11 June 2021

Appendix 1: Photographs from the HVL site of the Heavy Industrial zone at Pokeno



Figure 1: Photos were taken at 'C1' and 'C2'. Photos were not taken at 'VP.3', however, I note that the Hynds Factory was even more visible from that location. Photos were taken using a Canon 450D camera with a Canon 55mm lens mounted 1.5m above the ground at approximately 7:00pm

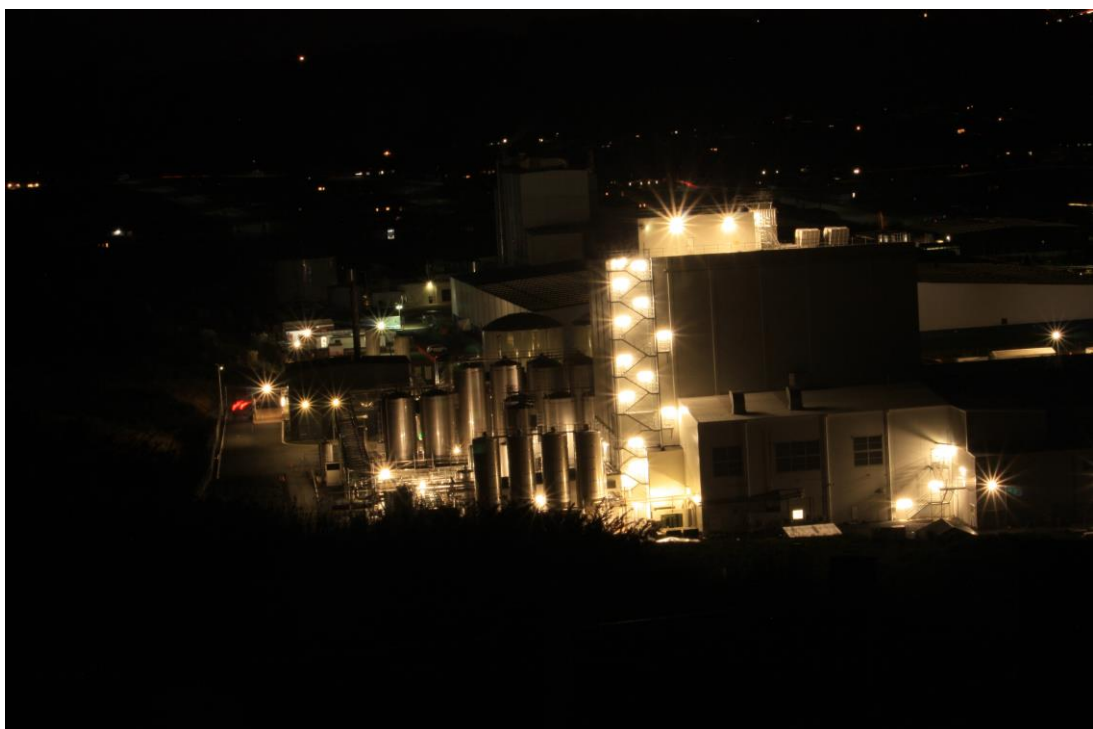


Photo 1: Taken from 'C2' looking north-east towards Synlait's site.



Photo 2: Taken from 'C2' looking north towards Synlait's site.



Photo 3: Taken from 'C1' looking north towards the Hynds site. I note that the dark area in the middle of the photo is where Hynds is currently undertaking earthworks so as to be able to expand its operations.



Photo 4: Taken from 'C2' looking north towards the Hynds site. I note that the area in the foreground and to the left are where Hynds is currently undertaking earthworks so as to be able to expand its operations.