

**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 7

**SUMMARY OF EVIDENCE OF ADRIAN HYNDS ON BEHALF OF HYNDS PIPE
SYSTEMS LIMITED AND THE HYNDS FOUNDATION**

Dated: 16 January 2020

1. INTRODUCTION

1.1 My name is Adrian David Hynds. I am a director of Hynds Pipe Systems Limited (**Hynds**). I prepared a statement of evidence dated 9 December 2019 for this hearing on behalf of Hynds and the Hynds Foundation. I refer to my background and experience in my statement and do not repeat those matters here.

1.2 The purpose of this statement is to provide a brief summary of my original evidence.

2. HYNDS SITE

2.1 Hynds operates a heavy industrial business that has centred its new manufacturing and logistics hub facility on appropriately zoned heavy industrial land at 9 McDonald Road, Pokeno (**Hynds Site**).

2.2 Prior to the purchase of the Hynds Site, Hynds conducted an extensive search for suitable land to establish a new state of the art multi-generational manufacturing and distribution facility. Hynds considered land in Hamilton originally. My original evidence explains why the Hynds Site was deemed suitable for the challenging requirements of a precast concrete manufacturing and distribution facility.

2.3 Stuart Property (a related company to Hynds) purchased the Hynds Site in 2004 and then undertook design, consenting, and rezoning processes to provide for the Hynds plant, within a wider industrial zone in the southern area of the enlarged Pokeno town village. We understood the land to the west of the Hynds Site was to be a substantial commercial quarrying operation. The industrial zone was protected from incompatible land uses establishing nearby, with residential housing positioned well to the north of the heavy industrial area.

2.4 Hynds' heavy industrial 24 hour/7 day operation is consented and operational, producing industrial noise, light pollution, frequent heavy vehicle movements and dust. Hynds has resource consent to operate its plant 24 hours a day and this is critical to its business. My original evidence included a number of photos which show the nature, and scale, of Hynds' operations, and the context of the surrounding land uses. I understand that issues relating to the zoning of the surrounding land will be dealt with at later hearings within this process.

3. COMMENTS ON PROPOSED PLAN

- 3.1** Hynds and the Hynds Foundation want to ensure that the Proposed Plan enables and encourages industrial development within the Heavy Industrial Zone. I refer to the evidence of Ms McLellan and Ms Hargrave on behalf of Hynds and the Hynds Foundation on this point.
- 3.2** Hynds has made a significant investment in Pokeno by establishing our principal facility there, in reliance on the heavy industrial zoning and surrounding land providing a significant buffer between the Hynds Site and any residential housing. Hynds plans to continue to develop the Hynds Site in the years ahead. That ongoing investment will be jeopardised if the Proposed Plan does not provide adequate protection for activities in the Heavy Industrial Zone so that they can continue to operate and adapt or grow their operations if necessary.
- 3.3** I am very concerned about reverse sensitivity effects on Hynds' current and future operations. Hynds wants to ensure that land with heavy industrial zoning (like the Hynds Site) is protected from encroachment by sensitive activities and proposals for rural and residential re-zoning in proximity. Hynds' operations, like many in the Heavy Industrial Zone, are noisy and generate dust. The site yard and buildings are highly lit when dark to allow safe and reliable access for heavy truck and trailer units. It is a heavy industrial operation which is not compatible with residential uses.
- 3.4** To then have incompatible land uses surround the plant would be unacceptable to Hynds and completely contrary to the purpose of the Heavy Industrial zone. From a purely common sense perspective this should not be allowed to occur.
- 3.5** I am also very concerned about attempts by other submitters to include more restrictive rules within the Heavy Industrial zone provisions which could have implications on Hynds' existing operations.
- 3.6** The Waikato Region needs long term secure employment hubs where manufacturing and logistics support capability can set up. This has been provided in the southern area of Pokeno Village and must be protected by appropriate planning provisions.