

**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

---

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

**Dated: 9 December 2019**

---

## **1. INTRODUCTION**

1.1 My name is Adrian David Hynds.

1.2 I have been a director of Hynds Pipe Systems Limited (**Hynds**) for twenty-two years.

1.3 I am also the managing director for Hynds Holdings Ltd, which includes our charitable trust organisation, Hynds Foundation. I have been the managing director for Hynds Holdings for three years.

1.4 For the past three years, I have also sponsored the construction programme for Hynds' new precast concrete factory located on land owned by Stuart Property off 9 McDonald Road, Pokeno. Stuart Property is a business unit of Hynds Holdings Ltd.

1.5 I am authorised by Hynds and the Hynds Foundation to give this statement of evidence on their behalf.

## **2. SCOPE OF EVIDENCE**

2.1 I have been asked to provide evidence that describes Hynds' operations at its site at 9 McDonald Road, Pokeno (**Hynds Site**) and the reasons for Hynds' concern about reverse sensitivity effects on its operations there.

## **3. HYNDS AND THE HYNDS FOUNDATION**

3.1 Hynds supplies over 40,000 product types for urban and rural infrastructure development. Our products are used to improve environmental water-based waste management, allow development of infrastructure for private and public transport, allow new housing and commercial sites to be built and improve industrial rural businesses. Hynds is owned by the Hynds Group, which is a family owned and operated business that specialises in the manufacture and supply of construction materials in New Zealand and Australia.

3.2 The Hynds Foundation was established after ten years of charitable giving by John and Leonie Hynds, to coordinate support resource with charitable

donations assisting pre-determined local community development programs in health, education, the arts, and social well-being.

**3.3** The Hynds Foundation is the owner of the land adjoining the Hynds Site, 62 Bluff Road. The Hynds Foundation is also a further submitter on the Proposed Waikato District Plan (**Proposed Plan**).

**3.4** Both Hynds and Stuart Property were involved in the original plan change (Waikato District Council Plan Change 24) for the enlarged Pokeno town village area. Stuart Property has built and contributed to some of the required and current infrastructure needed for the industrial area of Pokeno town village into and alongside McDonald Road.

#### **4. HYNDS SITE**

**4.1** Hynds operates concrete manufacturing and distribution sites across New Zealand, one of which is located at the Hynds Site. The Hynds Site is leased from Stuart Property and is zoned 'Heavy Industrial' under both the Operative Waikato District Plan (**Operative Plan**) and Proposed Plan. A map of the Hynds Site is attached to the evidence of Ms Anna McLEllan and Ms Chanel Hargrave on behalf of Hynds and the Hynds Foundation.

**4.2** Prior to Stuart Property purchasing 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.

**4.3** Stuart Property 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. The industrial zone was protected from incompatible land uses establishing nearby, with residential housing positioned well to the north of the heavy industrial area. We also understood that the land to the west of the Hynds Site was to be a quarry. When the new zoning for heavy industrial land use was established, both Fletcher (the owner of the aggregate extraction land) and ourselves placed suitable covenants on each to ensure that neither party objected to what we both planned to develop as heavy industrial businesses.

**4.4** The selected Hynds Site met strict criteria for our heavy industry needs as follows:

- (a) To allow for current and future product production and distribution demands for large and heavy infrastructure projects across the North Island;
- (b) The production methods onsite needed to incorporate very large machinery and heavy moving equipment, extensive open yard areas, and 24/7 production capability;
- (c) Production equipment onsite needed to allow for up to 50 tonnes in lift capacity, and building foundations designed for 70 years plus of productive use;
- (d) The size of the land needed to allow sufficient environmental controls onsite as well as safe entry and exit space for heavy logistics. Also, additional growth capability was requested for planned additional industrial and logistics activities;
- (e) The location of the yard required close proximity to quarry aggregate raw material supply, as well as central location to the three main Auckland, Hamilton, and Tauranga city centres, for both material supply and eventual product market;
- (f) Close access to main State Highways was essential to minimise traffic load and distances for efficient distribution of finished products to all corners of the North Island.

**4.5** The Hynds Site is large enough for its present manufacturing needs (Stage 1) as well as having room for future expansion in future stages.

**4.6** These factors listed above made the site suitable for the challenging requirements of a precast concrete manufacturing and distribution facility.

**4.7** A portion of the Hynds Site land allowed construction of McDonald Road along the northern portion of this land holding. The construction of a railway crossing, new road bridge, road alignment, and footpath, now allows a direct link from

Great South Road through to the industrial area in the south of Pokeno town village. This land holding is yet to be transferred into Waikato District Council ownership as it is part of a wider contribution that Stuart Property is making to the development of the Pokeno industrial area.

## **5. HYNDS FOUNDATION SITE**

- 5.1** The Hynds Foundation purchased 62 Bluff Road in 2019. This property is adjacent to the Hynds Site. The previous owner of the property (Grander Investments Limited) has lodged a submission seeking to amend its zoning from a combination of Aggregate Extraction/Industrial to Heavy Industrial. Both Hynds and the Hynds Foundation's further submissions support the rezoning request.

## **6. OPERATIONS AT THE HYNDS SITE**

- 6.1** The present operations at the Hynds Site manufacture core precast products and are located at the eastern side of the land (which we call the Stage 1 development). The operations on site include:
- (a) Ordering, receipting, testing, and managing of raw materials for the manufacture of concrete;
  - (b) Batching, transporting, processing, and curing of concrete;
  - (c) Fabrication of steel reinforcing wire and bar for precast concrete product manufacture;
  - (d) A range of precast concrete product manufacturing processes including use of static mould and moving mould production lines. ;
  - (e) Use of plastic lining and custom forming machinery;
  - (f) Laboratory testing of raw materials, batched concrete, precast concrete products;
  - (g) Storage and distribution of finished goods;
  - (h) Engineering and technical management for onsite processes and product quality;
  - (i) Maintenance services for preventative and reactive support of all processes;
  - (j) Fabrication of forms;
  - (k) Yard controls and distribution transport support for Hynds North Island wide branch network; and
  - (l) Management and support services for site operations.

**6.2** Hynds has resource consent to operate its plant 24 hours a day and this is critical to its business.

**6.3** The future Stage 2 and 3 developments will be located at the west and south of the current Stage 1 development. Figure 1 below shows the Hynds Site, with Stage 1 in the center of the photo and Stages 2 and 3 in the foreground.



Figure 1



Figure 2

**6.4** Figure 2 above shows the type of heavy vehicle typically used to transport Hynds' products.

## **7. COMMENTS ON PROPOSED PLAN**

**7.1** This section of my evidence provides general comments on the Proposed Plan and the submissions on which Hynds and the Hynds Foundation has lodged further submissions. The evidence of Anna McLellan and Chanel Hargrave on behalf of Hynds and the Hynds Foundation provides comments on the specific provisions that are the subject of Hearing 7.

**7.2** 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 Anna McLellan and Chanel Hargrave on behalf of Hynds and the Hynds Foundation on this point.

**7.3** 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 development the Hynds Site in the years ahead with various additional types of facilities for product manufacture, import/export logistics, warehousing, truck and distribution hub activities and administrative support offices, to support the North Island, South Island, and South Pacific Island demands. 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.

**7.4** 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.

**7.5** Figures 3 and 4 below show the Hynds Site. Figure 3 is a photograph looking down on the Hynds Site. This shot shows the hill in the background that is currently zoned 'aggregate extraction' – and the current land owner has lodged a submission seeking to rezone it to provide for a residential development that looks down on the heavy industrial businesses below. Figure 4 is a photograph from the Hynds Foundation Site on Bluff Road looking north east towards the industrial business zone, with the Hynds Site in the distance



Figure 3



Figure 4



- 7.6** The effects of new rural residential and/or residential developments near the Hynds site will have on Hynds' day-to-day business activities on the Hynds Site are of great concern to me. If residential zoning is provided, the new residents are very likely to complain about Hynds' operations (both existing and if expanded in the future). This will have significant implications for the operation of the plant and is completely unacceptable. Hynds will be expanding on these issues at other hearings to be held later in the Proposed Plan hearing process.
- 7.7** Hynds is also concerned about the use of the road network around the Hynds Site, including McDonald Road and the rural Bluff Road, to service any new residential development. McDonald Road was not designed as a wide multi-use road that would be suitable for both heavy trucks and trailers in combination with higher loading of private cars, bicycles, and pedestrians. The road was designed for the heavy industrial users firstly, with it also being an alternative access from the south into the existing Pokeno village. If Pokeno village is expanded significantly beyond what is currently consented, McDonald Road should not be considered as a suitable safe residential multi-use road to support a significant increase in residential users. This is due to its narrow width (it is narrower than the Hynds site access road which we use to drive heavy trucks and trailers on the site).
- 7.8** In addition, the stormwater management for the industrial area of Pokeno village has already been designed and installed to manage the existing McDonald Road size and surrounding industrial land. If additional impermeable surfaces were developed upstream of this infrastructure, the downstream land holders and McDonald Road will flood.
- 7.9** Hynds has invested millions of dollars in the Hynds Site in the expectation it would be in operation for 70 plus years, in reliance on the Heavy Industrial zoning. To then have incompatible land uses surround the plant and affect that investment is unacceptable to Hynds and completely contrary to the purpose of Heavy Industrial zoning. From a purely common sense perspective this should not be allowed to occur. Allowing private residences to be built adjacent to heavy industrial factories and heavy product logistics hubs will cause years and years of complaints and frustration, putting the Waikato District Council in the spotlight for allowing such a crazy situation to accumulate. 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. Please do not allow houses to be built beside and above it.

## **8. CONCLUSION**

**8.1** Hynds operates a heavy industrial business that has centred its new manufacturing and logistics hub facility on appropriately zoned heavy industrial land in Pokeno. This allowed Hynds to set up its heavy industrial 24 hour/7 day operation, producing industrial noise, light pollution, frequent heavy vehicle movements and dust.

**8.2** It is vitally important that the Proposed Plan provides adequate protection for heavy industrial activities, within the Heavy Industry Zone, to ensure they can continue to carry out their day to day business and have certainty for the future.

**Adrian Hynds**

**9 December 2019**