

13 November 2020

The District Planner
Matamata-Piako District Council
35 Kendrick Street
PO Box 266
TE AROHA 3342

ATTENTION: Ally van Kuijk

Dear Ally

REQUEST FOR A PRIVATE PLAN CHANGE (Section 73(2) OF THE RMA)
WAITOA MANUFACTURING SITE DEVELOPMENT CONCEPT PLAN - NOISE

Further to our ongoing discussions regarding noise emissions associated with the Waitoa Dairy Manufacturing Facility, Fonterra Ltd hereby lodges a request for a private plan change. The proposal is to amend the Development Concept Plan set out in Schedule 5 of the Operative District Plan by replacing the existing noise control boundary with a new Noise Emissions Control Boundary and amending associated rules.

The proposal is triggered by a situation of historical and ongoing breaches of the existing Noise Control Boundary. Notwithstanding that no complaints have, in fact, been made in respect of noise emissions from the Facility, Fonterra has still undertaken a number of steps to address the situation including:

- the progressive acquisition of properties on the eastern side of State Highway 26 to establish a buffer to the main body of the village;
- changes to on-site management practices, including rail deliveries, fork lift operation and car park management; and
- the detailed examination of options for reducing noise emissions via on-site mitigation measures.

The latter stage has resulted in the identification of two key capital projects that are scheduled for completion by the end of 2020. Despite all of these steps, further on-site reduction measures to achieve compliance with the current Noise Control Boundary is impracticable as the key noise sources relate to fixed long-life assets located adjacent to the eastern boundary of the site, facing Waitoa Village.

Consequently, a change to the District Plan is the most appropriate means of providing certainty to Fonterra, Council and the wider community regarding anticipated noise emissions from the Facility. As explained in the documentation, the new boundary and associated provisions will represent a significant improvement on the noise environment that has existed for some years.

As the proposal does not involve any changes to Objectives, Policies or plan provisions applying beyond the immediate environs of the Facility, Fonterra requests that the Proposed Plan Change is processed on the basis of limited notification to those owners and occupiers located within the proposed Noise Emission Control Boundary, identified as the blue line in Appendix C to the application. To assist in the identification of these parties, Fonterra has provided a copy of the 'shapefile' to Council's GIS Administrator, Alex Naea.

Please note the author as the primary contact person for all regulatory and process matters, including the address for service. All invoicing and financial matters can continue to be directed to Brigid Buckley at Fonterra.

I look forward to hearing from you in due course.

Yours sincerely,



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