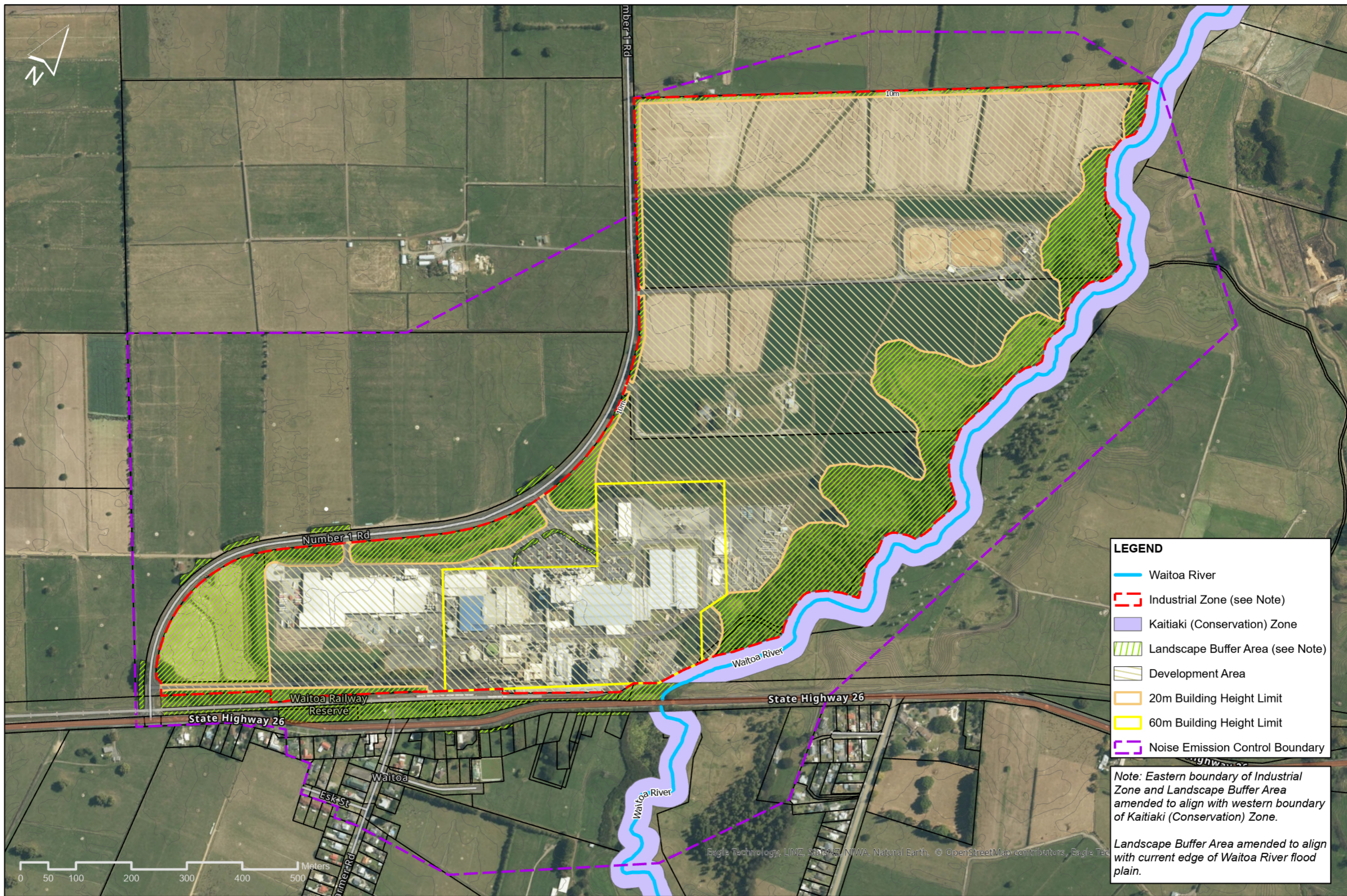




APPENDIX C

Replacement Development Concept
Plan & Activity Schedule



WAITOA DAIRY MANUFACTURING SITE - DEVELOPMENT CONCEPT PLAN AND ZONE BOUNDARY AMENDMENT

SCALE 1:6,000 AT A3 | FEBRUARY 2024 | MAP NO-1 | R9



WAITOA DAIRY FACTORY DEVELOPMENT CONCEPT PLAN

UPDATED ACTIVITY SCHEDULE

Minor amendments to the list of permitted, controlled and discretionary activities on the Operative Development Concept Plan Activity Schedule as follows (to correlate with the updated Development Concept Plan not distinguishing between Existing and Future Development Areas):

Permitted Activities

Subject to compliance with the performance standards, the following are Permitted Activities within the Existing and Future Development Areas identified on the Development Concept Plan:

- 1) The manufacture and/or processing of dairy products.
- 2) Facilities for the packing and distribution of any products produced on the site and related to the rural sector.
- 3) Warehouses, silos, stores, coolstores for the storage of any products produced on the site and related to the rural sector.
- 4) Fixed irrigation systems, effluent treatment ponds and the spraying and spreading of dairy factory liquid byproducts or wastes as a fertiliser or for irrigation purposes from these systems or from truck based units.
- 5) Transport servicing depots and workshops.
- 6) Farming activities excluding factory farming (in Future Development Area only).
- 7) Buildings, structures and activities accessory and/or ancillary to any Permitted Activity.
- 8) Laboratories and research facilities ancillary to the manufacture and processing of dairy products.
- 9) Water treatment plants.
- 10) Residential accommodation for staff as at 10 June 1993.

Controlled Activities

Subject to compliance with the relevant standards and development controls the following are Controlled Activities within the Existing and Future Development Areas identified on the Development Concept Plan:

- 1) Energy production including boilers, power plants and co-generation plants.
- 2) Facilities for the storage of dangerous goods and hazardous substances associated with the processing of dairy products including related byproducts and waste materials.
- 3) Buildings, structures and activities accessory and/or ancillary to any Controlled Activity.

Discretionary Activities

- 1) Any industrial activity not listed as a Permitted Activity.
- 2) Wastewater treatment plants.

Performance Standards

Noise

Replace the existing noise standards (a), (b) and (c) from the Operative Development Concept Plan with the following noise standards:

Waitoa Dairy Factory

- 1) Noise levels associated with any activity or combination of activities within the Development Area defined on the Development Concept Plan must not exceed the following rating levels at the Noise Emission Control Boundary:
 - a. Monday to Sunday including Public Holidays 7am to 10pm: 50dB $L_{Aeq}(15min)$
 - b. All other times: 45dB $L_{Aeq}(15min)$ and 75dB L_{AFmax}
- 2) Noise levels must be measured and assessed in accordance with the requirements of New Zealand Standard NZS 6801:2008 “Acoustics – Measurement of Environmental Sound” and New Zealand Standard NZS 6802:2008 “Acoustics – Environmental Noise”.

Existing Buildings Accommodating Noise Sensitive Activities

- 3) Within six months of [date plan change becomes operative], the owners and operators of the Waitoa Dairy Factory Site must, in respect of any building that existed at [date plan change becomes operative] accommodating a noise sensitive activity that falls within the Noise Emission Control Boundary for the Waitoa Dairy Factory, make an offer to the owner(s) to assess the internal noise levels within any habitable rooms from the operation of the Waitoa Dairy Factory.
- 4) If the owner(s) accept the offer made by the owners and operators of the Waitoa Dairy Factory Site, the assessment of internal noise levels within habitable rooms must be undertaken by a suitably qualified and experienced acoustic consultant during the busiest period for the Waitoa Dairy Factory (August to November). The results of the internal noise assessment will be used to determine what noise mitigation is required (if any) to ensure internal noise levels from the operation of the Waitoa Dairy Factory are controlled to an appropriate level.
 - a. If the internal noise level in bedroom(s) is greater than 35dB $L_{Aeq}(15min)$ and/or greater than 40dB $L_{Aeq}(15min)$ in any other habitable room, then a further assessment must be undertaken with windows closed to determine what mitigation measures are required under b. and c. to achieve an internal noise level that does not exceed 35dB $L_{Aeq}(15min)$ (in bedrooms) and/or 40dB $L_{Aeq}(15min)$ (in all other habitable rooms).
 - b. If the internal noise level in bedroom(s) is less than 35dB $L_{Aeq}(15min)$ (with windows closed) and/or less than 40dB $L_{Aeq}(15min)$ in any other habitable rooms (with windows closed), a mechanical ventilation system must be offered to be installed to provide ventilation.
 - c. If the internal noise level in bedroom(s) is greater than 35dB $L_{Aeq}(15min)$ (with windows closed) and/or other habitable room is greater than 40dB $L_{Aeq}(15min)$ (with windows closed), a mechanical ventilation system must be offered to be installed and other measures such as upgraded glazing alternatives must be offered to be installed.
- 5) The noise mitigation measures must be installed within six months of the offer being accepted by the property owner, or such alternative timeframe agreed in writing by the property owner(s) and must be certified as achieving the required level of mitigation by a suitably qualified and experienced acoustic consultant.
- 6) The assessment, mitigation, and certification as outlined in Rules 4 – 5 above shall be undertaken at a cost in all matters of the owners and occupiers of the Waitoa Dairy Factory Site.
- 7) Rule 3 shall cease to have effect on MPDC receiving confirmation of any of the following:
 - a. The owner of a building containing a noise sensitive activity accepts the offer

required by Rule 3;

- b. The owner of a building containing a noise sensitive activity declines the offer required by Rule 3;
 - c. That the owners and operators of the Waitoa Dairy Factory site demonstrate to the satisfaction of the Matamata-Piako District Council that they have attempted to elicit a response from the owner of a building containing a noise sensitive activity on at least three separate occasions without any reply.
- 8) Within one month of the completion of any mitigation works, confirmation of the works being completed and performing at the required level of mitigation (as certified by a suitably qualified and experienced acoustic consultant), must be provided to the property owners and Matamata-Piako District Council.
- 9) Noise levels must be measured and assessed in accordance with the requirements of New Zealand Standard NZS 6801:2008 “Acoustics – Measurement of Environmental Sound” and New Zealand Standard NZS 6802:2008 “Acoustics - Environmental Noise”.
- 10) For the purposes of this rule, a mechanical ventilation system means:
- a. An outdoor air system complying with the requirements of the Building Code (NZS 4303) for mechanical ventilation (refer Clause G4). This is to provide a minimum level of air quality; and
 - b. A mechanical heating/cooling system (eg. heat pump) designed by a suitably qualified engineer. This is to provide thermal comfort. The heating/cooling system must:
 - i. be capable of maintaining an internal temperature of 18C° in all bedrooms at all times with all bedroom doors closed.
 - ii. be capable of maintaining a maximum internal temperature of 22°C in all other habitable rooms at all times with all bedroom doors closed.
 - iii. be designed to NIWA 2.5% design weather dataset.
 - iv. allow the on/off operation to be controlled by the occupant.
 - v. allow the set temperature of each heating/cooling unit to be controllable between 18°C to 25°C by the occupant.
 - c. System noise must be designed so that the combined level from the outdoor air system (satisfying clause 10(a)) and heating/cooling system (satisfying clause 10(b)) does not exceed 35dB $L_{Aeq(30s)}$ in bedrooms and 40dB $L_{Aeq(30s)}$ in other habitable rooms.

Principal reason: The intent of Rule 10(b)(ii) is to ensure that heating/cooling from bedrooms cannot be used to satisfy the thermal comfort criteria in other rooms.