



Appendix G

Community Consultation Letter & Map

Proposed Private Plan Change 55: Waitoa Dairy Manufacturing Facility

25 July 2023

To the Landowner and/or Occupier

The following information is being provided as an update on Private Plan Change 55 for the Waitoa Dairy Manufacturing Facility site, and is being sent to all properties within or near the proposed new noise control boundary.

Plan Change Background

Fonterra lodged a request for a Private Plan Change (known as 'PC55') to address noise emissions associated with the Waitoa Dairy Manufacturing site. PC55 proposed to amend the Development Concept Plan in the Matamata Piako Operative District Plan by replacing the existing Noise Control Boundary ('NCB') with a new Noise Emissions Control Boundary (NECB) and amending associated rules. The new NECB was developed based on noise monitoring undertaken by Fonterra's acoustic consultants. A map showing the existing NCB and the proposed NECB is attached.

PC55 was lodged with the Council in November 2020. The documentation is titled 'Proposed Plan Change – Waitoa Dairy Manufacturing Site (Noise)'. A link to the documentation is provided below. Since this time Fonterra has been preparing documentation in response to a request from the Council for further information. The further information response was submitted to Council on 30 November 2022.

Reason for Plan Change

The proposal was lodged due to changes in the noise profile of the Waitoa Dairy Manufacturing Site. This includes changes resulting from a number of measures undertaken by Fonterra to address the noise non-compliances at the site. The most recent projects included two key capital projects, being the installation of noise attenuation on the Specialty Powders Dryer Exhaust Stacks and an acoustic wall around the Dryers 1 & 2 of the Cooling Tower which were completed by the January 2021. Further steps to achieve compliance with the current NCB is challenging as the key noise sources relate to fixed long-term assets. However, Fonterra is committed to continuing to implement measures to address noise levels particularly when any new plant is developed at the site.

Therefore, PC55 has been prepared to provide certainty to Fonterra, Council and the community regarding anticipated noise emissions from the Waitoa facility.

Acoustic Treatment

The rules proposed as part of the Plan Change focus on determining an acceptable internal noise environment that provides a comfortable level of amenity. This means that any dwelling located within the NECB will be assessed to enable a clearer understanding of the actual effects of noise emissions. Fonterra will then fund works that are required to be undertaken to establish an acceptable level of internal noise reduction. These measures will be regulated through a new rule proposed as part of the Plan Change. A further description of this approach is set out in s7.1.3 of the application documentation.

Timeline







Fonterra is now undertaking consultation with the community to provide an update on the proposal, and to provide an opportunity for feedback to be received on the proposal.

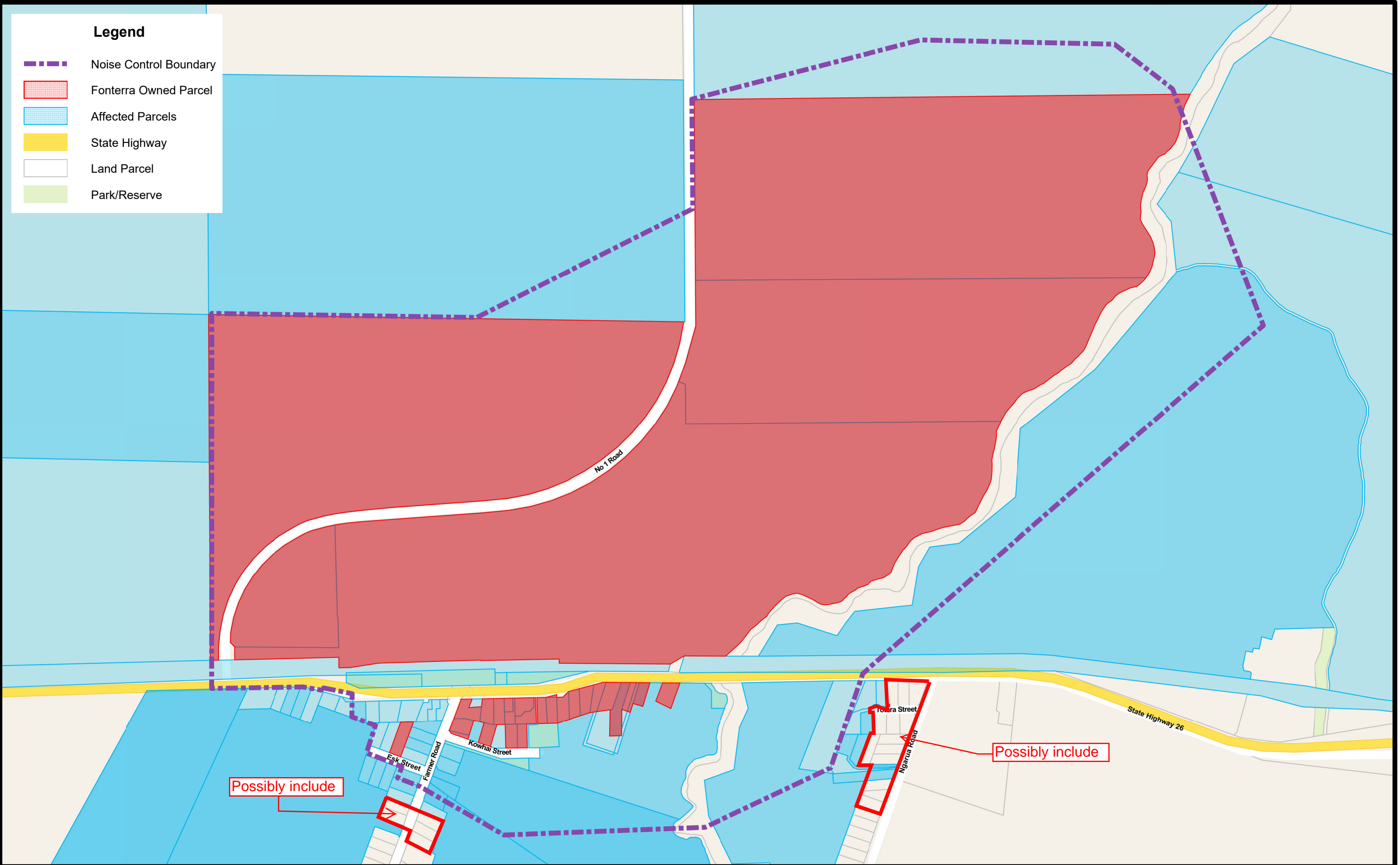
Please send any comments on the proposal to the email address waitoa@fonterra.com by Friday 25 August, 2023.

Copies of the Plan Change documentation

A copy of the PC documentation can be requested [here](#).

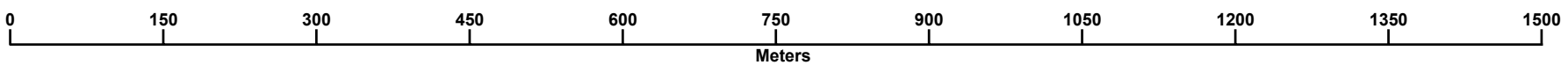
Legend

-  Noise Control Boundary
-  Fonterra Owned Parcel
-  Affected Parcels
-  State Highway
-  Land Parcel
-  Park/Reserve



Data is provided as at January 2021 [pursuant to the Local Government Official Information and Meetings Act 1987]. While every effort has been made to ensure accuracy of the data, MPDC cannot guarantee its accuracy or suitability for any specific purpose. MPDC is not responsible for the misuse or misinterpretation of the data supplied. Under no circumstances shall MPDC be liable for any actions taken or omissions made from reliance on any information contained herein from whatever source nor shall the MPDC be liable for any other consequences from any such reliance. Copyright © 2021 Matamata-Piako District Council. Cadastral information derived from Land Information NZ Crown copyright reserved.

Noise Control Boundary - Waitoa



Scale (when printed on A3)
1:6,500

Date: 14/01/2021

Authored: A Naea (MPDC)

Projection: NZTM 2000

