

**Environmental Scoping Study**

**East Coast  
Lumber Ltd**



# **Environmental Scoping Study**

## **East Coast Lumber**

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Appendix 1 - Certificate of Title

Appendix 2 - Safety Data Sheet for Sapstain and Mould Control Product

## **1 Summary**

The purpose of this scoping report is to describe the current situation with regard to the environmental effects of the East Coast Lumber activity. This includes the identification of any consenting requirements under the Resource Management Act 1991 and the relevant local plans operating under the Act, and any effects on the North Clyde environment that may be occurring as a result of activities on-site and if these are being adequately addressed. This scoping report will then inform the wider North Clyde Strategy that is being prepared concurrently.

From the information available at the time of preparing this report it has been identified that the activities at East Coast Lumber are currently complying in most part with the Resource Management Act 1991 and the relevant district and regional plans.

Key recommendations for East Coast Lumber are:

- 1) To develop an Environmental Management Plan to include; on-going management of various aspects of the operation including dust suppression and noise reduction.
- 2) To progress the planned removal of the moth-balled timber treatment facility on-site, in a manner agreed with Hawke's Bay Regional Council.
- 3) To consider additional landscaping improvements along the boundary with Ormond Road (additional buffer planting) to better manage the impact of the yard on the visual amenity of adjoining residential dwellings.
- 4) To participate in any community advisory group that may be established to facilitate positive relationship building between local businesses and the residents of North Clyde.

## **2 Scoping Report Methodology**

This scoping report has been developed using information obtained from a site visit held on the 29<sup>th</sup> January 2013 accompanied by the Operations Manager – Mike Pollock, data sourced from both Wairoa District Council and Hawke's Bay Regional Council, a broad desktop assessment, and input from Wairoa District Council's Environmental Health Officer.

It is important to note that although this report has sought to provide an accurate representation of the operation's activities, it is not a comprehensive environmental impact assessment.

## **3 Site Description**

### **3.1 Business Details**

East Coast Lumber is a family owned and operated raw timber processing and wholesaler business in Wairoa<sup>1</sup>. The business was initially established by the Hedley family in 1973. The current owner took ownership in 2003, and the operation is currently managed by Mike Pollock (Business Manager).

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<sup>1</sup> Wairoa Timber Processors is a sister company of East Coast Lumber, hence the two businesses operate closely.



The East Coast Lumber yard is located on Carroll Street in North Clyde. North Clyde has a long history of mixed use dominated by medium-scale industries and commercial operations. It is for this reason that Mike Pollock considers the yard to be situated in an appropriate and logical location.

The business takes high grade wood from the lower half of the pine tree (this involves approximately 5 – 6 logging trucks entering the site each day, carrying approximately 28 tonne of logs each), and these raw logs are then milled with 50% of the lumber going to the United States and European high-end housing markets, with the rest going to the local NZ market. The by-product material is sent to Pan Pac for pulp, and to fuel the kilns at Wairoa Timber Processors.

Approximately 25 full time equivalents and 5 contractors are employed by East Coast Lumber and Wairoa Timber processors combined (staff work across the two businesses).

### 3.2 Site Details

Physical address: 161 Carroll St, Wairoa

Site area: 2.7373 ha

Legal description: Lot 2 DP 28346

### 3.3 Applicable District and Regional Plans

The following section outlines the applicable district and regional plans and the specific sections of each plan that apply to the East Coast Lumber site. A detailed assessment of the East Coast Lumber site against the relevant sections of each plan are discussed further in section 7 below.

#### 3.3.1 Wairoa District Plan

The East Coast Lumber yard is located in the Industrial Zone in the Wairoa District Plan, bounded to the north by a strip of Residential-zoned land – see planning map Figure 1 below.

The objectives and policies of the Industrial Zone aim to provide for the establishment of industry in this area, whilst avoiding, remedying or mitigating adverse effects on the environment and on the amenity values of surrounding areas (particularly where sites adjoin the Residential Zone).

The District Plan provides for any activity to locate in the Industrial Zone provided it can meet the Industrial Zone performance standards for permitted activities.

Permitted activity performance standards in the Industrial Zone include noise limits, odour & glare standards, building setbacks, parking and loading requirements, signage limits, hazardous substance thresholds, building freeboard requirements in flood prone areas, and earthworks limits.



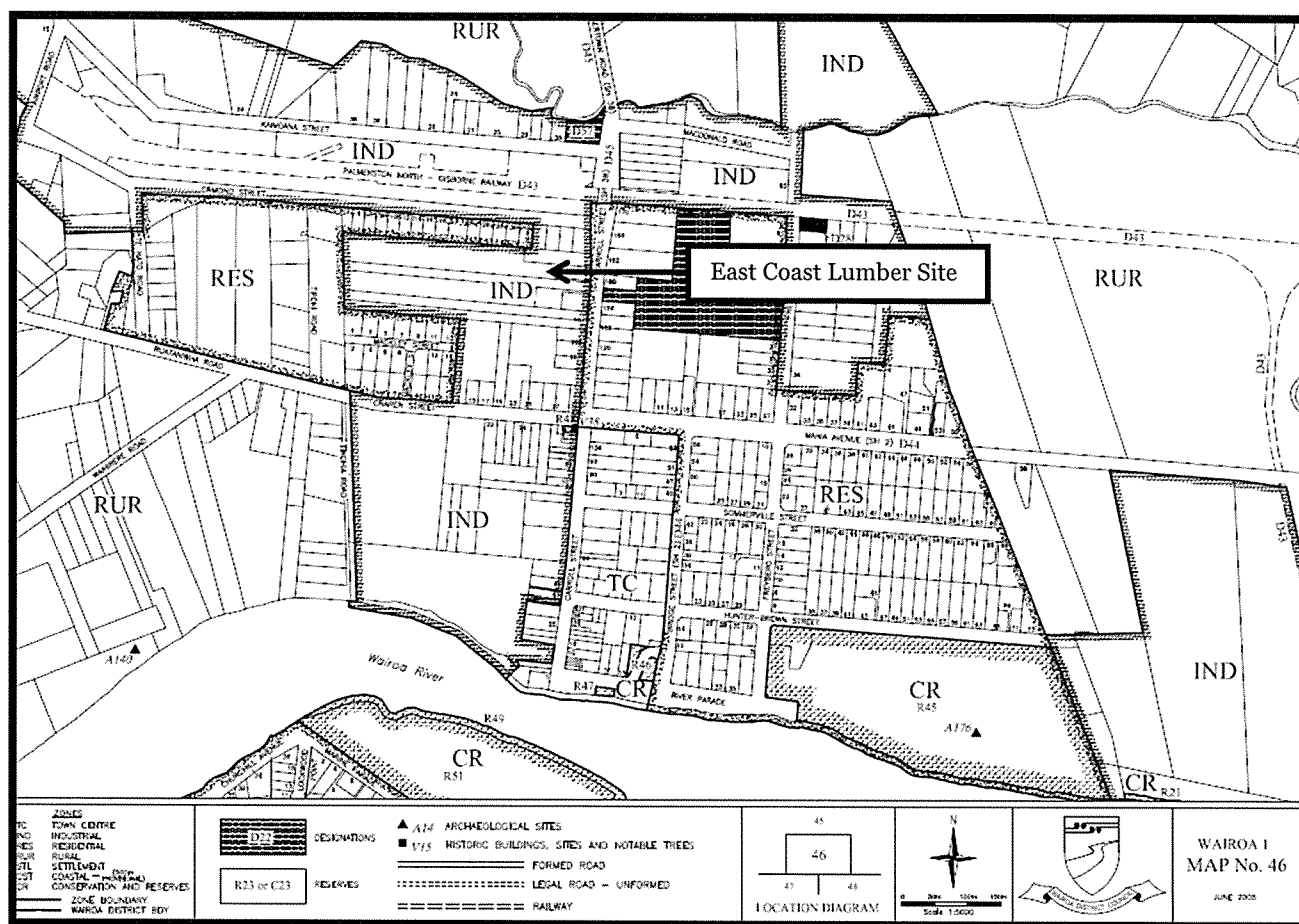


Figure 1 – location of East Coast Lumber on Wairoa District Council Planning Map

### 3.3.2 Hawke's Bay Regional Resource Management Plan (RRMP)

The Hawke's Bay Regional Resource Management Plan applies to the East Coast Lumber site. This Plan addresses matters such as odour, dust, and discharges to land and water and the way in which East Coast Lumber need to manage their site in relation to these matters.

Rule 29 of the RRMP is considered to be most applicable and permits the discharge of dust arising from the loading, unloading, and conveyance of goods and materials (including aggregates) subject to meeting certain standards. Consideration of this section of the RRMP is discussed further in section 7.1.2 below.



## 4 Current Activities/Operations On-Site

### 4.1 Site Plan



Figure 2: East Coast Lumber Site

As can be seen from figures 2 & 3, there are a number of large buildings located on the site. These include an office block to the rear of the site adjacent to the sawmill, a large sawmill, a revolving sorting table, a former timber treatment building and various storage facilities towards the front of the yard.

Stockpiles of timber are located along the northern boundary immediately behind large earth bunds. The majority of the yard comprises an unsealed permeable gravel/sawdust surface. It has one access (entry/ exit) point to Carroll Street. Goods vehicles then manoeuvre around the rear of the property to load/ unload timber, where there is a larger open area for this purpose.

As is noted on the Certificate of Title shown as Appendix 1, the site also has a number of 'interests' being:

- Subject to sewerage rights (in gross) over part in favour of the Council
- 'Area A & B' subject to a right of way specified in Easement Certificate 706672.4 – 1.9.2000. Relates to rights to convey electric power underground. These are subject to section 243 (a) of the Resource Management Act 1991<sup>2</sup>

<sup>2</sup> This section relates to 'conditions as to easements – a survey plan approved subject to grant or reservation of easements'.



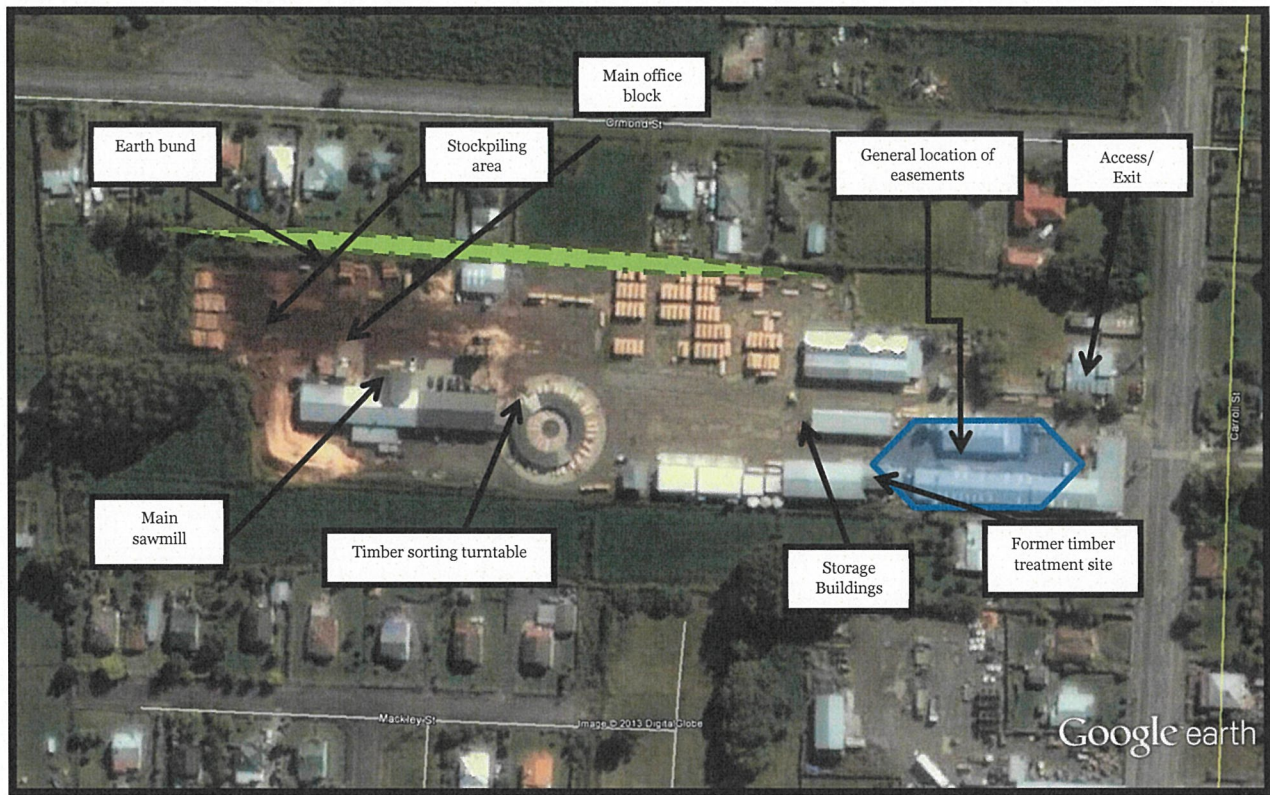


Figure 3: Site Plan

Note: The previous owners of this site/ operation had a timber treatment facility as is shown in the image above. This facility has been mothballed for quite some time and is no longer in operation. It is understood that East Coast Lumber are working with the Hawke's Bay Regional Council to carefully decommission the former chemical storage cylinder that remains on-site, and determine if any further remediation is required for this area of the site.

## 4.2 Movement of Goods and Services

Raw logs (East Coast Lumber only accept the high grade wood from the lower half of the pine tree) are brought to the East Coast Lumber site by logging trucks and stored on-site until milling. Approximately 5 - 6 logging trucks are brought onto the site each day, which carry approximately 28 tonne of log per truck .

The raw logs then enter the milling shed for processing.

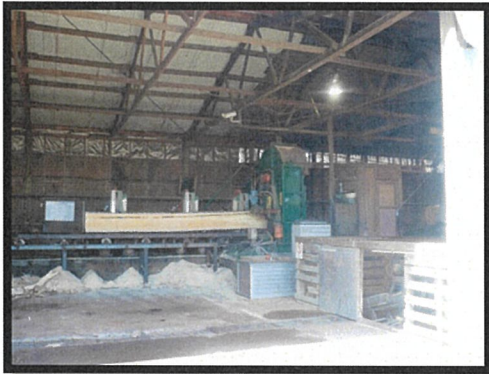
Upon completion of milling the timber is then transferred onto a conveyer belt and sent to the revolving sorting table. The timber is then sorted manually by staff and placed on timber stacks. Further timber processing occurs off site.

60% of the product is milled timber which is exported to the United States and Europe (with a small amount distributed to New Zealand markets), mainly for the high-end housing market. 20% of the milled product comprises chip and bark which is sent to Pan Pac for pulp, and the remaining 20% is sawdust which is used to fuel the drying kilns on 'Wairoa Timber Processors' site (sister-company).



Approximately 4 - 5 smaller (approximately 15 tonne) truck units per day are used to transport the lumber to the Wairoa Timber Processors site on Crarer Street for drying. Half of the final product is then transported back to the East Coast Lumber site for re-sorting and distributing – the other half goes directly from Wairoa Timber Processors site to the market.

From discussion with the Business Manager, the timber does not remain on site for any length of time. The logs are held on site for a maximum of 1 week, and the Lumber in the wet form can be up to 1 month as it air dries. The Dry Lumber is dispatched as soon as possible.



Photograph 1: Milling operation at East Coast Lumber



Photograph 2: Revolving sorting table at East Coast Lumber



Photograph 3: General operations at East Coast Lumber



Photograph 4: View of revolving sorting table at East Coast Lumber

### 4.3 Site Servicing

East Coast Lumber is connected to town water supply, the town sewer, and also drains to the Council stormwater system.

## 5 Environmental Effects Occurring/Observed

### 5.1 Environmental Effects

On the 29<sup>th</sup> January 2013 a site visit was undertaken to understand the nature of the East Coast Lumber operation. A discussion was held with the Business Manager, Mike Pollock at that time. From the site visit and discussions with Mr Pollock, the following environmental effects were identified/ observed.

#### 5.1.1 Noise/ Vibration

Noise/ vibration is inevitable in a yard such as this one, particularly given the large trucks entering and exiting the site on a regular basis. The trucks braking to enter the site, their manoeuvres whilst entering, turning and exiting the yard all generate noise/ vibration.

The movement of logs to and from the trucks into the milling operation also causes noise/ vibration effects. The milling operation itself is enclosed, which helps to reduce noise from the sawmilling operation itself.

The hours of operation at East Coast Lumber are:

- The sawmill operates 7:00a.m. until 4.30pm
- The moving plant can start operating from 6:00am but more often 6.30a.m

Earth bunding along the site boundary with the residential-zoned land to the north of the site has been established in an attempt to address noise emanating from the site, and to provide some screening. This is likely to be producing some benefits, although landscaping of the bund may provide additional screening benefits for neighbouring residents.

NOTE: Business Owner, Mike Pollock has raised some concerns that the noise standards in the current Wairoa District Plan are lower than applicable NZ Standards and are difficult to comply with. The Business has previously made a submission to the 10 year plan (Wairoa District Council) requesting raising of noise level standards in the District Plan from 50dBA to 55dBA on the boundary between industry and residential properties.

#### 5.1.2 Dust

Despite being a predominantly gravelled yard, dust from the ground does circulate around the yard during the dry summer months. This is an issue for East Coast Lumber, particularly on windy days. A number of mitigation measures have been instigated to address the issue of dust. These are discussed further in section 6.1.3 of this report.

Windblown sawdust is not a significant issue for the East Coast Lumber site. Sawdust from the milling operation is captured directly from the sawmill and taken to the Wairoa Timber Processors site to fuel the kilns there.

#### 5.1.3 Traffic

The nature of this business means that there will be truck movements into, around and out of the yard on a frequent basis. The trucks entering the site are generally logging trucks, with smaller trucks being used to transport the timber material off site, to and from the Wairoa Timber Processors site on Crarer Street.



#### 5.1.4 Visual Impact

From a site observation it appears that the visual impact of the activity from the Carroll Street entranceway, is relatively low. The trucks access the yard from a narrow accessway and buildings on either side restrict visibility from the street.

The site is still highly visible from Ormond Road by neighbouring properties despite the bunding that East Coast Lumber established along the northern boundary of the site. Much of the yard and timber processing/ handling in particular, are visible from vantage points along Ormond Road and neighbouring properties. The height of some aspects of the operation are such that complete screening is impractical however. Photograph 5 shows the view towards the site from Ormond Road.

From general observations the buildings and general yard appear to be well maintained. Refer to photograph 6.



Photograph 5: View of East Coast Lumber from Ormond Street



Photograph 6: General building structures at East Coast Lumber

#### 5.1.5 Wastewater/ Stormwater Discharge

Currently stormwater is discharged into the Council system. There are issues with the clearance of the Council drains however; meaning that flooding during significant wet weather events has been known to occur. This is a problem wider than the East Coast Lumber site, and is an on-going issue for the majority of this side of North Clyde.

The majority of the yard comprises of permeable surface, therefore much of the site's stormwater permeates into the ground. Runoff from the buildings and any sealed yard area is directed to the Council stormwater drain adjoining the site which runs south past Mackley Street.

#### 5.1.6 Hazardous Substances

East Coast Lumber has a maximum of 200 litres of Anti Sap Stain Chemical on site at any one time, which has a formal Hazard Management Plan associated with it. Refer to Appendix 2 for further information regarding this chemical. East Coast Lumber also has a Diesel tank that has a full Concrete Bund to catch any spill.



There is a moth-balled timber treatment facility on-site that was used historically by previous owners. This is planned for removal, and has been investigated by the Regional Council (HBRC) including soil testing. The current owners are working with HBRC to determine what action may be required to remove this facility.

## **5.2 Complaints History/Experience**

From a discussion with the Business Manager, Mike Pollock, there have been occasional comments regarding noise and dust emanating from the East Coast Lumber yard in recent years. He asserts that the business has been working hard to address these issues as best it can, and is open to further practical suggestions to improve performance in this regard.

From a review of the Wairoa District Council complaints records, there have been no formal complaints directly relating to the East Coast Lumber site recorded in the last 5 years.

Similarly, from a review of Hawke's Bay Regional Council's complaints register, there have been no formal complaints recorded in the last 5 years regarding this site.

## **6 Environmental Initiatives**

### **6.1.1 Visual Amenity**

A large earth bund has been constructed along the northern extent of the East Coast Lumber site – partly to mitigate visual effects on neighbouring residential properties. Although not planted, this bunding goes some way towards reducing the overall visual effect of the site.

### **6.1.2 Noise**

As identified above, earth bunding along the site boundary with the residential-zoned land to the north of the site has been established partly to provide screening, but also in an attempt to address noise emanating from the mill. This is likely to be contributing some noise attenuation benefits for neighbouring residents. The sawmill operation itself is also enclosed, which will also be assisting in reducing noise.

### **6.1.3 Dust Suppression**

In order to alleviate the issue of dust, East Coast Lumber have introduced the following measures over recent years:

- more sealing of yard surfaces has occurred
- acquisition of an old fire engine to regularly dampen the ground with water to suppress dust which is used when conditions require.

### **6.1.4 Community Engagement**

Business Owner/ Manager Mike Pollock has indicated an interest in supporting the development of, and participating in, a community advisory group to facilitate regular on-going positive communication between Wairoa District Council, local businesses, and the residents of North Clyde, recognising that all parties have a legitimate role to play in the future of North Clyde and Wairoa in general.



## 7 Current Planning Status

### 7.1 District & Regional Plan Compliance

The two relevant planning documents that apply to the East Coast Lumber site and operations are:

- the Wairoa District Plan (June 2005), administered by Wairoa District Council;
- the Hawke's Bay Regional Resource Management Plan (August 2006), administered by Hawke's Bay Regional Council.

#### 7.1.1 Compliance with the Wairoa District Plan (June 2005)

The following table provides an assessment of the East Coast Lumber land use activity in terms of compliance with the provisions of the current operative Wairoa District Plan.

The following is an assessment of the activity against the standards and conditions for permitted activities that would be relevant to the establishment of East Coast Lumber if it were being newly established in its current location under the current District Plan rules<sup>3</sup>:

Wairoa District Plan		
Chapter 20 – Industrial Zone		
“Rule 20.7.1 – Permitted Activities		
Any activity that complies with all the standards and conditions for permitted activities.”		
Section 20.8.1 – Noise	20.8.1 All activities shall be designed and conducted to ensure that the following noise limits are not exceeded:	<p>The locational circumstances of the East Coast Lumber yard (a strip of properties to the north are zoned ‘Residential’) would invoke the noise limits contained in both Tables A &amp; B.</p> <p>The limits in Table A are the same as those that apply within the Residential Zone itself. The limits in Table B are significantly higher than for sole residential environments, reflecting lower amenity expectations <u>within</u> an Industrial Zone.</p> <p>In the qualified opinion of Wairoa District Council’s Environmental Health Officer, noise emanating from the East Coast Lumber yard would likely not comply with these noise limits, particularly those in Table A at the boundary with those residential-zoned properties to the north.</p>
	A. At or within the notional boundary of any dwelling or place of assembly in zones other than the Industrial Zone: 7am to 10pm	
	10pm to 7am	
	On any day between 10pm – 7am	
	and/or	
	B. At or within the boundary of any property other than the property from which the noise is being emitted: 7am to 10pm	

<sup>3</sup> Note, section 10 of the Resource Management Act 1991 provides for certain existing use rights for land use. Under this section, essentially a land use may continue in a manner that contravenes a rule in a district plan or proposed district plan if:

- the use was lawfully established before the rule became operative or the proposed plan was notified,
- the effects of the use are the same or similar in character, intensity and scale, and
- activities have not been discontinued on the site for a continuous period of more than 12 months.



	<table><tr><td>10pm to 7am</td><td>55 dBA L10</td></tr><tr><td>At all times</td><td>75 dBA Lmax</td></tr></table>	10pm to 7am	55 dBA L10	At all times	75 dBA Lmax	East Coast Lumber would therefore be unlikely to comply with the noise standards in the District Plan if it were being established in this location now under the current District Plan.				
10pm to 7am	55 dBA L10									
At all times	75 dBA Lmax									
<b>Odour</b>	<p>20.8.2 Note: The discharge of odour to air is controlled by rules in the Hawke’s Bay Regional Air Plan and Proposed Regional Resource Management Plan. Land use zoning and separation distances are the methods employed within the District Plan to deal with odour issues.</p> <p>20.8.3 Any new dwelling shall be set back 200 metres from any buildings associated with any existing intensive farming activity, oxidation pond, effluent holding pond or waste disposal area.</p> <p>20.8.4 Any building associated with a new intensive farming activity, oxidation pond, effluent holding pond or waste disposal area shall be set back in accordance with the following separation distances:</p> <p>Feature Separation Distance (m):</p> <ul style="list-style-type: none"><li>• From a Town Centre or Residential Zone Boundary = 500m</li><li>• From a Settlement Zone Boundary or any Individual Residence in any other zone = 200m</li></ul>	It is likely that East Coast Lumber would comply with these standards.								
<b>Glare</b>	<p>20.8.5 Light emissions measured from any site shall not exceed a measurement of 10 lux (lumens per square metre) measured at 1.5 metres above ground level at the site boundary.</p> <p>20.8.6 No building or structure shall be finished with materials that create a glare nuisance to neighbouring properties or road users.</p>	It is likely that East Coast Lumber would comply with these standards.								
<b>Privacy, Shading and Visual Amenity</b>	<p>20.8.7 All buildings shall meet the following bulk and location requirements:</p> <table><tr><td>Minimum Front yard</td><td>5.0m</td></tr><tr><td>Minimum Side yards</td><td>Nil, except for (1) below</td></tr><tr><td>Minimum Rear yard</td><td>Nil</td></tr><tr><td>Maximum Building height</td><td>15.0m (2)</td></tr></table> <p>(1) Where activities in an Industrial Zone adjoin a Residential Zone, the side yard shall be 1.5 metres.</p> <p>(2) No part of a building shall exceed a height of 2 metres plus the shortest horizontal distance between that part of the building and the nearest site boundary where this is to a residential property.</p>	Minimum Front yard	5.0m	Minimum Side yards	Nil, except for (1) below	Minimum Rear yard	Nil	Maximum Building height	15.0m (2)	It is likely that East Coast Lumber would comply with these standards.
Minimum Front yard	5.0m									
Minimum Side yards	Nil, except for (1) below									
Minimum Rear yard	Nil									
Maximum Building height	15.0m (2)									



	<p>20.8.8 Where a non-residential activity is to locate within or adjacent to land zoned 'Residential', or land used principally for residential purposes, screening shall be provided along the boundary to a height of 1.8 metres.</p>	
<b>Hazardous Substances</b>	<p>20.8.14 The use, storage, disposal or transportation of hazardous substances shall not exceed the Medium Threshold Hazard Factor (refer definitions and Appendix III for examples).</p> <p>20.8.15 Any activity involving the use, storage, disposal or transportation of hazardous substances on-site, shall ensure that any area or container used is designed, constructed and managed to prevent any leakages or spills.</p> <p>20.8.16 Any activity involving the use or storage of hazardous substances exceeding the Low Threshold Hazard Factor (excluding all below ground tanks, and the above ground storage of petrol or diesel for the purposes of farming activities where the tank is at least 20 metres away from any natural watercourse or site boundary), shall provide a secondary containment system sealed with impervious materials equalling the maximum volume of the hazardous substance on site.</p>	<p>East Coast Lumber store up to 200 litres of Anti Sap Stain Chemical on site, and also have a Diesel tank that has concrete-bunded secondary containment.</p> <p>'Timber treatment plants' are identified as 'High Threshold Hazard Factor' facilities in Appendix III of the District Plan. East Coast does not carry out timber treatment. However, there is a moth-balled timber treatment facility on-site that was used historically by previous owners which is planned for removal. This facility has been investigated by the Regional Council (HBRC), and the current owners are working with HBRC to determine what action may be required to remove this facility.</p> <p>As East Coast Lumber does not carry out 'timber treatment', it would likely comply with Rule 20.8.14 if it were being established in this location under the current District Plan.</p> <p>East Coast Lumber would also likely comply with the requirements of Rules 20.8.15 &amp; 20.8.16 – particularly in terms of provision of a sealed impervious secondary containment system for its diesel tank.</p>
<b>Chapter 24 Access and Parking</b>	<p><b>Access</b></p> <p>24.2.1 Where access is to a sealed road, the accessway shall be sealed or paved from the edge of the existing seal of the road pavement to the property boundary, or 5 metres in from the edge of the existing seal, whichever is the closest. This requirement applies to:</p> <ul style="list-style-type: none"> <li>i) Arterial and Secondary Arterial Roads; or</li> <li>ii) Any roads where access is likely to exceed 4 vehicle movements per week (averaged over the period of one calendar year).</li> </ul> <p>24.2.2 Vehicle crossing design shall be provided in accordance with the relevant diagram in Appendix I, except that access shall be designed to accommodate the swept path of the largest vehicle expected (i.e. for left turns, the access must</p>	<p>It is likely that East Coast Lumber would comply with these standards.</p>



<p><i>be designed so that the vehicle does not cross the road centre line).</i></p> <p><i>24.2.3 Where access is to an Arterial or Secondary Arterial Road, sufficient manoeuvring space shall be provided on-site, adequate to enable vehicles to enter and exit the site in a forward direction.</i></p> <p><i>Parking</i></p> <p><i>24.2.5 The number of parking spaces to be provided on-site in association with an activity shall be in accordance with Table 2 below.</i></p> <p><i>Processing and storage facilities - 1 space per 200m<sup>2</sup> gross floor area, plus 1 space for heavy vehicles.</i></p>	
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If East Coast Lumber was to newly establish in the same location under the rules of the operative District Plan, the land use would require a resource consent as a Discretionary Activity for failing to meet one or more of the performance standards and terms for activities in the Industrial Zone (notably, the noise standards).

However, as East Coast Lumber was lawfully established prior to the operative District Plan, and has not been discontinued on the site for a continuous period of more than 12 months, and the effects have remained the same or similar in character, intensity and scale, the operation can essentially rely on existing use rights pursuant to section 10 of the Resource Management Act 1991.

It is noted however, that noise is also regulated by section 16 of the Resource Management Act 1991. Under section 16, East Coast Lumber has a general duty to avoid unreasonable noise – *‘Every occupier of land... shall adopt the best practicable option to ensure that the emission of noise from that land...does not exceed a reasonable level’*. Enforcement of this specifically excludes noise from trains or vehicles on roads, and only relates to noise heard from a place other than where the noise is made.



### 7.1.2 Compliance with the Hawke's Bay Regional Resource Management Plan (August 2006)

The following table provides an assessment of East Coast Lumber activities in terms of compliance with the provisions of the current operative Hawke's Bay Regional Resource Management Plan.

The following is an assessment of the activity against the applicable rules, and any relevant standards and conditions for permitted activities, in the current Regional Plan<sup>4</sup>:

Hawke's Bay Regional Resource Management Plan		
Discharges to Air		
<p><b>Rule 29</b></p> <p><b>Minor discharges from industrial &amp; trade premises</b></p>	<p><i>The discharge of contaminants into air from any industrial or trade premises that is not specifically regulated by any other rule within this Plan, including:</i></p> <ul style="list-style-type: none"> <li><i>discharges of heat to air</i></li> <li><i>discharges of dust arising from the loading, unloading, and conveyance of goods and materials (including aggregates).</i></li> </ul> <p>is a <b>Permitted Activity</b> subject to various specific conditions, standards and terms.</p> <p>Conditions of particular relevance include:</p> <ol style="list-style-type: none"> <li><i>The opacity of any discharge of smoke when measured at the point of discharge shall not exceed 20%, except that a discharge in excess of this shall be permitted for a period of not more than two minutes continuously or for an aggregate of four minutes in any 60 minute period.</i></li> <li><i>At any point beyond the boundary of the subject property, or on public land;</i> <ol style="list-style-type: none"> <li><i>The discharge shall not result in any noxious or dangerous levels of airborne contaminants;</i></li> <li><i>There shall be no visible discharge of any contaminant, other than smoke from fuel burning equipment or water vapour;</i></li> <li><i>Any discharge of water vapour shall not result in any plume which adversely affects traffic safety, or reduces visibility within a height of 5 metres above ground level, or reduces visibility within recognised flight paths in the vicinity of airports;</i></li> <li><i>The discharge shall not result in any offensive or objectionable odour;</i></li> </ol> </li> </ol>	<p>Rule 29 of the RRMP is considered to be most applicable to East Coast Lumber's on-site operations. This rule permits the discharge of dust arising from the loading, unloading, and conveyance of goods and materials (including aggregates) subject to the specified standards. It is likely that East Coast Lumber complies with these requirements most of the time.</p> <p>On dry, windy summer days, it is possible that the discharge of dust criteria would not be met.</p> <p>Appropriate use of the on-site fire engine to regularly water the ground in certain conditions would likely enable compliance to be achieved.</p>

<sup>4</sup> Note: Existing use rights do not apply to rules in a regional plan.



	<p><i>v. The dust deposition rate resulting from the discharge shall not raise the ambient dust deposition rate by more than 4g/m<sup>2</sup> per 30 days;</i></p> <p><i>vi. The discharge shall not result in any objectionable deposition of particulate matter on any land or structure.</i></p>	
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As there are no discharges to land or water as a result of the East Coast Lumber operation, dust generation is the only aspect of East Coast Lumber's activities that is captured by the Hawke's Bay Regional Resource Management Plan.

Rule 29 (Minor discharges from industrial and trade premises) is the only rule in the RRMP that applies directly to East Coast Lumber activities. It is likely that East Coast Lumber complies with these conditions the majority of the time. On dry, windy summer days, without some form of dust suppression in place, it is possible that the discharge of dust criteria would not be met (notably, an increase of more than 4g/m<sup>2</sup> per 30 days above the ambient dust deposition rate (Condition (d)(v)), & objectionable deposition of particulate matter on any land or structure (Condition (d)(vi)). However, regular use of the old fire engine to spray water on the ground in certain conditions and at appropriate times would most likely provide sufficient suppression of dust to achieve compliance.

## 7.2 Operational Resource Consents

East Coast Lumber does not hold any operational resource consents from either Wairoa District Council or Hawke's Bay Regional Council, and were unlikely to have required any when the business was initially established in 1973 or when it was extended in the late 1980's/early 1990's.

## 7.3 Summary of Compliance

East Coast Lumber is not required to hold any land use consents from Wairoa District Council by virtue of existing use rights. These existing use rights apply to the land use itself so long as the operation is not discontinued for a continuous period of 12 months or more, and so long as the effects of the use remain the same or similar in character, intensity and scale.

However, East Coast Lumber does carry out activities that can generate dust, which is captured by Rule 29 in the Hawke's Bay Regional Resource Management Plan. Existing use rights do not apply to regional rules.

All in all, East Coast Lumber achieves general compliance with relevant District and Regional planning requirements – albeit that there are likely climatic conditions that may generate dust, potentially breaching discharge to air standards in the Regional Plan. There appear to be adequate measures in place to respond to and address potential breaches, including the use of an old fire engine to spray water on the ground for dust suppression.



## 8 Conclusions & Recommendations

From a review of East Coast Lumber activities against the relevant District and Regional Rules, and observation of activities on the site, the following identifies potential opportunities for improvements in overall environmental performance:

- 1) **Noise** - Although noise measurements have not been taken at or around this site as part of this scoping exercise, the qualified opinion of the Wairoa District Council's Environmental Health Officer is that there are likely incidences when the East Coast Lumber site is not able to comply with noise limits in the District Plan, particularly on its boundary with residential-zoned properties to the north. Although the noise limits in the District Plan cannot be applied given East Coast Lumber's existing use rights, there is an overall responsibility to avoid unreasonable noise, and it is important to ensure that due consideration is given to the nearby residential activity. The Noise limits imposed by the District Plan provide a basis from which to monitor the 'reasonableness' of noise levels.
- 2) **Privacy, Shading and Visual Amenity** – there are a number of performance standards relating to privacy, shading and visual amenity. Although East Coast Lumber are complying with these standards, on-going consideration of potential improvements to address any impacts on neighbouring residents is appropriate.
- 3) **Discharge of Dust** – the Hawke's Bay Regional Resource Management Plan permits the discharge of dust arising from the loading, unloading, and conveyance of goods and materials (including aggregates) subject to certain standards being met (dust deposition rates etc). It is unlikely that the discharge of dust criteria can be met on all occasions, although East Coast Lumber has instigated a number of measures (including on-site dust suppression methods) to address this. These measures need to be an on-going commitment, and again, this is an area that East Coast Lumber should continue to look for further ways to improve performance where practical.
- 4) **Former Hazardous Substances On Site** – Removal of the moth-balled timber treatment facility on the East Coast Lumber site is planned. This is appropriate, and needs to be done in line with Hawke's Bay Regional Council requirements.

Overall it is recommended that East Coast Lumber be encouraged and supported to:

- 1) Develop an Environmental Management Plan to include; on-going management of various aspects of the operation including dust suppression and noise reduction.
- 2) Progress the planned removal of the moth-balled timber treatment facility on-site, in a manner agreed with Hawke's Bay Regional Council.
- 3) Consider additional landscaping improvements along the boundary with Ormond Road (additional buffer planting) to better manage the impact of the yard on the visual amenity of adjoining residential dwellings.
- 4) Participate in any community advisory group that may be established to facilitate positive relationship building between local businesses and the residents of North Clyde.









# COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



R. W. Muir  
Registrar-General  
of Land

Search Copy

**Identifier** **HBV2/58**  
**Land Registration District** **Hawkes Bay**  
**Date Issued** 01 September 2000

## Prior References

HBC1/623 HBC3/1127

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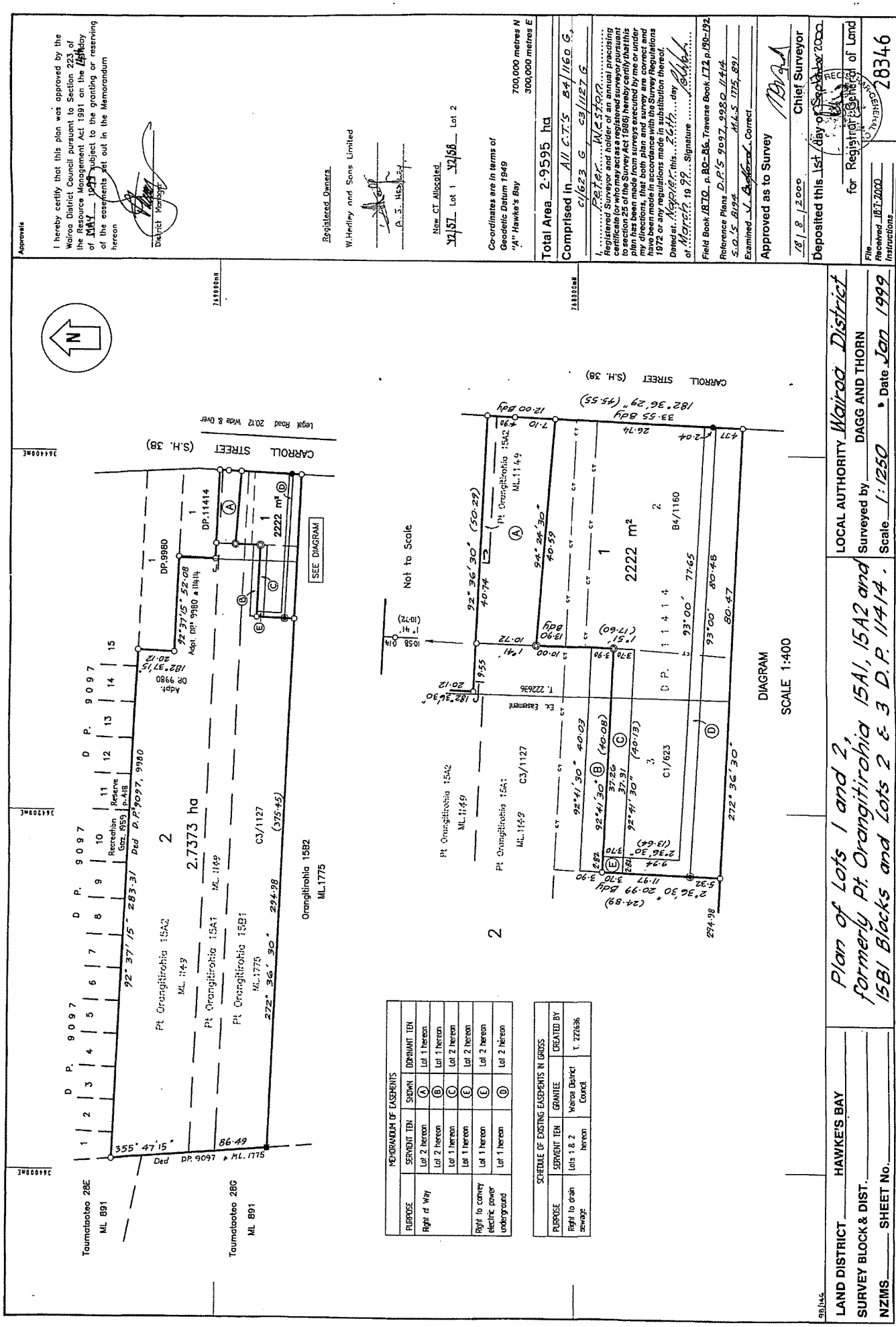
**Estate** Fee Simple  
**Area** 2.7373 hectares more or less  
**Legal Description** Lot 2 Deposited Plan 28346  
**Proprietors**  
East Coast Lumber Property Limited

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## Interests

Subject to sewage rights (in gross) over part in favour of The Wairoa Borough Council created by Transfer 222636  
The easements created by Transfer 222636 are subject to Section 351E (1) (a) Municipal Corporations Act 1954  
Subject to a right of way over parts marked A and B on DP 28346 specified in Easement Certificate 706672.4 - 1.9.2000 at 11.46 am  
Appurtenant hereto is a right of way and rights to convey electric power underground specified in Easement Certificate 706672.4 - 1.9.2000 at 11.46 am  
The easements specified in Easement Certificate 706672.4 are subject to Section 243 (a) Resource Management Act 1991  
6839158.3 Mortgage to ANZ National Bank Limited - 27.4.2006 at 9:00 am





I hereby certify that this plan was approved by the  
Waikato District Council pursuant to Section 223 of  
the Resource Management Act 1991 on the 14th day  
of May 1999 subject to the granting or reserving  
of the easements set out in the Memorandum  
hereon

*[Signature]*  
District Engineer

Registered Owners  
W. Hedley and Sons Limited

*[Signature]*  
P. S. Hedley

New CT Allocated  
31/57 Lot 1 31/58 Lot 2

Co-ordinates are in terms of  
Geodetic Datum 1949  
"A" Hawke's Bay

700,000 metres N  
300,000 metres E

Total Area 2.9595 ha

Comprised in All C.T.'s B4/1160 G,  
C1/623 G C3/1127 G

*[Signature]*  
Peter Westman

for and on behalf of the Surveyor General  
I, the Surveyor General, hereby certify that this  
plan has been made from surveys executed by me or under  
my directions, that both plan and survey are correct and  
true and that the same conform with the Survey Regulations  
1972 or any regulations made in substitution thereof.

Dated at Napier this 26th day of May 1999  
of the Surveyor General's Office

Field Book RTQ p. 80-86 Traverse Book 172 p. 190-192  
Reference Plans D.P.'s 9097, 9950, 11414  
S.O.'s B994  
Examined L. Shepherd L. Corbett  
Approved as to Survey

18/8/2000 Chief Surveyor

Deposited this 1st day of September 2000  
for Registrar General of Land

File  
Received 18/7/2000  
Instructions

28346

APPROVED JUN 1994

MEMORANDUM OF EASEMENTS		
PURPOSE	SERVIENT TEN.	DOMINANT TEN.
Right of Way	Lot 2 hereon	A Lot 1 hereon
	Lot 2 hereon	B Lot 1 hereon
	Lot 1 hereon	C Lot 2 hereon
	Lot 1 hereon	E Lot 2 hereon
Right to convey electric power underground	Lot 1 hereon	L Lot 2 hereon
	Lot 1 hereon	D Lot 2 hereon

SCHEDULE OF EXISTING EASEMENTS IN GROSS		
PURPOSE	SERVIENT TEN.	CREATED BY
Right to drain sewage	Lots 1 & 2 hereon	Waikato District Council

LAND DISTRICT HAWKE'S BAY

SURVEY BLOCK & DIST.

NZMS SHEET NO.

Plan of Lots 1 and 2,  
formerly Pt. Orangitirohia 15A1, 15A2 and  
15B1 Blocks and Lots 2 & 3 D.P. 11414.

LOCAL AUTHORITY Waikato District  
Surveyed by DAGG AND THORN

Scale 1:1250 Date Jan 1999







# Safety Data Sheet

**KOP-COAT**  
Wood Protection Products

## Bazooka® Ready-to-Use Solution

### 1. IDENTIFICATION

**Product Name:** Bazooka® Sapstain and Mould Control Product  
as a Ready-to-Use Solution

**Other Names:** None

**Chemical Family:** Not applicable (mixture)

**Molecular Formula:** Not applicable (mixture)

**Use:** Antisapstain solution for use in protection of sawn timber from sapstain, mould and decay in commercial and industrial timber treatment facilities

**Supplier:** Kop-Coat NZ Ltd

**Address:** Level 2 Windsor Court, 128-136 Parnell Road, AUCKLAND  
PO Box 3878, Shortland Street, Auckland 1140

**Telephone:** 07 343 6304

**Emergency phone:** 021 708 336 or 07 343 6304

**All other inquiries:** 07 343 6304

### 2. HAZARDS IDENTIFICATION

Product is classified as hazardous according to Schedules 1 to 6 of the *Hazardous Substances (Minimum Degrees of Hazard) Regulations 2001* of the HSNO Act, 1996.

**HSNO Classifications:** 6.3B, 6.4A, 6.9B, 9.1A,

**Signal word:** WARNING

**Hazard Statements :**

H316 Causes mild skin irritation

H320 Causes eye irritation

H363 May cause damage to organs through prolonged or repeated exposure

H401 Very toxic to aquatic life

**Precaution Statements :**

P260 Do not breathe mist, vapours or spray

P264 Wash hands and exposed skin thoroughly after handling

P273 Avoid release to the environment

P280 Wear protective gloves, protective clothing and eye protection.

### 3. COMPOSITION: Information on Ingredients

Chemical Ingredient	CAS No.	Proportion (%w/w)
Iodocarb	55405-53-6	0.04 - 0.3
Propiconazole	60207-90-1	0.04 - 0.3
Iodofen	20018-09-1	< 0.1
Alkyl amines	trade secret	< 4.0
Propylene glycol	57-55-6	< 1.5
Dipropylene glycol methyl ether	34590-94-8	< 1.0
Dipropylene glycol	25265-71-8	< 0.2
Other solvents and emulsifiers	various	< 1.5
Water	7732-18-5	balance

Date of Issue: 12<sup>th</sup> February, 2009  
Date of Review: February, 2014

**RPM**  
Company

page 1 of 6  
Emergency Number: 07 343 6304  
innovation 2value