

**Appendix C:**  
**Key Industry Meeting Notes**





## MINUTES OF MEETING

File: 2-T3090.00

Sheet: 1 of 2

Date: 29/1/13

Time: 9:00am

**SUBJECT: North Clyde Strategy – AFFCO Discussion**

**Present:** Dean Tucker (Plant Manager), Rowena Macdonald (Principal Planner - Opus), Michele Frey (Senior Consultant – Opus)

### Apologies:

ITEM	OVERVIEW OF DISCUSSION
1	<p>Introduction to Project:</p> <ul style="list-style-type: none"><li>• Michele Frey and Rowena Macdonald introductions (project team members).</li><li>• Review of the North Clyde Industrial Zone – wanting to speak with main businesses in order to understand what works well/ challenges currently faced.</li></ul>
2	<p>General overview of Dean's role:</p> <ul style="list-style-type: none"><li>• Dean has been at AFFCO Wairoa for 5 years.</li></ul>
3	<p>General overview of AFFCO:</p> <ul style="list-style-type: none"><li>• The plant has over 600 employees</li><li>• One of AFFCO's largest plants</li><li>• Operate 9-10 mths of the year.</li><li>• December – February/ March is the peak time at the Plant – most staff.</li><li>• The Plant has the ability to run double shifts when required.</li><li>• It operates 24 hours 7 days a week.</li><li>• This is a multi-species plant – goats, lamb, beef.</li><li>• Around 275 beef and 4500 lambs are slaughtered on a day shift (2500 lambs on a night shift).</li><li>• Also fellmongering/ rendering undertaken on-site (rendering plant is fairly new and modern and one of the best regarded in the country in terms of managing odour and waste product).</li><li>• Coal fired boiler.</li><li>• On-site wastewater treatment with effluent pond. On-going monitoring of discharge from the pond into the Wairoa River.</li><li>• Wool store.</li></ul>
4	<p>Resource Consents/ Compliance of AFFCO:</p> <ul style="list-style-type: none"><li>• The Plant operates under a range of consents with the Hawke's Bay Regional Council:<ul style="list-style-type: none"><li>- Wastewater and stormwater.</li><li>- Discharge to air.</li><li>- Discharge to land (offsite sludge).</li></ul></li></ul>

	<ul style="list-style-type: none"> <li>Any off-site issues have historically been mostly monitoring-related environmental issues – discharges to water and some odour issues in the past.</li> <li>No significant noise issues – most noisy machinery is behind the Plant, away from the residential area in and around Hunter Brown Street.</li> <li>Have been issues with handling of big steel bins which can cause noise – transport companies have been required to better manage noise levels.</li> </ul>
5	<p>Any Complaints:</p> <ul style="list-style-type: none"> <li>In the last 5 years, complaints from residents have been few (many of the neighbours are employees).</li> <li>Email from Juliana Dawson (NCIF Facilitator) in October 2012 re truck movements at night (Dean provided copy of email received).</li> <li>Did receive some complaints from a resident on Hunter Brown Street/ Freyberg Street corner – about noise, smell and night time traffic.</li> </ul> <p>NOTE: AFFCO installed a new swipe card system for night shifts on the back gate, and this has diverted 35% of the traffic that used to enter the site from Hunter Brown Street. Approximately 20 trucks per day still enter the site through the Hunter Brown Street entrance. Truck traffic is now fairly evenly spread across both gates.</p> <ul style="list-style-type: none"> <li>Judith Underdown from Opus in Gisborne does compliance monitoring at AFFCO for Council (Building Warrant of Fitness etc).</li> </ul>
6	<p>Understanding of District Plan – any comments about the Plan:</p> <ul style="list-style-type: none"> <li>The Plan works well for AFFCO at present – happy with current status and zoning, hours of operation, noise standards etc.</li> </ul>
7	Site Tour



## MINUTES OF MEETING

File: 2-T3090.00

Sheet: 1 of 3

Date: 29/1/13

Time: 10:30am

**SUBJECT: North Clyde Strategy – East Coast Lumber Ltd and Wairoa Timber Processors Discussion**

**Present:** Mike Pollock (Owner/ Manager), Steve Houkamau (Operations Manager for both sites), Rowena Macdonald (Principal Planner - Opus), Michele Frey (Senior Consultant – Opus)

### Apologies:

ITEM	OVERVIEW OF DISCUSSION
1	<p>Introduction to Project:</p> <ul style="list-style-type: none"><li>• Michele Frey and Rowena Macdonald introductions (project team members).</li><li>• Review of the North Clyde Industrial Zone – wanting to speak with main businesses in order to understand what works well/ challenges currently faced.</li></ul>
2	<p>General overview of East Coast Lumber Ltd and Wairoa Timber Processors:</p> <ul style="list-style-type: none"><li>• Mike Pollock &amp; family are the latest owners of an older well established business.</li><li>• Between the two sites/ operations they employ 25 full time equivalents and 5 contractors.</li><li>• Products (take the high grade wood from the lower half of the pine tree):<ul style="list-style-type: none"><li>○ 60% lumber – US and Europe (a bit into New Zealand markets) - mainly the housing market</li><li>○ 20% chip (pulp for Pan Pac)</li><li>○ 20% sawdust (fuels the kiln) and bark (goes to Pan Pac).</li></ul></li><li>• East Coast Lumber Ltd traffic:<ul style="list-style-type: none"><li>○ 7 or 8 logging trucks a day (28 tonne of product – truck &amp; trailer units)</li><li>○ 4 or 5 smaller units (15 tonne) a day taking product to Wairoa Processors site</li></ul></li><li>• Wairoa Timber Processors traffic:<ul style="list-style-type: none"><li>○ 4 or 5 smaller units (15 tonne) a day receiving product from East Coast Lumber site</li><li>○ 3 or 4 larger trucks a week</li></ul></li><li>• Always interested in ways to improve its practice when it can (will invest to improve performance).</li><li>• The previous owners had a timber treatment facility, but current owners no longer have this operating.</li><li>• Wairoa Timber Processors – developed recently on a new site. This was the last bit of industrial land available for development.<ul style="list-style-type: none"><li>○ operating since 2006 (consents from HBRC) – the process to develop the site included extensive community consultation including a hui (with</li></ul></li></ul>

	<p>local residents at the marae).</p> <ul style="list-style-type: none"> <li>Heat is required to remove water from the kilns – vapour. Utilises a wood waste boiler (they use coal if necessary in an emergency – but hasn't been required yet).</li> </ul>
4	<p>Resource Consents/ Compliance of Businesses:</p> <ul style="list-style-type: none"> <li>Consider Wairoa a good supportive/ enabling environment for industry to set up and develop.</li> </ul> <p>East Coast Lumber Ltd site:</p> <ul style="list-style-type: none"> <li>Noise and dust are the key areas for this site.</li> <li>Have made operational changes such as improvements to traffic flows, upgrading/ containing noisy machines to reduce noise, managing timing of operations, constructing bunding along Ormond Road boundary with residential neighbours, acquisition of a fire engine to suppress dust.</li> <li>Stormwater goes into Council system currently. Issues with Council clearing their drains. Need to make sure drains are cleared regularly.</li> </ul> <p>Wairoa Timber Processors site:</p> <ul style="list-style-type: none"> <li>Conscious that the Business is operating under strict conditions - and confident they are complying.</li> <li>Some concern in the past with air emissions. Occasions where there was black smoke, but issues were considered more to do with corresponding instances of burning wet sawdust at the nearby Clyde Lumber site which smouldered for days and also caused thick black smoke.</li> <li>The emissions standard under the Wairoa Timber Processors consent is very low and emissions are measured every year. Generally the site complies. There is only an occasional hiccup when there is an issue with the boiler or a blockage in the fuel – which can result in a black smoke. This only happens very occasionally (maybe once a month). Currently have plans to rectify this issue simply by installing an alarm in the chimney (as they have in place for other parts of the operation), which will enable operations staff to be advised as soon as there is an issue, and they can then address it promptly.</li> <li>Stormwater – in storm events the plant can shut down their pipes connecting to the sewer (have in line storage tanks) and do so to ensure they don't contribute to overloading the system. Council is looking at upgrading the public system and the business will be required to join up if this becomes available/ a reality.</li> <li>Suggest Council could further assist to an extent by putting in some improved pedestrian footpaths – pedestrian safety was a community concern along streets in the area when they were establishing the Wairoa Timber Processors site.</li> <li>Houses in the area have flooding issues in storm events when drains haven't been cleared out for a long time. This same issue affects East Coast Lumber Ltd.</li> </ul> <p>Happy to support any community advisory group if that is an outcome of this process (but not interested in driving it). This group however needs to accept that current Industry's in their current locations are a part of North Clyde's future. i.e. happy to be part of a group looking to improve North Clyde going forward for both the residents and the industries.</p>

5	<p>Any Complaints:</p> <ul style="list-style-type: none"> <li>• Not many historically.</li> <li>• Noise &amp; dust from East Coast Lumber site – try to address this as best they can.</li> <li>• Some complaints about emissions from the Wairoa Timber Processors plant. This only occurs on the very odd occasion. They have plans in place to further address this issue</li> </ul>
6	<p>Understanding of District Plan – any comments about the Plan:</p> <ul style="list-style-type: none"> <li>• Some concern that the noise standards are not in keeping with national standards and may be overly restrictive. The business has made a submission to the 10 year plan (Wairoa District Council) requesting raising of noise level standards in the Plan. Received a copy of that letter dated 16 July 2012.</li> </ul>





## MINUTES OF MEETING

File: 2-T3090.00

Sheet: 1 of 2

Date: 29/1/13

Time: 1:30pm

**SUBJECT: North Clyde Strategy – Drager Transport Discussion**

**Present:** Trevor Drager (Manager), Rowena Macdonald (Principal Planner - Opus), Michele Frey (Senior Consultant – Opus)

### Apologies:

ITEM	OVERVIEW OF DISCUSSION
1	<p>Introduction to Project:</p> <ul style="list-style-type: none"><li>• Michele Frey and Rowena Macdonald introductions (project team members).</li><li>• Review of the North Clyde Industrial Zone – wanting to speak with main businesses in order to understand what works well/ challenges currently faced.</li></ul>
2	<p>General overview of Drager Transport:</p> <ul style="list-style-type: none"><li>• Been operating since the 1950's as a transport company.</li><li>• Line Haul Trucks (Napier to Gisborne) drop goods off here then deliver trade locally by Draggers. It is basically a distribution centre for Wairoa. Close proximity to all town-based businesses in Wairoa is a significant benefit of the location of their operation on Carroll St, North Clyde, as well as the complementary businesses in the area.</li><li>• Farmers Transport are also tenants on the site (fertiliser, rural products). NZ Post distribute from this site also.</li><li>• There are 3 – 6 stock trucks per day.</li><li>• 3 - 4 staff at Draggers and similar number of staff at Farmers Transport.</li><li>• There is a wash down areas for stock trucks – which goes into containment site into sewer.</li></ul>
4	<p>Resource Consents/ Compliance of Draggers:</p> <ul style="list-style-type: none"><li>• Existing use rights?</li><li>• Acknowledged that there is noise (e.g. trucks pulling in and out, aluminium floors of stock trucks bang and stock crates rattle in the wind a bit) and the hours of operation are 24 hours. For example, NZ Post come into the yard between 3am and 4am on occasion. There are often trucks on the site as late as 7pm. Stock trucks do late nights and sometimes operate on Sundays. Nature of the work.</li><li>• The volume of the activity has actually been diminishing over the years from what the Company used to provide.</li><li>• Dust issue (is seasonal – October is the worst) – they have a sprinkler but can't operate when there is freight in the yard. Acknowledge that concreting the yard would alleviate the issue but its not affordable.</li></ul>
5	<p>Any Complaints:</p> <ul style="list-style-type: none"><li>• There haven't been any complaints about the Company for years – but more recently disappointed to hear that there have been some more recently. There have been no direct complaints to Trevor.</li></ul>

6	<p>Understanding of District Plan – any comments about the Plan:</p> <ul style="list-style-type: none"><li>• Aware of the need to comply with District Plan. Some concern that planning controls are not relevant to 'actual' business – hard to operate within the requirements all the time. But Drager's is an existing use. Referred to recent meeting with Council about noise issues.</li></ul>
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