

**SUBMISSION
ON AN APPLICATION FOR RESOURCE CONSENT
UNDER SECTION 96
OF THE RESOURCE MANAGEMENT ACT 1991**



PART A: DESCRIPTION OF APPLICATION

CONSENT NUMBER:

RC-2024-0136-01,02,03

APPLICANT:

Von Ah Contracting Limited

DESCRIPTION OF PROPOSED ACTIVITY:

Composting Facility

LOCATION:

1047 Kanierie - Kowhitirangi Road, Kokatahi RDI, Hokitika 7881

PART B: SUBMITTER DETAILS

Full name/s	Charlotte Elizabeth Mitchell		
Postal address	[Redacted]		
I am the owner/occupier (delete one) of the following property:	[Redacted] Hokitika 7881		
Primary contact person/s	Charlotte Mitchell		
Email address	[Redacted]		
Phone number/s	Home:	[Redacted]	Business: [Redacted]
	Mobile:	[Redacted]	Fax: [Redacted]

Signature:	Date:
[Signature]	10/11/2025
Name (BLOCK CAPITALS):	
CHARLOTTE MITCHELL	

*If this is a joint submission by 2 or more individuals, each individual's signature is required
A signature is not required if you make your submission by electronic means.*

I/we **support** the application numbers indicated by a tick on the back of this form
I/we **oppose** the application
I/we **neither support nor oppose** the application

(tick one)

☐
☒
☐

(tick one)

I/we **wish to be heard** in support of my/our submission.

☒
☐

I/we **DO NOT wish to be heard** and hereby make my/our submission in writing only.

If you wish to be heard, and others make a similar submission would you consider making a joint case with them at any hearing

☒ Yes

☐ No

If you indicated you wish to be heard, you will be sent a copy of the S.42A Officer's Report and a copy of the Decision once it is released. Please indicate below which format you would like to receive these documents in:

☐ Electronic (CD) copy

☒ Hard (paper) copy

I/we **have** served a copy of my/our submission on the Applicant as per Section 96(6)(b) of the RMA

☐ Yes

My/our submission is that: (state in summary the nature of your submission. Clearly indicate whether you support or oppose the specific proposal, or wish to have amendments made, giving reasons)

See accompanying document.

I/we seek the following decision from the Local Authority:(give precise details)

*For the resource consent applications
RC-2024-0136-01, 02, & 03 to not be granted.*

Important information – please read carefully

Public information

The information you provide is public information. It is used to help process a resource consent application and assess the impact of an activity on the environment and other people.

Your information is held and administered by the West Coast Regional Council in accordance with the Local Government Official Information and Meetings Act 1987 and the Privacy Act 1993. This means that your information may be disclosed to other people who request it in accordance with the terms of these Acts. It is therefore important you let us know if your form includes any information you consider should not be disclosed.



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I oppose the application.

Overall, I believe this proposal is going to negatively affect my home, my existing tourism business, the financial investment I have made in Kokatahi, and my own personal well-being.

In my own research I have not been able to find a composting enterprise using the same method as specified in the proposal (static pile or windrow composting), in New Zealand which has not negatively impacted neighbours. Neighbours at a far greater distances than what we will be from the proposed site.

Rather many of the other composting businesses using the proposed static pile windrow system, laid out in the proposal, have been involved in court cases due to negative impacts to the community and environment.

One specific example is that of Uruti which was noted by Mote in their odour report that some parts of the proposal by vonAh Contracting had been copy and pasted from Uruti documents.

6. ADEQUACY OF INFORMATION SUPPLIED WITH THE APPLICATION

The supporting information contains sufficient information to proceed with an assessment of the effects of the proposed operation.

There are, however, several deficiencies which the author of the von Ah report may want to address.

Firstly, there are various references made to site management plans throughout the document which seem to contradict the list of Appendices on Page 6 of the von Ah report. These include:

On pp 23: *The Site Practices Plan (Appendix C)*

On pp 24: *This plan is included as Appendix D, and outlines the vermiculture and composting process on site and includes a series of Standard Work Place Instructions (SWPI's)*

On pp24: *(Appendix E) describing in detail the tasks required to carry out the processes.*

On pp40: *The design, management and operational practices utilised at the Uruti Site are detailed in the Site Management Plan and can be found in Appendix D*

On pp45: *The Site Practices Plan (Appendix D) ensures the operations, environmental and Health and Safety risks associated with the operation of the Site are managed within regulatory rules and consent conditions. It details the composting procedures, management of vectors, firefighting procedures and facilities, management of dust and odour, inspections and community liaison*

I suspect that the reference to the Uruti site is a cut and paste error. I am aware of a composting facility at Uruti in Taranaki which has caused considerable odour nuisance for nearby residents and been the subject of formal enforcement action in the Environment Court.

Figure 1: Excerpt from Mote report referencing cut and paste from Uruti Composting Facility

This business was shut down in a decision made by the environment court in 2024. With the following statements made by the Judge as shown in Figure 2.

In summary, he found there were significant adverse effects on water quality and ecology, “not adequately mitigated by the proffered conditions of consent” while there were also unacceptable discharges to air.

The judge also found there was a lack of meaningful consultation with iwi and inadequate mitigation of the adverse effects on cultural values.

Figure 2: Source:

<https://www.stuff.co.nz/environment/350400102/controversial-composting-site-shut-down-after-appeal-dismissed>

Further to this during an “open day” consultation held at the vonAh Composting site, the question was put to the vonAh’s and to the Silver Ferns representatives (the proposed paunch grass suppliers), about whether there is a “good news” story of a company employing the same composting procedure, with similar ingredients, in a location as close to neighbours. We were assured that they would get back to us with names of successful composting enterprises. To date, this has not happened, leading me to believe this type of composting always negatively impacts neighbours, or neighbours have never been put this close to such an industry.

Another interesting piece of information from this open day was that currently the paunch grass from Silver Ferns here in Hokitika goes to a facility near Timaru. Therefore the statements made in one of the documents supplied to council stating that this proposal would reduce waste going to landfill do not seem accurate, as I was lead to believe from the consultation on that day, that it was going to another, already existing, composting facility, not landfill.

Finally, I simply do not want to live next to a waste processing business. My husband and I chose to buy our properties here in the Kokatahi Valley because of the pristine Duck Creek* and farmland. I cannot believe that anyone else would choose to live, and specifically choose to buy a home, within 300m of an industrial composting business either. Therefore, if this proposal was to go ahead our two properties would become valueless overnight as it were, and we would have no viable way to leave.

*I want to note that the vonAh property borders and is named after Duck Creek. However even though the proposed composting facility borders this beautiful creek, it is not mentioned in any of the documentation that I could see.



Figure 3: Photo of Duck Creek swimming hole with compost pad and stockpiled coal ash in the background. Taken 15/06/2025 5:04pm