

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

Office Use Only



PART A: DESCRIPTION OF APPLICATION

CONSENT NUMBER:

APPLICANT:

RC-2024-0136 (01020)

van Ah Contracting Limited

DESCRIPTION OF PROPOSED ACTIVITY:

Composting with discharge to land of discharge compost. Leachate to air & about 200m

LOCATION:

1067 Keniere-Kauhutorangi Road, Kokotahi R.D., Hokitika

PART B: SUBMITTER DETAILS

Full name/s	George Christopher TRIPE		
Postal address	[REDACTED]		
<i>and</i> I am the owner/occupier (delete one) of the following property:	[REDACTED]		
Primary contact person/s	George Tripe		
Email address	[REDACTED]		
Phone number/s	Home: [REDACTED]	Business: [REDACTED]	
	Mobile: [REDACTED]	Fax: [REDACTED]	

Signature:

[Signature]

Date:

6/11/25

Name (BLOCK CAPITALS):

GEORGE CHRISTOPHER TRIPE

*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)

Leachate is likely to contaminate waterways when there are prolonged episodes of rain as in October 2015. Contaminants from composting containing residues from dead animals might be spread on land cattle might graze. Odour (and possibly dust) from composting site is a problem for local school when South Westerly winds blow. Lack of extensive wetland to filter leachate.

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

Council should decline consent for composting at proposed site (or any other nearby sites).

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.



THE WEST COAST
REGIONAL COUNCIL

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SUBMISSION TO WEST COAST REGIONAL COUNCIL ON VON AH VOMPOSTING PROPOSAL.

Von Ah contracting is applying to the West Coast Regional Council (WCRC) for a resource consent to establish a composting facility on their property on the edges of Kokatahi village and close to the junction of Duck Creek and the Hokitika river. In support of their application, they have provided a detailed description of the processes (temperature and moisture control) in composting and details of the materials, type and quantities, they envisage being composted. The processes are detailed and precise. In view of the variability of the weather and likely variability of quantities and nature of inputs into the process I would question the capacity of the managers to follow the precise process as detailed in the application.

The issues around smell (odours), leachate (run off) and disposal of compost are all important.

ODOUR and DUST:

Odour from the process, particularly when moving/mixing windrows of the composting materials, could likely be smelled, particularly when the prevailing south westerly wind is blowing over the village. The proposal identifies accommodation facilities but makes no mention of the Kokatahi/Kowhitirangi primary school which is close to the composting facility. The school is located where the road crosses Duck Creek about 500 metres from the composting facility. The school is within the zone where odour could be a problem as set out in the report by Paul Baynham of Motu Ltd for the West Coast Regional Council of December 2024. To quote from Mr Baynham's 2024 report:

"Based on information in the application the meteorological data for the site and the terrain I estimate that the area potentially affected by the odour is within 600 metres of the proposed site"

In Mr Baynham's report there is an aerial photograph or map of the area encircling the area considered potentially affected by the odour. This boundary was 600 meters from the composting site. In April 2025 the Council approached Mr Baynham again in the light of further information about the proposal - Mr Baynham then extended the area potentially affected by odour and dust somewhat to 870 meters from the composting site.

Some people in the area collect rainwater which could be contaminated by dust landing upon their roofs. Other people rely on ground water which might be contaminated by leachate when not flowing into the waterways.

LEACHATE;

The proposal sets out details of the management of leachate and the use of a proposed settlement pond which would be emptied periodically and prior to anticipated heavy rain and spread by irrigators on land nearby and possibly some further afield available to the von Ah contractors. The proposal does not really take into account the spells of heavy rain that sometimes occur in the region such as we have recently had in October 2025. For the last ten days of October the ground was noticeably squelchy as one walked across it. This would mean that anything spread by an irrigator would not be absorbed into the ground but would likely find its way into the waterways contaminating them.

The relevant rainfall records:

For all of September 2025	538 mms
October 2025	650 mms

and for particular days in October '25 see attached.

The proposal describes plans to plant flax and the like around the facility to absorb fouled water, but this is unlikely to be enough to be really effective. A large wetland with a small catchment area so as to minimise storm water flowing through it would be optimal.

COMPOST CONTENT.

Compost material possibly containing dead livestock material must not be spread on land that is to be grazed by ruminant animals. To quote dairy NZ on composting dead livestock: "Biosecurity (ruminant Protein) Regulations 1999 prohibits the feeding of ruminant protein in any form (including fertiliser) to a ruminant." In their proposal von Ah say they would accept paunch grass and abattoir waste. In his most recent report Mr Baynham refers to dead animals being involved in the composting process. Even if there were no dead animal carcasses paunch grass and abattoir waste might well contain some of the bacteria that have led to the prohibition of animal compost being spread on land grazed by cows (ruminants). This in effect means that no compost can be spread on local farmland. There is also the real risk that some contaminants from the composting process (abattoir waste, paunch grass and possibly dead animal remains) would get into the leachate. This means there are risks of bacteria getting onto the pasture by spreading leachate on the land to be grazed and so should not be allowed.

SUMMARY AND CONCLUSION

The concluding paragraph in the application states that society has a responsibility to look after the environment for the benefit of the community. To achieve what is in the best interests of society such a composting facility as proposed is desirable but it should be remote - away from centres of population and in areas where any leachate would be well filtered by wetlands before draining into waterways. The site of spreading of compost and leachate needs also to be considered - not in places where ruminant animals are going to graze. Odour is another issue - a composting facility should be well away from where people live and away from any schools.

In conclusion I believe that any commercial composting facility should be in a remote area with relatively low rainfall and ideally a large wetland to absorb any pollutants. There is no way the sought von Ah facility meets these conditions and the requested consent of the von Ah contracting should not be allowed to go ahead.

George Tripe

[REDACTED]

10 November 2025.

RAINFALL IN KOKATAHI IN OCTOBER2025

1	nil	17:	7
2:	4 mms	18	63
3	17	19	4
4	13	20	75
5	nil	21	12
6	33	22	54
7	5	23	10
8	15	24	23
9	100	25	14
10	34	26	23
11	35	27	47
12	3	28	12
13	22	29	5
14	2	30	15
15	3		
16	nil		

It was in the latter part of October that the ground was so very wet and any water or leachate at this time would find its way into the waterways.

We are told that with ongoing global warming we are likely to have more spells of heavy rain.

Stats NZ are forecasting increasing rainfall for Hokitika on their site:

<https://www.stats.govt.nz/indicators/rainfall/>

Managing rain fall and leachate in a composting facility in Kokatahi is likely to become increasingly difficult and should not be allowed to proceed.

Goerge Tripe

10 November 2025.