

IN THE MATTER	of an application for resource consents for establishment of a commercial composting facility.
BETWEEN	Von Ah Contracting Ltd
	Applicant
AND	CV and RJ Patton
	Submitters
AND	West Coast Regional Council
	Consent Authority

Submission of Charles Vincent Patton and Raewyn Joanne Patton

Dated 14 November 2025

Counsel; D van Mierlo
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**Submission on application concerning resource consent that is
subject to limited notification by consent authority**

Section [95B](#) Resource Management Act 1991

To: West Coast Regional Council

Name of submitter: Charles Vincent and Raewyn Joanne Patton

This is a submission on an application by Von Ah Contracting Ltd for resource consents at Kokatahi.

Consent No	Consent Type	Activity / Location
RC-2024-0136-01	Discharge to land	To discharge contaminants to land associated with the composting operation.
RC-2024-0136-02	Discharge to land	To discharge compost leachate to land where contaminants may enter water.
RC-2024-0136-03	Discharge to air	To discharge contaminants (including dust and odour) to air from the composting facility.

We are not trade competitors for the purposes of [section 308B](#) of the Resource Management Act 1991.

The specific parts of the application that our submission relates to are—

All parts of the application.

Our submission is—

We **oppose** the application

The application is contrary to the purpose of the Resource Management Act.

The application is inconsistent with and contrary to the NPS on Freshwater Management and the NPS on Highly Productive Lands.

The application is inconsistent with and contrary to numerous objectives and policies of the West Coast Regional Policy Statement, West Coast Regional Land and Water Plan, and West Coast Regional Air Quality Plan.¹

The application is inconsistent with and contrary to numerous objectives and policies of the operative Westland District Plan and proposed Te Tai Poutini Plan.

The application will have adverse effects on the environment that are more than minor, and are significant.

The proposed conditions do not avoid, remedy or mitigate the adverse effects of the proposal.

The applicant has failed to consider suitable alternative locations and methods for the activity proposed.

Further Reasons for Opposition

Inappropriate siting of industrial waste processing facility The proposed activity constitutes an industrial or trade premises as defined in the relevant regional plans. The application would inappropriately establish an industrial waste processing facility at what is currently a rural site surrounded by waterways, residential homes, tourist accommodation, a school, a church, and an eating establishment.

Nature of the Feedstock Much of the feedstock for the proposed composting facility is industrial waste to be sourced from other industrial premises or facilities. This includes waste derived from burning coal, and abattoir effluent and proteins transported from off-site sources. Some of the proposed “feedstock” constitutes hazardous waste as defined in the regional plans.

Risks from Coal Ash and Abattoir Waste Coal ash is known to contain heavy metals and toxic elements. The mixing of coal ash with abattoir effluent, carcasses, and wood chip soaked in animal waste creates a hazardous and odorous combination. The proposal does not clearly define what additional materials may be added in future. The applicant does not have the scientific or technical expertise to manage the pathogenic and pest risks associated with this proposed activity.

Odour and Amenity Effects The proposed activity will generate significant adverse odour effects, and will adversely impact on the rural and rural residential amenity values of the location. Open windrow composting has a well-documented record throughout New Zealand of producing persistent odour and nuisance effects. Councils across the country have struggled to manage public complaints and compliance issues arising from such facilities. Odours will be noxious, offensive, objectionable, and potentially dangerous.

Contamination of Surface and Ground Water, and Land The proposed activity is included in the Hazardous Activities and Industries List (HAIL) and will potentially lead to contamination of ground and surface waters, and productive lands.

¹ See Appendix to this submission.

Inadequate Mitigation The proposed mitigation—establishing boundary plantings—is insufficient. Trees will take years to mature, and no existing hedges or wetlands currently provide containment of odour, dust, or pests. Experience from other regions shows that effective mitigation of windrow composting odour requires engineered solutions such as: • Enclosed bunkers with mechanical aeration, • Biofilters • Fully enclosed composting systems. None of these are proposed here.

Unsuitable Location The proposed site is immediately upwind of a school. Also a small settlement zone containing homes, a church, a restaurant, a pony club, and a fire station—all within approximately 800–900 metres. The cumulative impact on health, amenity, and well-being will be significant. The odour impact zone includes part of the route to the Hokitika Gorge, which is one of Westland’s premier and iconic tourist attractions. Accordingly, this proposal has the potential to adversely impact on Hokitika’s national and international reputation as a tourist destination.

Activities Commenced Without Consent The applicant has commenced construction of processing facilities, and storage of hazardous waste onsite prior to obtaining all necessary approvals for the proposed operation from the relevant consent authorities.

We seek the following decisions from the consent authority:

Defer any hearing of this application under s 91 RMA until the applicant has applied for all resource consents required under the operative or proposed district plan, and these have been notified in accordance with s 95A and/or 95B RMA. A joint hearing of applications for regional and district consents should then be held pursuant to s 102 of the RMA, as is envisaged in the regional and district planning documents; and

Decline the application, in full.

We wish to be heard in support of our submission.

If others make a similar submission, we will consider presenting a joint case with them at the hearing.

Signature of submitter (A signature is not required if you make your submission by electronic means.)

14 November 2025.

Electronic address for service of submitter:

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AND

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CC to Von Ah Contracting Ltd, nicky@vonahcontracting.co.nz

Appendix

Relevant objectives and policies of regional planning instruments which granting the application would be fully or partially inconsistent or contrary to.

West Coast Regional Policy Statement

Objective 5.2, 8.1, 8.5, 10.2

Policy 8.1, 10.2

West Coast Regional Land and Water Plan

Objective 3.2.2, 4.2.1, 8.2.1, 10.2.1, 12.2.1, 13.2.1, 14.2.1, 15.2.1, 16.2.1

Policy 3.3.7, 4.3.9, 8.3A.1, 8.3A.2, 12.3.1, 13.3.1, 14.3.1, 15.3.1, 15.3.2, 16.3.1

West Coast Regional Air Discharge Plan

Objective 6.3.1, 7.3.1

Policy 6.4.1, 6.4.2, 6.4.3, 7.4.1, 7.4.2, 7.4.3, 7.4.4