

Submission on Resource Consent Application

To: Westland District Council West Coast Regional Council

Re: Resource Consent Application – Von Ah Contracting Composting Ltd, Lot 2
DP574750

Submitter: Davena Fraser (Residents Daughter)

Name: David & Jane Hutchison

Address: [REDACTED]

Phone/Email: [REDACTED]
[REDACTED]

1. We oppose the application.

We oppose the granting of this resource consent [or the renewal/variation] by Von Ah Contracting Ltd for the proposed composting operation at Lot 2 DP574750 Kokatahi.

We were only made aware Friday 13th June 2025 by our neighbours at [REDACTED], Kokatahi... [REDACTED] this means that Von Ah Contracting has failed to contact all the residents that will be affected by their business proposal.

2. Reasons for my opposition:

- **Odour and Air Quality:** The composting activity emits strong, unpleasant odours that affect the quality of life for residents in the area. The smell would be persistent and intrusive, especially during warmer weather and most wind conditions. The fact that Von Ah Contracting has now included animal caucuses & milk solid waste in their proposed operations would add to the odour being emitted 24/7.
- **Vermin** would be attracted to the site in increasing numbers causing an explosion in the population of rats, mice, Misquitos Flies & other undesirable Rodents into the area which is unacceptable on land zoned residential between a school & business, let alone the rise around in vermin residential properties in close radius.
- **Health Concerns:** There is a concern about potential respiratory impacts, especially for vulnerable residents such as children, the elderly, or people with asthma and other respiratory conditions, which we both have already. The fact that Von Ah Contracting is already storing Materials on site as if they already Regional & Council consent is not acceptable. I have concerns that Von Ah Contracting will have good intentions, but the volume of waste materials being delivered on a daily basis (as proposed) will not be able to be processed quickly enough causing a backlog of waste materials in the proposed processes being used.
- **Environmental Impact:** I am concerned about the risk of leachate runoff into nearby waterways or groundwater sources, which will impact drinking water and local ecosystems as there are water bores around the residential area that are accessed when needed for irrigation, etc. Duck Creek has trout, whitebait & many other water bourn creatures that lives in harmony with the current weather patterns. The fact that residents all collect water from their roofs as drinking, house hold use, Glasshouse/vegetable gardens, means any air borne contaminants will settle on the

roof of houses & consequently enter water tanks making local residents sick
(Particles are invisible to the naked eye)

- Noise and Traffic: Increased heavy vehicle traffic and machinery noise from the site disrupts the peace and safety of the area, particularly in the early mornings or late evenings. Being close to a school & businesses this would greatly impact the safety of children & general traffic. An increase of trucks on a daily basis will also take its toll on the residential road they would travel on, causing potholes & uneven surfaces deteriorate the roadway causing potential damage to vehicles that travel daily to the Township of Hokitika for employment, recreation & shopping.
- Property Value and Enjoyment: The presence of this facility negatively affects property values and the ability of residents to enjoy their homes and outdoor spaces.

3. Relief sought:

- Decline the application in its current form.
- If the consent is granted, I request strict conditions including:
 - Regular independent odour monitoring.
 - Odour mitigation measures (e.g. enclosed processing, filters).
 - Limits on operating hours and truck traffic.
 - A complaints and enforcement process with transparent reporting.

4. I wish / do not wish to be heard in support of my submission

I do if this is necessary.

5. Signature:

David Hutchison / Jane Hutchison / Davena Fraser

Date: 18/06/2025

Resent 14/11/2025