

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

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17 NOV 2025
THE WEST COAST
REGIONAL COUNCIL



PART A: DESCRIPTION OF APPLICATION

CONSENT NUMBER:

APPLICANT:

RC 2024 0136-0103 B Van Ah Contracting Limited.

DESCRIPTION OF PROPOSED ACTIVITY:

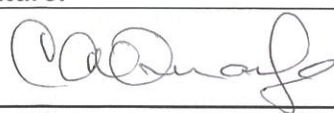
Compositing of waste.

LOCATION:

1047 Kariere - Kowhitirangi Road, Kokatahi Rd, Hokitika

PART B: SUBMITTER DETAILS

Full name/s	Adair Catherine Quaife		
Postal address	[REDACTED]		
I am the owner/occupier (delete one) of the following property:	owner of above address.		
Primary contact person/s	Adair Quaife		
Email address	[REDACTED]		
Phone number/s	Home: [REDACTED]	Business: [REDACTED]	
	Mobile: [REDACTED]	Fax: [REDACTED]	

Signature: 	Date: 11-11-2025
Name (BLOCK CAPITALS): ADAIR CATHERINE QUAIFFE	

*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 attached letter of submission against the
Von Ah Composting proposal.

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

That the composting enterprise is not granted
consent in it's current planned position.

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 against the Von Ah Composting Proposal

C Adair Quaife

[REDACTED]

Kokatahi

Although the idea is great in itself – this area is not suitable

- An open air composting processing business is too close to residential housing
- For residents who collect their water for consumption, there is no guarantee that composting dust will not be picked up by the wind and deposited on residents roofs,
- Legionnaires disease could be a serious consequence of this. See below
- The proposed trees to prevent windblown particles will not provide protection for some years, and there is no guarantee of how effective that will be.
- The high rainfall in the area brings up concerns of runoff and leaching to two water catchments- Duck Creek and the Hokitika River
- There doesn't seem to be anything stating that the composting ingredients can't be changed if the property and business is sold onto someone else.
- The smell, dust and heavy vehicles will lower the value of properties in the area
- The school is very close to the proposed composting business which raises the question of whether it could be detrimental to children's health, if the process is not carefully monitored.

Legionnaires Disease

Legionnaires' disease is a serious pneumonia in New Zealand caused by Legionella bacteria found in soil and water, with common sources being potting mix/compost and warm water systems. Precautions include wearing a mask and gloves when handling soil, dampening it before use, and using warm water systems in well-maintained condition. Symptoms include fever, cough, and shortness of breath, and it is important to see a doctor and inform them about potential exposure if you develop these symptoms.

How it spreads

- **Inhalation:**

You contract the disease by breathing in water droplets or airborne dust that contains Legionella bacteria.

- **Sources:**

- Potting mix, compost, and other soil conditioners are a primary source, especially for L. longbeachae.

- **Water systems:** Warm water systems, spas, and cooling towers can harbour the bacteria, particularly if not properly managed.

