

**ENVIROWASTE SERVICES LTD SUBMISSION ON THE TAUPO DISTRICT PLAN
CHANGES 38-43**

Submitter Details:

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4. Date of Submission: 15 December 2022

Introduction:

5. Enviro Waste Services Limited (EnviroWaste) is the second-largest solid and liquid waste management company in New Zealand.
6. EnviroWaste owns and operates significant portions of the Country's waste management infrastructure including landfills, waste treatment facilities, recycling facilities and waste transfer facilities. EnviroWaste also provides waste and recycling collection services for Councils, businesses and households throughout New Zealand.
7. EnviroWaste operates waste and recycling collection services (including a materials recovery facility (MRF) and organics facility) within the Timaru District. It also manages the landfill at Redruth, Timaru, with all these services under contract to Timaru District Council. The MRF, organics facility, transfer station and landfill occupy a site at 23 Shaw Street, and 55A-55C Redruth Street, Timaru. The site has a current designation for landfill purposes.
8. The Redruth Landfill and waste management facilities are strategically located close to the Timaru township which minimises the cost of refuse haulage from the main urban development in the district. The location also allows for convenient disposal of refuse for

the public and businesses of Timaru. There is a 3-hour drive to the nearest consented Class 1 landfills with capacity for Timaru’s refuse at Kate Valley in North Canterbury. Therefore, the landfill is of regional significance.



Figure 1: Redruth Landfill site

9. As a materials management and resource recovery company, EnviroWaste is committed to managing, recovering and processing waste streams to deliver sustainable outcomes.

Scope of Submission

10. EnviroWaste makes this submission on the following parts of the Proposed District Plan:
 - Introduction

- Definitions
- Strategic Direction
- Energy and Infrastructure
- General Industrial Zone
- General Rural Zone

11. Specific comments have been detailed in the table at **Appendix 1**.

General Comments on the District Plan Changes

12. In consideration of the Strategic Directions section of the District Plan, EnviroWaste considers that the Waste Management & Minimisation Plan for the Timaru District Council is one of the documents that should inform the strategic direction of the District Plan. The Waste Management & Minimisation Plan seeks a vision of *“A sustainable community that is able to reuse, recycle and recover discarded resources and minimise residual waste to landfill, while ensuring protection of public health and the environment.”*

13. To achieve these objectives, existing or planned waste facilities need to have sites that can manage reverse sensitivity effects arising from the potential discharge of odour, dust and noise from the facilities. There are also high numbers of vehicle movements with respect to any waste facility. Therefore, waste facilities are ideally located distant to residential properties and other sensitive receivers.

14. Waste facilities can also take significant resources to design, consent and construct facilities that minimise effects on the natural environment and nearby residents. To achieve continuing waste diversion, existing sites are likely to need upgrading to sort and handle different waste streams, or be expanded to handle increases in volumes. The equipment required to establish or upgrade a modern facility, that meets current environmental standards, is very capital intensive. Accordingly, it is important that waste facilities are recognised and provided for within the District, and also that their ongoing operation is protected from reverse sensitivity.

Designation

15. The Redruth site is covered by an existing designation which is proposed to be rolled over with the existing conditions. The conditions do not accommodate the other waste facilities on the site, which facilitate waste recovery and diversion and which have existing resource consents. The submitter, after correspondence with Timaru District Council, agrees that the designation needs alteration and would like to see the process under s181 of the RMA be undertaken in the near future to update the designation to include the other existing waste recovery facilities on the site.

General Industrial Zoning

16. EnviroWaste acknowledges, as per the s32 report, that the current Heavy Industrial zoning under the Operative Plan may not have distinguished appropriately between the types of uses that could be established within the zone. However, the Redruth site at 23 Shaw Street, and 55A-55C Redruth Street should have a different planning framework from the General Industrial Zoning to acknowledge that the specific use of this site does not sit well under a General Industrial zoning. This is in consideration of the unique characteristics of landfills and resource recovery facilities where reverse sensitivity effects may arise from

the potential discharge of odour, dust and noise from these facilities.

17. The submitter therefore requests that a precinct be applied to the sites at 23 Shaw Street, and 55A-55C Redruth Street with a new objective and policy to manage encroachment of activities sensitive to air discharges, along with changes to the activity status for activities such as commercial services, garden centres, trade suppliers, storage and lock-up facilities, etc, which may constrain the existing activities.

Significant Infrastructure Definition

18. While we note that there is no infrastructure definition in the proposed plan and assume that the RMA definition is adhered to, the Redruth landfill and associated waste recovery facilities are infrastructure facilities of regional significance as they serve the district and beyond, including the Mackenzie district. It is therefore requested that the Regionally Significant Infrastructure definition is amended to include the Redruth Landfill and resource recovery facilities.
19. Adding to this definition also acknowledges that waste management and disposal facilities are an essential part of the services needed for a society to function and aligns with the Natural and Built Environments Bill definition for infrastructure currently under consideration by government. If the Redruth waste infrastructure is not added to the definition, they are excluded from consideration regarding infrastructure elsewhere in the Proposed Plan. Amending the definition will also remove the need to amend clauses in the Proposed Plan to include the waste facilities as listed within Appendix 1.


Cleanfills and Managed Fills

20. The General Rural zone, while offering a consenting pathway for quarries and mines, does not consider the 'filling' of quarries for cleanfills and managed fills. The submitter considers cleanfills and managed fills are necessary to support urban activities and other waste recovery activities and should be given an activity status of discretionary in the plan.
21. The submitter wishes to be heard in support of this submission.

Signed for and on behalf of EnviroWaste Ltd:



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Section of Proposed Plan	Support/ Oppose	Specific Text Identified	Relief Sought	Reasons
Part 1- Introduction and General Provisions – Description of District				
Infrastructure Section	Support with amendments	<p><i>The district contains the following Regionally Significant Instructure:</i></p> <p>...</p> <ul style="list-style-type: none"> • <i>Bulk fuel supply infrastructure including terminals, wharf lines and pipelines.</i> 	<p><i>The district contains the following Regionally Significant Instructure:</i></p> <p>...</p> <ul style="list-style-type: none"> • <i>Bulk fuel supply infrastructure including terminals, wharf lines and pipelines.</i> • <i>Redruth Landfill and resource recovery facilities</i> 	<p>The Redruth landfill is of regional significance and should be part of the list given the essential service it provides to the region. As a Class 1 landfill, it accepts municipal household solid waste. These types of landfills employ advanced environmental protection systems and cannot be easily replicated or consented. Their continued life is essential where longevity is affected by reverse sensitivity and the waste minimisation efforts.</p> <p>Kerbside collection, transfer stations, materials recovery facilities and composting are other waste management facilities at the Redruth site that are essential to the region which protect the health and well-being of the community.</p>
Infrastructure Section		<p>New sentence after sentence beginning: “Emergency services such as fire stations....”</p>	<p><i>The Council owns municipal waste minimisation facilities at Redruth Resource Recovery Park which includes a landfill, recycling, composting facilities and also transfer stations in Timaru, Temuka, Geraldine and Pleasant Point.</i></p>	<p>As significant infrastructure the waste facilities in the area are described as adjacent.</p>
Interpretation - Definitions				
Regionally Significant Infrastructure	Support with amendments	<p><i>Regionally Significant Instructure is:</i></p> <p>...</p> <p><i>l. Bulk fuel supply infrastructure including terminals, wharf lines and pipelines.</i></p>	<p><i>Regionally Significant Instructure is:</i></p> <p>...</p> <p><i>l. Bulk fuel supply infrastructure including terminals, wharf lines and pipelines.</i></p> <p><i>m. Redruth Landfill and resource recovery facilities.</i></p>	<p>As described above, the Redruth landfill is of regional significance and should be part of the list given the essential service it provides to the region. As a Class 1 landfill, it accepts municipal household solid waste. These types of landfills employ advanced environmental protection systems and cannot be easily replicated or consented. Their continued life is essential where longevity is affected by reverse sensitivity and the waste minimisation efforts.</p> <p>Kerbside collection, transfer stations, materials recovery facilities and composting are other waste management facilities at the Redruth site that are essential to the region which protect the health and well-being of the community.</p>
Hazardous Facility	Oppose in part	<p><i>means a facility or activity that involves the use, storage or disposal of any <u>hazardous substance</u>, but excludes:.....</i></p>	<p>Insertion of new clause after 8: 8. <i>mixing and application of <u>hazardous substances</u> solely for the purpose of controlling plant and animal pests on site.</i></p> <p><i>9.waste transfer stations and disposal facilities</i></p>	<p>The current definition will apply to waste transfer stations and landfill facilities as these facilities receive hazardous materials in incidental amounts if found amongst general household rubbish. The waste acceptance criteria of transfer stations and landfills does not allow hazardous substances, but these are sometimes found. Given the minor amounts of hazardous substances received which, if found, are stored in a secure bunded location on site, the exclusion of waste transfer stations and disposal facilities can be accommodated under the definition.</p>
Natural Hazard Mitigation Works	Support with amendments	<p><i>means structures and associated engineering works to prevent or control the impacts of natural hazards and includes both soft engineering natural</i></p>	<p>Insertion of additional text: <i>means structures and associated engineering works to prevent or control the impacts of natural hazards and includes both soft engineering natural</i></p>	<p>The proposed definition makes it quite unclear as to the types of works that it would cover. If the most usual works are listed as an example, then practitioners will be able to understand how the rules apply.</p>

		<p><i>hazard mitigation and hard engineering natural hazard mitigation. Retaining walls not required for a hazard mitigation purpose are excluded from this definition. Raised building floor levels and raised land which are required to be raised to meet the requirements of a flood assessment certificate are excluded from this definition.</i></p>	<p><i>hazard mitigation and hard engineering natural hazard mitigation (e.g. stopbanks). Retaining walls not required for a hazard mitigation purpose are excluded from this definition. Raised building floor levels and raised land which are required to be raised to meet the requirements of a flood assessment certificate are excluded from this definition.</i></p>	
Part 2 SD - Strategic Direction				
SD- O8 Infrastructure	Support with amendments	<p><i>Across the district:.... iv. the benefits of <u>regionally significant infrastructure and lifeline utilities</u> are recognised and their safe, efficient and effective establishment, operation, <u>maintenance</u>, renewal and <u>upgrading</u> and development is enabled while managing adverse <u>effects</u> appropriately. Development is serviced by an appropriate level of infrastructure that effectively meets the needs of that development.</i></p>	<p><i>Addition of '.... development is enabled while managing adverse <u>effects</u> appropriately and protecting regionally significant infrastructure from reverse sensitivity. Development is serviced by an appropriate level of infrastructure and waste facilities that effectively meets the needs of that development.</i></p>	<p>The proposed amendment will help support the continuance and operational ability of the regional infrastructure including the Redruth landfill. If the addition to the regionally significant infrastructure definition is not accepted as above, then the continuance and expansion of waste recovery and disposal facilities needs to be included in the Strategic Directions chapter and be part of this relevant objective. The submitter considers that amending the definition is preferable to specifically referring to waste facilities in the Strategic Directions chapter.</p>
UFD-O1 Settlement Patterns	Neutral	<p><i>A consolidated and integrated settlement pattern that:..... x. controls the location of activities, primarily by zoning, to minimise conflicts between incompatible activities and avoid these where there may be significant adverse <u>effects</u>.</i></p>		<p>This objective will partially support the functionality of the regional waste facilities. However, it is questioned what 'these' are with reference to significant adverse effects.</p>

EI - Energy and Infrastructure				
Energy and Infrastructure Chapter including EI-O4 Adverse effects on Regionally Significant Infrastructure and Lifeline Utilities	Support	<i>The efficient operation, maintenance, repair, upgrading or development of Regionally Significant Infrastructure and lifeline utilities are not constrained or compromised by the adverse effects of subdivision, use and development, including reverse sensitivity effects.</i>		If the Redruth waste facilities are accepted as regionally significant infrastructure, the whole of the Energy and Infrastructure Chapter objectives and policies is supported but particularly Objective 4 which would help provide for their continued operation and upgrading to manage additional waste streams for recovery and recycling.
Energy and Infrastructure Chapter Rules explanation	Support with amendments		New sentence. <i>The rules in this chapter do not apply to the Redruth Landfill and resource recovery facilities</i>	The addition of this sentence will ensure that there is no confusion in the rules applying to the waste facilities at Redruth, but that the objectives and policies apply whereby waste facilities are accepted under the definition of Significant Infrastructure.
PART 3 – AREA SPECIFIC MATTERS				
GIZ – General Industrial Zone				
PREC04-O1		New objective for Redruth Precinct	<u>PREC04-O1 Redruth Industrial Precinct</u> <i>Development in the Redruth Industrial Precinct is protected from encroachment of those activities that are sensitive to heavy industrial activity.</i>	A new objective will support changes to activity status for some activities in a proposed precinct for the Redruth landfill site.
PREC04-P1		New policy for Redruth precinct		A new policy is proposed for the Redruth Precinct to support the activities in the precinct. Details to be provided.
GIZ-R6		New rule for Redruth Precinct		A rule is proposed that makes trade suppliers, garden centres, storage and lock-up facilities laboratories, veterinary clinics, service stations, convenience stores, cafes and restaurants discretionary in the proposed Redruth Precinct. Industrial activities will remain permitted. Detail to be provided.
GIZ-P5 Offensive Trades	Oppose in part	<i>Only allow <u>offensive trades</u> to establish in the General Industrial Zone where:</i> 1. <i>the activity is located in a manner that will maintain the <u>amenity values</u> of adjacent zones; and</i> 2. <i>the activity and <u>buildings</u> is designed in a way that contains or</i>	Only allow <i>allow <u>offensive trades</u> to establish in the General Industrial Zone where:</i> 1. <i>the activity is located in a manner that will maintain the <u>amenity values</u> of adjacent zones; and</i> 2. <i>the activity and <u>buildings</u> is designed in a way that contains or minimises</i>	The proposed General Industrial zone is the only zone available in the District for offensive trades if a precinct is not provided for which would encompass the Redruth landfill site. Therefore, they should be enabled if they can minimise or contain their effects. As NZ moves towards a more circular economy more waste recovery facilities are likely and their establishment should be accepted with appropriate design to best industry standards for environmental compliance.

		<i>minimises nuisance <u>effects</u>.</i>	<i>nuisance <u>effects</u>.</i>	
GIZ-P6 Other Activities	Support	<i>Avoid the establishment of other activities including <u>residential activities</u> unless:</i> <ol style="list-style-type: none"> <i>1. there is a <u>functional need</u> for the activity to occur in the General Industrial Zone; and</i> <i>2. the activity is not provided for in another zone; and</i> <i>3. the activity does not <u>undermine</u> the purpose, viability and function of any of the <u>Commercial and Mixed Use Zones</u>; and</i> <i>4. the activity would not result in <u>reverse sensitivity effects</u> that may constrain <u>industrial activities</u>.</i> 		The policy is supported as notified however Clause 4 is particularly supported in order to provide for industrial activities that cannot establish elsewhere and are sensitive to reverse sensitivity.
GIZ-R3 Convenience stores, restaurants, cafes and take away food outlets	Oppose in PartPER-1 <i>The gross floor of the activity is 200m² or less; and</i>		The submitter queries whether 200m ² gross floor area is too large. A restaurant or takeaway business of this size has the potential to cause reverse sensitivity effects on existing and proposed industrial activities. The floor area should be reduced.
GIZ-S2 Maximum height of buildings and structures	Support	2.Height Specific Control Area <i>Buildings and structures must not exceed a maximum height of 35m measured from ground level.</i>		The proposed height will allow a range of industrial activities to establish and allow buildings to accommodate possible flood events.
GRUZ – General Rural Zone				
GRUZ-R29 New Industrial activities not listed in GRUZ-21	Neutral	<i>New Industrial activities not listed in GRUZ-21 Activity Status: Non-complying</i>		The submitter is concerned that cleanfills and managed fills (as described below) do not have a consenting pathway in the zone, and that they are likely to fall under the industrial activity definition. The General Rural zone is the most likely zone that can accommodate these activities and the materials received allow for growth in residential, commercial, industrial and rural areas. Accordingly, the activity status is requested to be discretionary and the activity should be added to the list of activities that must achieve GRUZ-P7. Cleanfills involve the deposit of natural materials such as clay, gravel, sand, soil and rock which have been excavated for areas of land which do not contain contaminants at levels greater than background concentrations, and which have no adverse effects on the environment. Managed fills

				<p>involve the deposit of cleanfill material, contaminated clay, soil, rock and other inert materials that may have contaminants that exceed background concentrations but does not contain:</p> <ul style="list-style-type: none"> • hazardous substances or materials (such as municipal solid waste) likely to create leachate by means of biological breakdown; • products or materials derived from hazardous waste treatment stabilisation or disposal practices; • materials such as medical and veterinary waste, asbestos, or radioactive substances; • combustible components; or • more than 2 per cent by volume of incidental or attached biodegradable materials (e.g. vegetation)
Designations				
TDC- Timaru District Council	Support with amendments	<p><i>TDC-22 Landfill Timaru Landfill 23 Shaw Street, Redruth, Timaru Former designation 69 ... Rollover designation with minor corrections to schedule (remove legal description, add location/address).</i></p>	<p><i>TDC-22 Landfill, Transfer Station and Resource Recovery Activities Timaru Landfill, Transfer Station and Resource Recovery Activities 23 Shaw Street, Redruth, Timaru Former designation 69 ... Rollover designation with minor corrections to schedule (remove legal description, add location/address and revise conditions to provide for existing resource recovery activities).</i></p>	<p>The proposed designation for the landfill does not include the other resource recovery activities that exist on the site. These include the transfer station, the materials recovery facility (recycling) and organics composting facility. The designation should be altered through the RMA process to include these activities in accordance with the existing resource consent conditions.</p>