

Response ID ANON-URZ4-5FT7-U

Submitted to Fast-track approval applications
Submitted on 2024-05-03 17:36:43

Submitter details

Is this application for section 2a or 2b?

2A

1 Submitter name

Individual or organisation name:
Town Planning Group (NZ) Limited

2 Contact person

Contact person name:
Brett Giddens

3 What is your job title

Job title:
Director

4 What is your contact email address?

Email:
s 9(2)(a)

5 What is your phone number?

Phone number:
s 9(2)(a)

6 What is your postal address?

Postal address:

Town Planning Group
Po Box 2559
Wakatipu 9349

7 Is your address for service different from your postal address?

No

Organisation:

Contact person:

Phone number:

Email address:

Job title:

Please enter your service address:

Section 1: Project location

Site address or location

Add the address or describe the location:

176 Victoria Flats Road, Wakatipu. The site is 49.73ha, legally described as Lot 2 DP 576750 as held within Record of Title 1062256.

File upload:
1. Aerial of Location.png was uploaded

Upload file here:

No file uploaded

Do you have a current copy of the relevant Record(s) of Title?

Yes

upload file:

1. Record of Title.pdf was uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

Cardrona Cattle Company Limited

Detail the nature of the applicant's legal interest (if any) in the land on which the project will occur

Please write your answer here:

The applicant owns the land on which the project will occur.

Section 2: Project details

What is the project name?

Please write your answer here:

The Yards Resource Recovery Park

What is the project summary?

Please write your answer here:

The Yards Resource Recovery Park is a rural-based industrial land use that has a specific focus on resource recovery and yard based industrial activities catering for waste and recycling demands. It also provides for 33 larger allotments to cater for a range of businesses that could facilitate the use of materials from the RRP.

What are the project details?

Please write your answer here:

"The Yards" Resource Recovery Park (RRP) is a rural-based industrial land use that has a specific focus on resource recovery and yard based industrial activities catering for waste and recycling demands from the Queenstown Lakes and Central Otago Districts. Notably, The Yards RRP is located directly adjoining the Queenstown Lakes District Council's (QLDC) Regional Land Fill in Victoria Flats, Gibbston, making the proposed uniquely placed to effectively and efficiently facilitate waste and product recovering and recycling. The yard based industrial activities are ancillary to the RRP, providing for 33 larger allotments to cater for a range of businesses that could facilitate the use of materials from the RRP (such as composting, resale of building materials, and so on).

In summary the following is proposed:

- Land uses at the RRP including construction waste recycling, demolition yard, organic and green waste processing (vermiculture), waste metal recycling, cardboard and paper recycling, glass recycling, and re-use retailing;
- Subdivision to create 33 fee simple allotments (in addition to access lots) with access from Victoria Flats Road via State Highway 6 (SH6); and
- Land use to enable supporting industrial land uses on each allotment.

The RRP is an integrated facility that aims to reduce waste, encourage recycling, and promote sustainable practices in the community. Its primary goal is to divert waste from the neighbouring landfill and transform it into reusable or saleable materials. Construction and demolition waste contributes to 32% of all waste going into the Landfill; this project will not only significantly enhance sustainability by avoiding the majority of this waste, it will also result in added capacity for the Landfill for non-recyclable waste.

The development is located at Victoria Flats in Gibbston, Wakatipu, and situated within the Gibbston Character Zone under the Queenstown Lakes Proposed District Plan (PDP). The land is subject to an appeal to the Environment Court to change the zoning to Industrial in addition to a number of resource consents being granted to enable industrial activity on the Site. The appeal was lodged May 2022. Subsequently, an application has been lodged with QLDC for the industrial land use and subdivision in June 2023. The fast-track process will enable the project to be processed in a more timely and cost-efficient way than under normal processes and enable CCCL to advance with more certainty.

As supported by expert economic evidence, The Yards RRP will cater for a significant demand and will generate significant regional benefits in not only economic terms, but in respect of waste management and minimisation. The consolidation of such activity directly adjoining the Regional Land Fill will reduce vehicle dependency and emissions, leading to better environmental outcomes in terms of climate change and management.

The application has been informed by a number of technical expert reports, including planning, landscape, economics, transportation, engineering and geotechnical. Furthermore, development of the Site has been shaped through consultation and active engagement with a number of key stakeholders, including the Queenstown Lakes District Council (QLDC) and the New Zealand Transport Agency (NZTA).

Describe the staging of the project, including the nature and timing of the staging

Please write your answer here:

Stage 1 of the development is shovel-ready with infrastructure and servicing largely approved in respect to current consent applications. Works are to commence upon granted consent.

Upon completion of Stage 1, Stage 2 will then enable the development the Resource Recovery Park. The facility one that is integrated which aims to reduce waste, encourage recycling, and promote sustainable practices in a community. Its primary goal is to divert waste from the neighbouring landfill and transform it into reusable or saleable materials. With a focus on reducing environmental impact and promoting circular economies, the RRP will consolidate various waste management and recycling operations in a single location.

What are the details of the regime under which approval is being sought?

Please write your answer here:

Resource Management Act 1991

If you seeking approval under the Resource Management Act, who are the relevant local authorities?

Please write your answer here:

Queenstown Lakes District Council

Otago Regional Council

What applications have you already made for approvals on the same or a similar project?

Please write your answer here:

Application for the subdivision component was lodged and not yet approved with Queenstown Lakes District Council under RM230398.

Is approval required for the project by someone other than the applicant?

No

Please explain your answer here:

The applicant owns the land on which the project will occur.

If the approval(s) are granted, when do you anticipate construction activities will begin, and be completed?

Please write your answer here:

Stage 1 (subdivision) is ready for commencement once consent is granted, and this will enable Stage 2 (Resource Recovery Park).

Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

Queenstown Lakes District Council

Otago Regional Council

Ka Runaka

NZTA

Detail all consultation undertaken with the persons referred to above. Include a statement explaining how engagement has informed the project.

Please write your answer here:

Queenstown Lakes District Council – Owner of Landfill

CCCL has undertaken considerable consultation with the QLDC on this project since c.2018. The original proposal for the land was put forward to accommodate housing; the feedback from the QLDC was that this was an inappropriate use in close proximity to the landfill and that CCCL should explore industrial activities. Feedback from the QLDC has been useful to help shape the Project and CCCL intend to continue dialogue with the QLDC on an ongoing basis. Through the advancement of a number of resource consents on the Site, the Council has also provided input into infrastructure servicing.

Otago Regional Council

CCCL has engaged with the ORC with respect to the Project. The odour issues from the landfill have made it untenable for the land to be used for any other purpose and CCCL advises that the ORC have been supportive of any measures to help minimise waste.

New Zealand Transport Agency

CCCL's expert transportation engineer has been in regular contact with the NZTA, who have most recently provided an affected persons approval to the 33-lot industrial subdivision of the Site. In this regard, a transportation solution is proposed at the interface of Vitoria Flats Road and State Highway 6 whereby a right-hand turning lane may be established at the point where traffic demands necessitate an upgrade.

Ka Runuka

The application site avoid wahi tupuna and overall presents an activity that is culturally supportable. The Applicant is consulting with Ka Runuka and will provide an update on any feedback.

Upload file here:

No file uploaded

Describe any processes already undertaken under the Public Works Act 1981 in relation to the land or any part of the land on which the project will occur:

Please write your answer here:

Not applicable

Section 4: Iwi authorities and Treaty settlements

What treaty settlements apply to the geographical location of the project?

Please write your answer here:

Not applicable.

Are there any Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019 principles or provisions that are relevant to the project?

No

If yes, what are they?:

Are there any identified parcels of Māori land within the project area, marae, and identified wāhi tapu?

No

If yes, what are they?:

Is the project proposed on any land returned under a Treaty settlement or any identified Māori land described in the ineligibility criteria?

No

Has the applicant has secured the relevant landowners' consent?

Yes

Is the project proposed in any customary marine title area, protected customary rights area, or aquaculture settlement area declared under s 12 of the Māori Commercial Aquaculture Claims Settlement Act 2004 or identified within an individual iwi settlement?

No

If yes, what are they?:

Has there been an assessment of any effects of the activity on the exercise of a protected customary right?

No

If yes, please explain:

Upload your assessment if necessary:

No file uploaded

Section 5: Adverse effects

What are the anticipated and known adverse effects of the project on the environment?

Please describe:

Please see attached AEE.

Upload file:
No file uploaded

Section 6: National policy statements and national environmental standards

What is the general assessment of the project in relation to any relevant national policy statement (including the New Zealand Coastal Policy Statement) and national environmental standard?

Please write your answer here:

Please see attached policy assessment.

File upload:
No file uploaded

Section 7: Eligibility

Will access to the fast-track process enable the project to be processed in a more timely and cost-efficient way than under normal processes?

Yes

Please explain your answer here:

The applicant has submitted an appeal to the Queenstown Lakes Proposed District Plan ('District Plan') regarding the subject site seeking rezoning the site from Gibbston Character Zone to General Industrial Zone to enable this project. The appeal was lodged May 2022. Subsequently, an application has been lodged with Queenstown Lakes District Council ('QLDC') for the Industrial Subdivision in June 2023. The fast-track process will enable the project to be processed in a more timely and cost-efficient way than under normal processes.

What is the impact referring this project will have on the efficient operation of the fast-track process?

Please write your answer here:

The project will help enable the achievement of objectives and policies of national, regional and local authorities to the benefit of the community of the affected regions.

Has the project been identified as a priority project in a:

Other

Please explain your answer here:

The project has not been identified as a priority project.

Will the project deliver regionally or nationally significant infrastructure?

Regional significant infrastructure

Please explain your answer here:

The Otago Regional Policy Statement defines and consider nationally or regionally significant projects to include Municipal Infrastructure. The Resource Recovery Park will provide much needed infrastructure to help meet and support the demands of both QLDC and CODC's waste minimisation goals and objectives. The project also supports and aligns with national policies, plans and strategies with regard to waste minimisation and emissions. Overall, the project will be of regional significance.

Will the project:

increase the supply of housing, contribute to a well-functioning urban environment

Please explain your answer here:

The project will contribute to a well-functioning urban environment by supporting reductions in greenhouse gas emissions and are resilient to the likely current and future effects of climate change. It will indirectly contribute to the supply of housing by reducing the costs of waste disposal and lowering build costs.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

Based on expert economic advice, the associated industrial subdivision development is anticipated to generate 19 FTE jobs and contribute \$2.4m to GDP. The construction of buildings and other improvements in the development is estimated to generate 325 FTE jobs and contribute \$43.2m to GDP. Once established the development, including the ongoing operation by industrial businesses, is estimated to generate 451 FTE jobs and contribute \$71.7m to GDP.

Will the project support primary industries, including aquaculture?

No

Please explain your answer here:

Will the project support development of natural resources, including minerals and petroleum?

No

Please explain your answer here:

Will the project support climate change mitigation, including the reduction or removal of greenhouse gas emissions?

Yes

Please explain your answer here:

The Project includes organic waste processing which enables diversion to landfill. This supports and directly contributes to the reduction of biogenic methane emissions generated by the decomposition of organic materials at landfill. Construction and demolition materials will be diverted landfill, where they can generate greenhouse gases, instead will be reused, and recycled. Thereby supporting climate change mitigation.

Furthermore, by establishing this facility directly adjoining the Landfill, it will reduce the need for vehicle transportation out of the district, reducing emissions and overall helping to contribute positively towards climate management.

Will the project support adaptation, resilience, and recovery from natural hazards?

No

Please explain your answer here:

Will the project address significant environmental issues?

Yes

Please explain your answer here:

The Project includes processing of waste, including organic and construction, and when in a landfill generates greenhouse gas emissions. Waste is a significant environmental issue and the Project will provide a direct and positive response to that.

Is the project consistent with local or regional planning documents, including spatial strategies?

Yes

Please explain your answer here:

The Project directly aligns, and is consistent with numerous national, regional and local planning documents. The Resource Recovery Park will serve both the Queenstown Lakes and Central Otago Districts and will be regionally significant.

Plans and strategies relevant to the Project include:

- Waste Reduction work programme – Ministry for the Environment
- Te rautaki para Waste Strategy - Ministry for the Environment
- Emissions Reduction Plan – Ministry for the Environment
- Regional Plan | Waste – Otago Regional Council
- Queenstown Lakes District Spatial Plan
- Waste Management & Minimisation Asset Management Plan – Queenstown Lakes District Council
- Waste Management and Minimisation Plan 2021-2030 – Central Otago District Council
- Waste Management and Minimisation Bylaw 2021 – Central Otago District Council

Overall, each of the above have similar outcomes, goals and objectives, those in which the project directly aligns with primarily revolve around creating a circular economy and reducing emissions, through diverting waste to landfill.

Circular Economy

Reducing waste helps transition to a low-emissions circular economy. The repurpose and reuse component of the project supports keeping resources in use for as long as possible. This will be enabled primarily through the retail provision of the project, to reuse and repurpose materials diverted from landfill, extracting the maximum value whilst still in use.

Reducing Emissions

By simply diverting organic waste to landfill, where biogenic methane generated through decomposition, reduces greenhouse gas emissions. All diverted wastes have an impact on the emission reduction, including construction waste.

This project will enable more waste to be diverted to landfill and in turn, supports and directly aligned with the aforementioned plans and strategies.

Anything else?

Please write your answer here:

Please see email sent with further details.

Does the project includes an activity which would make it ineligible?

No

If yes, please explain:

Section 8: Climate change and natural hazards

Will the project be affected by climate change and natural hazards?

No

If yes, please explain:

The project positively supports climate change. Through providing a means to help reduce contriubtion factors impacting climate change.

Section 9: Track record

Please add a summary of all compliance and/or enforcement actions taken against the applicant by any entity with enforcement powers under the Acts referred to in the Bill, and the outcome of those actions.

Please write your answer here:

Not applicable

Load your file here:

No file uploaded

Declaration

Do you acknowledge your submission will be published on environment.govt.nz if required

Yes

By typing your name in the field below you are electronically signing this application form and certifying the information given in this application is true and correct.

Please write your name here:

Brett Giddens

Important notes