

2 August 2022

Max Gander-Cooper
Senior Policy Analyst | Kaitātari Kaupapa Here Matua
Fast-track Consenting

Ministry for the Environment | Manatū Mō Te Taiao

By email: s 9(2)(a)
Copy to: fasttrackconsenting@mfe.govt.nz

**THE YARDS - RESOURCE RECOVERY AND SERVICE ACTIVITY PARK:
FURTHER INFORMATION (2)**

1. I refer to our discussions of yesterday's date. We discussed the provision/ clarification of the certain matters/ information as provided below.

Development site area

2. The development site area is 37.2945 Ha.

Street address, if any

3. The site has a street address of 186 Victoria Flats Road.

Copies of the encumbrances/ covenants registered on the titles

4. These are being forwarded by email.

Confirmation that the SH works are not part of the application site

5. This is correct, as any works on the SH are permitted under NZTA's designation (or, if not, then can be authorised by a NZTA outline plan process) - so there is no risk to the delivery of the project by having to get another resource consent for works on the SH.

Confirmation if any regional consents are required for the on-site wastewater treatment and disposal proposed

6. On site waste water treatment is managed by the Otago Regional Plan: Water for Otago (RPW).
7. The yard and service activities are not anticipated to create the need for trade waste related discharges. However, if they did, they would require

a discretionary activity resource consent pursuant to Rule 12.B.4. No trade waste discharges are sought as part of the application.¹

8. The RPW permits the discharge of human sewage through an onsite wastewater treatment system providing the discharge achieves certain performance standards. Relevantly for this application, the standards include that the discharge does not exceed 2000 litres per day (calculated as a weekly average). The Yards sites are anticipated to be able to readily comply with this rule, given the low occupancy of staff.
9. The storage units comprise one managers residence, and will have toilets and amenity facilities for persons visiting the site associated with their storage activity. It may be more efficient to install an on-site wastewater system which provides for the storage units collectively. If the discharge were to exceed 2,000 litres per day (calculated as a weekly average) a discretionary activity resource consent would be required pursuant to RPW Rule 12.A.2. While the applicant is comfortable the limits would not be exceeded, out of an abundance of caution, it is sought to include this for resource consent as part of this application.
10. For completeness, we also note that the discharge of stormwater to land or water is a permitted activity pursuant to ORC Regional Plan Water Rule 12.B.1 providing performance standards are met.

Water supply – status of any separate/ replacement consent required to enable commercial use (given s127 is not available)

11. The existing surface water resource consent RM21.351 is primarily for irrigation and stock supply.
12. To consent the take and use for a different purpose would require a discretionary activity resource consent pursuant to RPW Rule 12.1.5.1, which states:

Except as provided for by Rules 12.1.1.1 to 12.1.4.7, the taking and use of surface water is a discretionary activity.

13. Rules 12.1.1.1 to 12.1.4.7 do not apply.
14. Accordingly, consent is being sought as part of this proposal for a replacement, or supplementary consent to take water already in the water race for use for commercial purposes (in addition to the irrigation and stock supply purposes). All key standards/ conditions (eg as to the rate and quantity of abstraction) will continue to be met. In other words, other than allowing the take and use for an additional commercial purpose, the envelope of effects will remain the same.

¹ The RPW definition of industrial or trade wastes: Waste from an industrial or trade premises, that is derived from an industrial or trade process.

More detailed plans of the storage component of the proposal.

15. Additional plans are being forwarded by email.

Forward progress

16. Please let me know if the above satisfied the current information requirements, or if further discussion is required.

Yours faithfully



JAMES GARDNER-HOPKINS
Consultant | Advisor | Project Manager

M: s 9(2)(a) | **T:** 09 889 2776 | **E:** s 9(2)(a)
www.jgh.nz