

Form 18

Notice of requirement by Minister, local authority, or requiring authority for designation or alteration of designation.

To: Queenstown Lakes District Council (Territorial Authority)

In accordance with Clause 4 of the First Schedule of the Resource Management Act 1991 the Queenstown Lakes District Council ("QLDC") (Requiring Authority) gives notice of requirement for the creation of new a designation for a public work in respect of land where a restriction is necessary for the safe or efficient functioning or operation of a public work.

SITE TO WHICH THE REQUIREMENT APPLIES:

Proposed Designation # 439 – Kingston Closed Landfill

The purpose of the proposed Designation # 439 is a 'Closed Landfill'. The facility is an old landfill site that is not currently designated. For consistency with other closed landfill sites within the Queenstown Lakes District the QLDC's Environmental Consent Manager recommends the site be formally identified as a closed landfill.

The closed landfill is located on the western side of the Kingston-Garston Highway approximately 880m south of the intersection of Kent Street and the Kingston-Garston Highway. The property is legally described as Pt Run 323A, Lorn and Rockside SD.

The closed landfill is depicted below:

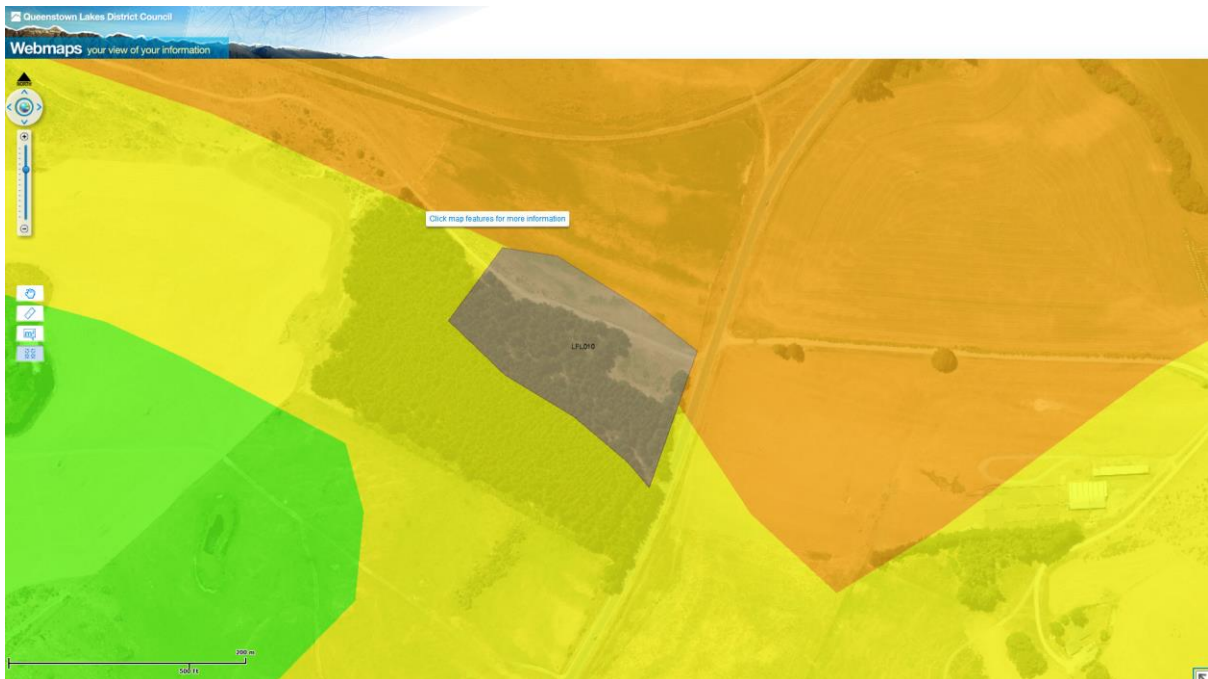


Figure 1 – Lot DP 394250 Currently Mapped Landfill Shown Brown in Council Hazard Maps. Source – QLDC Website 06.03.15



Figure 2. Aerial of Subject Site – Closed Landfill is located in the north eastern corner in the vicinity of the information symbol. Source – QLDC Website 06.03.15

The overall cover letter for the Designations Chapter work includes a web link which will enable interested parties to view this change on the proposed planning maps.

The purpose of this proposed Designation is to maintain consistency with other closed landfill in the Queenstown Lakes District by formally identify the closed land fill area. This identification the site in the District Plan will ensure landowners and the public are aware of its potential effects such as; erosion, potential presence of pest species of flora and fauna, rubbish breakthrough, subsidence, reduction in cap integrity and leachate discharge.

Specifically, the proposed Designation will enable QLDC to clearly identify the affected land to the community through the District Plan text and planning maps and will enable QLDC to undertake future remedial works (if required) without necessitating a land use consent.

POTENTIAL EFFECTS ON THE ENVIRONMENT:

The incorporation of the closed landfill into a Designation within the District Plan will result in negligible potential adverse effects on the environment. As identified above, the landfill already exists and is mapped on the QLDC Hazard Maps.

The writer has not been made aware of any issues with the existing closed landfill. In effect, the proposed

Designation is simply a mapping change and highlights the existence of the landfill and its location within the District Plan. The proposed Designation does not provide for the landfill to be operated again in the future with the potential associated effects of doing so.

ALTERNATIVE SITES:

As identified above, the closed landfill which is proposed to be designated already exists. Accordingly, there are no viable alternatives that could be considered.

THE PROPOSED ALTERATION/NEW DESIGNATION IS REASONABLY NECESSARY FOR ACHIEVING THE OBJECTIVES OF THE REQUIRING AUTHORITY BECAUSE:

The key objective of the requiring authority in relation to this notice is to ensure that the Designation adequately provides the Requiring Authority the ability to undertake any remedial works associated with the closed landfill without necessitating additional District Plan consents.

Further, it clearly illustrates the landfills existence in the District Plan so that its implications can be considered in any future potential development of the affected site.

CONSULTATION:

The Requiring Authority is not the landowner of the site. The site is a Pastoral Lease administered by Land Information New Zealand and the lease being held by Patricia, Mary, and Craig Tayler and Timothy George.

As the closed landfill currently exists and is mapped on the QLDC Hazard Maps, no consultation has been undertaken as part of the preparation of this notice. The Designation as proposed will be available for public submissions when the Proposed District Plan is publicly notified.



Signed for the Queenstown Lakes District Council by Sean Dent
Resource Management Consultant

08 June 2015
Date