

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 # 429 – Luggate Closed Landfill

The purpose of the proposed Designation # 429 is a ‘Closed Landfill’. The facility is an old landfill site that is not currently designated. The relevant ORC resource consent for the landfill and its discharge (Consent 11.029.013 (condition 3) requires that the site be designated as a closed landfill. The closed landfill is located at on Church Road, Luggate, on a property legally described as Lot 1 DP 300025.

The closed landfill is depicted below:



Figure 1 – Lot 1 DP 300025 Currently Mapped Landfill Shown Brown in Council Hazard Maps. Source – QLDC Website 06.03.15



Figure 2. Subject Site. Landfill Hazard is located in the area 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 comply with the relevant ORC Discharge Permit by formally identifying the closed land fill area in order to identify the site in the District Plan and its potential effects such as; erosion, potential presence of pest species of flora and fauna, rubbish breakthrough, subsidence, reduction in cap integrity and leachate / contaminated storm water 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 proposal needs to be mapped in the District Plan to comply with the underlying ORC Discharge Permit.

The writer has not been made aware of any issues with the existing closed landfill and the ORC consent requires

on-going monitoring until its expiry in 2046.

It is considered that the potential adverse effects of the proposed Designation will be insignificant as the discharge effects are currently monitored pursuant to the ORC Discharge Permit.

In effect, the proposed Designation is simply a mapping change and simply highlights the existence of the landfill and its correct 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 subject site and the closed landfill 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 and required by the ORC through the monitoring of the landfill site pursuant to ORC consent 11.029.013 without necessitating additional District Plan consents.

CONSULTATION:

The Requiring Authority is not the landowner of the site. The site is owned by Wakatipu Holdings Limited. As the closed landfill currently exists and the private landowners should be aware of the landfill via its presence on the District Plan 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