Gore District Council Decisions

NOTIFICATION UNDER s95A AND s95B AND DETERMINATION UNDER s104

Resource Management Act 1991

Application reference	LU23082
Applicant	Gore District Council – Critical Services Division
Proposal	Application under Section 88 of the Resource Management Act 1991 (RMA) for a landfill activity involving the deposition (placement) of cleanfill and green waste to remediate the existing cap of the closed Gore Municipal Landfill over a period of 15 years
Locations and Legal Descriptions	24 Toronto Street, East Gore (Section 18 Block IV Waikaka SD) Parcel Id: 3293159 – Road Parcel Id: 3301331 – Hydro Part of Hamilton Park (part of Blk XIX TN OF East Gore)
Activity Status	Discretionary activity
Decision Date	15 May 2025

SUMMARY OF DECISIONS

1. Pursuant to sections 95A-95F of the Resource Management Act 1991 (**RMA**), the application will be processed on a **non-notified** basis given the findings of Section 5 of the Section 95A and 95B report. This decision is made by Werner Murray, on 15 May 2025, under delegated authority pursuant to Section 34A of the RMA.

2. Pursuant to Section 104 and Section 104B of the RMA, consent is **GRANTED SUBJECT TO CONDITIONS** outlined in this report of the Section 104 decision imposed pursuant to Section 108 of the RMA. This consent can only be implemented if the conditions in this report are complied with by the consent holder. The decision to grant consent was considered by Werner Murray, on 15 May 2025, under delegated authority pursuant to Section 34A of the RMA.

1. THE APPLICATION

The proposal is detailed on the Plan, included as Appendix A to this decision report and in Figure 1.

The Applicant has provided a report titled, *"Resource consent land use application Closed Landfill Remediation – 24 Toronto Street, Gore",* prepared for Gore District Council - Critical Services Division by WSP, dated 7 November 2023, and submitted as part of the application (hereon referred to as the 'Applicant's AEE') and attached as Appendix B to this decision report.

Further information was requested on 30 November 2023. The information provided on 11 and 15 March 2024, and 22, 23 and 29 January 2025 forms part of the application. The following documents accompany the application:

- Closed Landfill Capping Assessment, prepared by WSP, dated 24 October 2023, attached as Appendix C to this decision report.
- Gore Cleanfill & Greenwaste Site Management Plan, prepared by WSP, dated 15 February 2024, attached as Appendix D to this decision report.

A summary of the application is provided below.

1.1 Background to the proposal

The former Gore Municipal Landfill operated on an approximately 14-hectare site at Toronto Street, Gore, located between the Waikaka Stream and Main South Railway Line for around 50 years. The site closed and ceased accepting general waste in December 2006. Since 2007, the site has been used for the deposition of cleanfill and for the stockpiling and shredding of green waste.

Under Environment Southland discharge permit no: 94463, the post-management requirements included capping the closed landfill with clean soil of variable thickness, being a mix of silts and river alluvium. The Applicant advises that over time, the engineering control of the capping operation appears to have been limited, resulting in areas on the closed landfill with thin cap (i.e. 300mm) and in other areas, there is more than 1 metre of cap.

During the 1990s, approximately 7ha of pine and gum tree planting was undertaken across the closed landfill site. The intention at this time was that the closed landfill would be developed for forestry and / or pastoral use. However, tree growth patterns were irregular and due to the shallow depth of capping, there were tree stability issues. Many trees became uprooted and when this occurred, historic waste was bought to the surface. The instability of the trees also posed a Health and Safety risk. The trees were felled in 2020 and chipped to increase ground cover.

A local community group has commenced a regeneration project at the site with the goal of planting 13ha of the former landfill site in native bush. To date, 1ha has been planted at the north-east end, near Hamilton Park. Planting will occur in a south-west direction. In order to enable successful native planting of the site, further capping and a greater depth of topsoil are required. The site also needs to be recontoured and low areas built up to avoid ponding. The Applicant proposes to add further capping material to the site, via the deposition of clean fill and cover this with mulched green waste to then enable the remediation of the site via native plantings.

Once remediation works are completed, the site will transition to recreational use (date unknown). Over the longer term, the site will link to the adjoining Hamilton Park and the existing riverside Waikaka walkway.

1.2 The proposal

The application site relates to part of the closed Gore Municipal Landfill. Consent is sought for a landfill activity involving the deposition / placement of cleanfill and green waste to remediate an approximate 10ha area of the existing cap of the closed Gore Municipal Landfill.

A consent duration of 15 years is sought.

Landfill

The definition of 'landfill' in the Gore District Plan is:

"A site used for the deposition of solid waste onto or into land (a generic term which, depending upon circumstances, can include industrial or trade premises and production land)".

The proposal seeks to remediate the existing capping of the closed landfill, which requires the deposition or placement of cleanfill and green waste on the site to increase the depth of the existing landfill cap. Both cleanfill and green waste are forms of waste and therefore, the proposal is a form of landfilling (waste disposal).

The Applicant has been placing cleanfill and green waste to add to the capping depth since 2007 without the required consents from Gore District Council and Environment Southland. The Applicant is now seeking the required consents for the landfill remediation and seeking the final contour capping for the landfill, including the following consents from Environment Southland:

- Air discharge permit (ref. AUTH-20242157) to discharge contaminants to air processing and stockpiling of greenwaste.
- Land discharge permit (ref. AUTH-20233557) to discharge cleanfill and greenwaste to land, in circumstances where contaminants may enter water.

The above consents were granted with conditions by Environment Southland on 28 February 2025. The expiry date of these consents is 28 February 2040.

The submitted Plan (refer to Figure 1) shows the total deposition area is defined by the purple dashed line, and the staging of the remediation is defined by the red dashed line. Numbers 1 to 12 on the Plan refers to the staging of the proposed remediation. There are 12 fill areas in total.

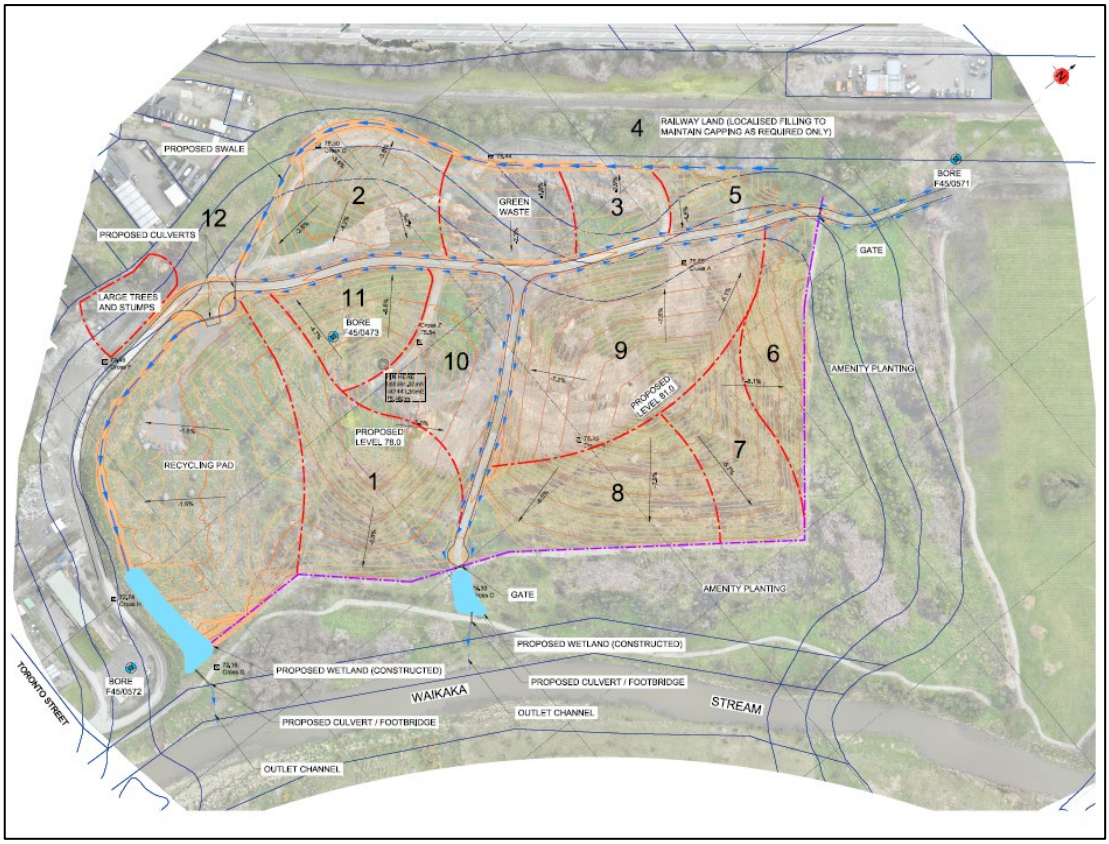


Figure 1: Extract of the Proposed Plan (WSP, Rev D)

Type of waste to be used for filling

Clean fill and green waste only are proposed to be used for the filling activity.

Clean fill is a waste product that is well suited for reuse as a fill material. The deposition of clean fill at the application site avoids the disposal of the waste product at the AB Lime Southland Regional Landfill, or at other authorised landfills elsewhere.

The definition of 'clean fill' in the Gore District Plan is:

"material having no putrescible, contaminant, inflammable or hazardous components (eg stones, rubble) excluding mine overburden which is generated as a consequence of authorised mining activities and which is returned to the original mining site"

There is no definition of 'green waste' in the Gore District Plan. The Applicant notes that 'green waste' is generally defined as:

"garden waste, and includes any plant material, such as tree branches, hedge clippings, grass cuttings, and composted or partly composted material, but does not include any other type of waste"

The Applicant advises that there will be measures in place to ensure that there are no other types of wastes present within the green waste, such as contaminated material, hazardous substances or food waste.

Cleanfill and green waste will be received from the public, contractors (including for Environment Southland) and Council's Parks and Reserves, via the Gore Transfer Station. Material is brought to the site through the Gore Transfer Station, after being monitored and examined for suitability. It will be the responsibility of the Applicant to determine whether the material arriving is cleanfill or green waste, in accordance with the definitions above.

Volume of waste to be used for filling

The Applicant proposes to deposit cleanfill material on the application site to increase the depth of the land fill cap of the closed municipal landfill. The total volume of cleanfill proposed to be deposited across the site is estimated at 67,000m^3 over the duration of the consent, being 15 years.

The Applicant proposes to use shredded green waste as a mulch and topsoil base for spreading over the cleanfill material. The volume of green waste material to be deposited is estimated at 2,200 tonnes or 6,100m^3 per year over the duration of the consent.

The shredded green waste will be applied to a depth of 300mm several times each year across the application site. Green waste material will be loose once shredded and will reduce substantially once deposited. The material is likely to reduce down by one-third or around 100-120mm of organic soil mulch (around 800-900 kg/m^3).

If managed appropriately, shredded green waste provides a useful mulch for spreading over the clean fill, which serves two purposes:

- Erosion protection to the exposed soil surface.
- Breaks down to add organic matter to the soil. This allows lower organic content soils such as river silt to be used as topsoil and avoids having to import topsoil from another location.

Operation Details

The proposed deposition of cleanfill and green waste on the site will take place between 7am-5pm, Monday to Friday by trained and licensed operators. The operation will comply with the noise standard (Rule 4.5.1) of the District Plan. The internal road network will be used for vehicle access.

The proposed methodology / sequencing of the filling works is detailed in the Closed Landfill Capping Assessment included as Appendix C to this decision report. The management details are included in the Gore Cleanfill & Greenwaste Site Management Plan included as Appendix D to this decision report.

Section 9 of the Applicant's AEE includes volunteered conditions of consent for consideration.

2. SITE DESCRIPTION

The sites subject to this application are shown in the following table and in Figure 2, and are collectively herein referred to as the 'application site' or 'site'.

Address	Legal Description	Area	Statute
24 Toronto Street, East Gore	Section 18 Block IV Waikaka SD	9.959ha	River Control Purposes New Zealand Gazette 1985 p 3334
Unformed road reserve	Parcel Id: 3293159 – Road	2.0012ha	-
Unformed road reserve	Parcel Id: 3301331 – Hydro	2.2156ha	-
(Part of) Hamilton Park	Blk XIX TN OF East Gore	Approx 6,000m^2	Classification of reserve as a Recreation Reserve [Hamilton Park] New Zealand Gazette 2012 p 210 Vests in the Gore District Council

Figure 2: Location of the application site (GoreDC Maps)

Section 18 Block IV Waikaka SD is approximately 9.959 hectares in area and is undulating due to previous areas of capping over the closed landfill. It predominantly comprises a gravel / dirt surface, with vehicle tracks. There are areas on the site where cleanfill and green waste material have been stockpiled, along with an established green waste pad. The remainder of the site comprises of the closed landfill, and areas which have vegetation growth, mainly exotic grass and trees.

Blk XIX TN OF East Gore is a 19.4755ha recreational reserve that is located to the north-east of the site and managed by the Council. Approximately 6,000m^2 of Blk XIX TN OF East Gore is subject to this application and this area is not used for recreational purposes or managed by the Council.

Parcel Id: 3293159 (2.0012ha) and Parcel Id: 3301331 are located around the perimeter of Section 18 Block IV Waikaka SD, and comprise parts of internal roads and areas of vegetation.

The site is fenced and entry is only available via the Gore Transfer Station to the south, off Toronto Street.

Most of the application site is located in the Rural Zone in the Operative District Plan, except for a small part which is located in the Industrial Zone, as shown in Figure 3 below. The site is mapped as containing Land Use Capability Class 3 soils.

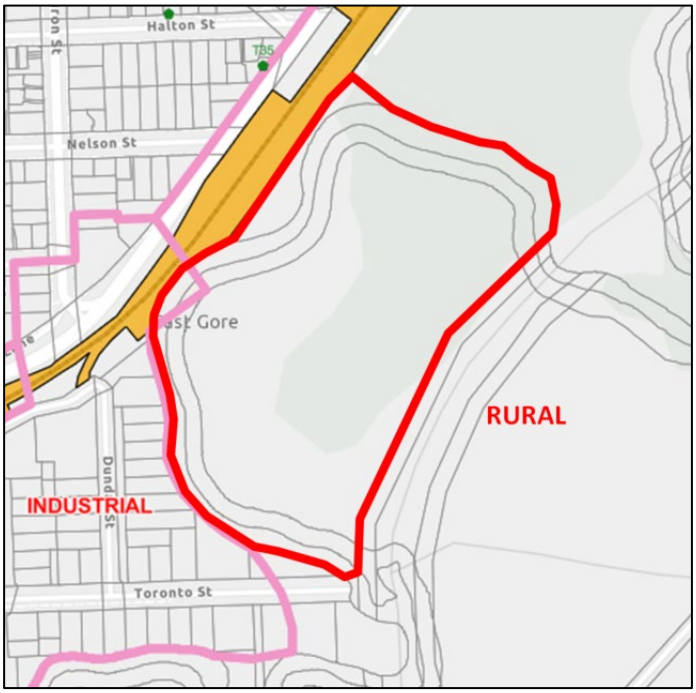


Figure 3: Zoning of the application site (GoreDC Maps – Operative District Plan)

Section 18 Block IV Waikaka SD is identified in Environment Southland's Selected Land Use Sites Register ('SLUS') as an actual or potentially contaminated site (SLUS-00000142, Partially Investigated, G3. Landfill sites). The site is also identified in the Gore District Council's GIS as a contaminated site (Area 11, Gore Sanitary Landfill, Ref. 186).

Blk XIX TN OF East Gore is also identified in the Gore District Council's GIS as a contaminated site (Area 19, Ex Refuse Tip, Ref. 139).

The Gore District Council's GIS identifies the site as being subject to the 'Waikaka Stream floodway: subject to frequent flooding'. It identifies the liquefaction risk across the site as both 'negligible' and 'medium'.

There are no known natural features and landscapes or historic heritage features on the site.

The site is separated from the residential area in the Residential A Zone to the west and north-west by Railway Esplanade (State Highway 1) and railway lines.

Waikaka Stream is located to the east of the site, beyond which are rural properties in the Rural Zone.

The Gore Transfer Station is located to the south at the eastern end of Toronto Street. It receives municipal waste for disposal at the AB Lime Southland Regional Landfill.

Industrial sites and businesses such as Coachlines, Farm Source and Shane Knapp Building, as well as residential properties are located to the south and south-west in the Industrial Zone.

3. ACTIVITY STATUS

3.1 Operative Gore District Plan

Most of the application site is located in the Rural Zone, except for a small part which is located in the Industrial Zone in the Gore District Plan. The proposed landfill activity involving the deposition / placement of cleanfill and green waste to remediate the existing cap of the closed Gore Municipal Landfill, requires resource consent under the Operative District Plan for the following reasons:

- A **discretionary** activity resource consent pursuant to rule 4.2.4 Discretionary Activity as the landfill activity does not trigger rule 4.2.1 or rule 4.2.2, and is not provided for as a permitted, controlled, discretionary, non-complying or prohibited activity by any other rule in the Plan.

- A **restricted discretionary** activity land use resource consent pursuant to Rule 4.13.1(1) for earthworks[1] exceeding 12 months in duration.

  The matters over which the Council shall exercise its discretion are the adverse effects of the earthworks or the disturbance of the ground.

Overall, the application is assessed as a **discretionary** activity under the Operative District Plan.

3.2 Proposed Gore District Plan

Most of the application site is located in the General Rural Zone in the Proposed District Plan, except for a small part of Blk XIX TN OF East Gore, which is located in the Sports and Active Recreation Zone.

There are no rules with immediate legal effect that impact this application.

[1] Earthworks means earthmoving activities and includes [emphasis in **bold**]:
- **Contouring or recontouring of any land;**
- **Disturbance of land surfaces by moving,** removing, **placing** or replacing **soil** or by excavation cutting or filling operations or tunnelling;
- Any heap, pile, or storage of materials that results from earthworks;
- But does not include soil cultivation.

3.3 National Environmental Standard for Assessing Contaminants in Soil to Protect Human Health 2011 ("NES-CS")

Based on the Applicant's review of Council records, the piece of land to which this application relates is a HAIL site, and therefore the NES-CS applies. However, the proposal is not for any of the categories under the NES-CS and capping via the placement of fill is not considered to be 'soil disturbance'.

The Applicant is not seeking a change of land use from landfill to recreational use under the NES-CS, as part of this application.

3.4 Activity Status Summary

Overall, the proposal requires consent as a **discretionary** activity.

4. NOTIFICATION ASSESSMENT

Sections 95A – 95F (inclusive) of the Resource Management Act 1991 ('RMA') set out the steps the Council is required to take in determining whether or not to publicly notify an application or notify on a limited basis.

4.1 Public notification – Section 95A

In accordance with section 95A, the following steps have been followed to determine whether to publicly notify the resource consent application:

Step 1 – Mandatory public notification

Mandatory public notification, is not required because:

- The applicant has not requested public notification.
- Public notification is not required as a result of a refusal by the applicant to provide further information or refusal of the commissioning of a report under section 92(2)(b) of the RMA.
- The application does not involve exchange to recreational reserve land under section 15AA of the Reserves Act 1977.

Step 2 – Public notification is precluded

Public notification is not precluded as follows:

- There are no rules in a plan or National Environmental Standard that preclude notification.
- The application is not:
    - a controlled activity; or
    - a boundary activity as defined by section 87AAB that is restricted discretionary, discretionary or non-complying.

Step 3 – Public notification is required in certain circumstances

- There are no rules in a plan or National Environmental Standard that require notification.

- A consent authority must publicly notify an application if notification is not precluded by Step 2 and the consent authority decides, in accordance with s95D, that the proposed activity will have or is likely to have adverse effects on the environment that are more than minor. An assessment in this respect is undertaken as follows:

The following effects must be disregarded:

- Effects on the owners or occupiers of land on which the activity will occur and on adjacent land.
- Trade competition and the effects of trade competition.
- Any persons that have provided their written approval and as such, adverse effects on these parties have been disregarded.

Written Approvals

The following written approval has been provided:

- Hokonui Rūnanga Inc. have provided a Cultural Statement in support of the proposal, dated 16 December 2024.

The following effects may be disregarded:

- An adverse effect of the activity if a rule or national environmental standard permits an activity with that effect – referred to as the "permitted baseline". The relevance of a permitted baseline to this application is as follows:

Permitted Baseline

The consent authority may disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect. In this case, as the proposed activity involves the deposition / placement of cleanfill and green waste to remediate the existing cap of the closed Gore Municipal Landfill, and no such similar activity is provided for in the District Plan, there is no permitted baseline.

Additionally, as any earthworks that exceeds twelve months requires resource consent, there is no permitted baseline.

Nature and Volume of Fill

Section 5.1 of the Applicant's AEE includes an assessment of the nature and volume of material to be deposited. This assessment is adopted in full, with the following additional assessment:

- Land discharge permit (ref. AUTH-20233557) was granted by Environment Southland, subject to 12 conditions. Condition 3 of AUTH-20233557 requires that any cleanfill material must not be sourced from a HAIL site or contain contaminants and condition 4 requires a record to be kept of all incoming cleanfill material to manage the nature of the cleanfill.
- The total nature and volume of material to be deposited will be in accordance with the submitted Closed Landfill Capping Assessment and Site Management Plan, in order to prevent material spreading outside the application site to the environment, avoid nuisance effects and ensure the health and safety of the public. An Erosion and Sediment Control Plan is proposed to be developed, prior to the commencement of earthworks Subject to the implementation of the

Erosion and Sediment Control Plan for the duration of the works, the earthworks and material to be deposited will not extend into the Waikaka Stream, the surrounding road network, or the wider environment.

- While 15 years is a relatively long period, the total volumes that will be deposited each year will generally not be visible to the public and to the wider environment, as the perimeter of the site is lined with existing trees that largely screen views into the site, particularly at ground level.
- Overall, the proposal on the site will have no more than minor effects upon the environment.

Amenity, Landscape and Natural Character Effects

Section 5.3 of the Applicant's AEE includes an assessment upon amenity effects. This assessment is adopted in full, with the following additional assessment:

- There are no known heritage or archaeological features, or landscape values identified on the application site. It is considered that the impacts of the proposal will be nil with respect to these features and values.
- The site is located outside of any mapped areas shown as having identified ecological values. There are no trees proposed to be removed.
- The perimeter of the site is lined with existing trees that screen views into the site, so there is minimal change in landscape effects, as perceived by the wider environment and the general public. The level of amenity experienced by the owners and occupiers in the surrounding area generally remains unchanged.
- Overall, any adverse amenity, landscape and natural character effects from the proposed deposition / placement of cleanfill and green waste on the site will be no more than minor upon the environment.

Transport Effects

Section 5.4 of the Applicant's AEE includes an assessment of traffic generation and transportation effects. This assessment is adopted in full, with the following additional assessment:

- The Council's Senior Roading Asset Manager, Murray Hasler has reviewed the application. He confirms that there are no concerns over the proposal upon the transport network.
- Overall, any transport-related effects will be no more than minor upon the environment.

Noise and Odour Effects

Section 5.5 of the Applicant's AEE includes an assessment of noise and odour effects. This assessment is adopted in full, with the following additional assessment:

- The Applicant's 92 response of 11 March 2024 states that the proposed activity will comply with the noise standards of the District Plan. This is accepted and no further consideration of noise effects is required.
- The Applicant's 92 response of 11 March 2024 states that an Air Discharge consent from Environment Southland is being sought, where matters relating to odour will be considered by the regional council. The Applicant states that cleanfill does not generally cause odour issues. Additionally, green waste is unlikely to result in any odour issues, if this is managed appropriately. Odour is identified as a factor in the submitted Site Management Plan, where contingency controls are in place, should odour issues arise from the green waste.

- Air discharge permit (ref. AUTH-20242157) was granted by Environment Southland, subject to five conditions. Conditions 2 and 3 specifically address odour. The Applicant has requested that any odour-related conditions in this decision be removed to avoid duplication. In this case, the conditions of AUTH-20242157 are considered sufficient to manage the potential odour effects.
- Overall, any noise and odour effects from the proposed deposition / placement of cleanfill and green waste on the site will be no more than minor upon the environment.

Dust Effects

Section 5.6 of the Applicant's AEE includes an assessment of dust effects. This assessment is adopted in full, with the following additional assessment:

- Air discharge permit (ref. AUTH-20242157) was granted by Environment Southland, subject to five conditions. Conditions 2 and 3 specifically address dust management. The Applicant has requested that any dust-related conditions in this decision be removed to avoid duplication. In this case, the conditions of AUTH-20242157 are considered sufficient to manage the potential dust effects.
- Overall, any dust-related effects will be no more than minor upon the environment.

Historic Heritage

Section 5.7 of the Applicant's AEE includes an historic heritage effects assessment. This assessment is adopted in full. Overall, any effects upon historic heritage will be less than minor upon the environment.

Cultural Effects

Section 5.9 of the Applicant's AEE includes an assessment upon cultural effects. This assessment is adopted in full, with the following additional assessment:

- The relevant rūnanga, Hokonui Rūnanga, have provided a Cultural Statement in support of the proposal, dated 16 December 2024. In the Cultural Statement, Hokonui Rūnanga has identified the cultural values associated with the Waikaka Stream, which borders the site and is a significant waterway to mana whenua. Hokonui Rūnanga hopes that the Applicant will consider these values when carrying out the proposed activities on the site.
- Hokonui Rūnanga supports the application subject to the Applicant volunteering conditions as part of the proposal. These conditions would ensure that no adverse effects are felt by the Waikaka Stream and the surrounding environment as a result of the municipal landfill remediation.
- The conditions relevant to this application include:
    - the preparation of the site Erosion and Sediment Control Plan in consultation with Hokonui Rūnanga Inc.
    - More specificity in the general review conditions (e.g. every twelve months from the date the consent is issued, or at any other time, to address adverse effects that are not anticipated in the application or addressed in other consent conditions).
- Land discharge permit (ref. AUTH-20233557) was granted by Environment Southland, subject to 12 conditions. Conditions 6 and 8 of AUTH-20233557 require the consent holder to consult with Hokonui Rūnanga to provide them with an opportunity for input into the Erosion and Sediment Control Plan and the design of the constructed wetlands respectively. The Applicant has requested that any consultation-related conditions in this decision be removed to avoid duplication. In this case, the conditions of AUTH-20233557 are considered sufficient to ensure that Hokonui Rūnanga

has opportunity to provide input into the Erosion and Sediment Control Plan and the design of the constructed wetlands.

- Therefore, it is considered that the proposal will have less than minor cultural-related effects upon Hokonui Rūnanga and is acceptable to this party. Any effects upon the neighbouring Waikaka Stream are avoided or mitigated.

Flooding Effects

The site is subject to the hazard, 'Waikaka Stream floodway: subject to frequent flooding'. The Applicant has consulted with Environment Southland on flooding matters.

Mr Gavin Gilder, Team Leader Policy and Planning, has advised that Environment Southland has no concerns with the proposal from a flood risk perspective, via an email dated 29 January 2025.

Overall, any proposal is not expected to exacerbate the risk of flooding upon the environment.

Conclusion: Effects On The Environment

On the basis of the above assessment, in terms of s95D, it is assessed that the proposal will not have adverse effects on the environment that are more than minor.

Step 4 – Public Notification in Special circumstances

- There are no special circumstances that warrant public notification.

4.2 Limited notification – Section 95B

In accordance with section 95B, the following steps have been followed to determine whether to give limited notification of the application:

Step 1 – Certain affected groups or persons must be notified

- There are no protected customary rights groups or customary marine title groups affected by the proposal.
- The proposal is not on or adjacent to, and will not affect, land that is the subject of a statutory acknowledgment. The Waikaka Stream is adjacent to the site and this flows into the Mataura River; the latter is the subject of a statutory acknowledgment.

Step 2 – Limited notification precluded

- The activity is not subject to a rule or National Environmental Standard that precludes limited notification.
- The application is not for a controlled activity (other than for a subdivision of land) under a district plan.

Step 3 – Certain other affected persons must be notified

- Under Step 3, if the proposal is a boundary activity, only the owner/occupier of the infringed boundary can be considered. The activity is not a boundary activity.

- For any other activity, a consent authority must notify an application on any person, if notification is not precluded by Step 2, and the consent authority decides, in accordance with s95E, that the proposed activity will have or is likely to have adverse effects on that person that are minor or more than minor.

An assessment in this respect is therefore undertaken as follows:

Considerations in assessing adverse effects on persons under s95E

a) The consent authority **may** disregard an adverse effect of the activity on a person if a rule or national environmental standard permits an activity with that effect (a "permitted baseline"). The relevance of the permitted baseline to this application is outlined in the above s95D assessment of environment effects.

b) The consent authority **must** disregard an adverse effect of the activity on the person if the effect does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion; and

c) The consent authority **must** have regard to every relevant statutory acknowledgement specified in Schedule 11.

d) The consent authority **must** disregard effects on those parties who have provided written approval.

Assessment: Effects on Persons

Taking into account the exclusions in sections 95E, the following outlines an assessment as to whether the activity will have or is likely to have adverse effects on persons that are minor or more than minor.

Neighbouring Properties

The adjacent persons who are assessed below are all of the owners of the properties that share a common boundary with the site. These properties are shown in Figure 4.

Figure 4: The adjacent properties shown in yellow circles (GoreDC Maps)

The proposal is located on rural and industrial zoned land but is adjacent to a combination of Rural, Industrial and Residential A zoned land and associated land uses.

The owners and occupiers of the adjoining industrial properties to the south-west of the site (with frontage to Dundas Street and Toronto Street) do not have a direct view of the existing and proposed activities on the site due to the height of the vegetation located along the rear boundaries. The buffer provided by these trees ensures that any visual effects associated with the proposal are less than minor on these persons. As these sites are zoned Industrial, any amenity effects associated with the proposal are also less than minor on these persons.

Hamilton Park to the north-east is managed by the Gore District Council. The people using the area of the park adjacent to the site do not have a direct view of the existing and proposed activities on the site due to the height and density of the vegetation located near the common boundary. The buffer provided by these trees ensures that any visual and amenity effects associated with the proposal are less than minor on these users. As the users of the park typically use the park areas on a temporary basis, any amenity effects associated with the proposal are also less than minor on these persons.

No works will extend outside of the fill area and there is at least a 60m to 70m separation distance between the fill area and the edge of the Waikaka Stream. Sediment and erosion control plans are proposed to be developed on a stage-by stage basis. Any effects on the watercourse are less than minor.

All other properties do not have a direct outlook towards the site. The residential properties to the north-west are separated from the site by the width of the Railway Esplanade (State Highway 1) and the railway, which is approximately 80m wide. The rural property to the east is separated from the site by the width of the Waikaka Stream and its banks, which is at least 75m wide. The residential, rural and industrial properties along the southern side of Toronto Street are expected to experience the

same or similar level of traffic movements going to or from the Transfer Station. As these sites are zoned Industrial, any amenity effects associated with the proposal are less than minor on these persons.

Therefore, the actual and potential adverse effects are considered to be less than minor upon any adjacent persons. No persons beyond those identified in Figure 4 are considered to be adversely affected by the proposal.

Conclusions: Effects on Persons

In terms of section 95E of the RMA, and on the basis of the above assessment, no person is considered to be adversely affected.

Step 4 – Special Circumstances for Limited Notification

- There are no special circumstances that warrant limited notification of the application.

5. DECISION PURSUANT TO S95A AND S95B OF THE RMA

For the reasons set out above, under s95A and s95B of the RMA, the application is to be processed on a non-notified basis.

6. SECTION 104 ASSESSMENT

6.1 Matters for consideration

This application must be considered in terms of Section 104 of the RMA. Subject to Part 2 of the RMA, Section 104 sets out those matters to be considered by the consent authority when considering a resource consent application. Considerations of relevance to this application are:

(a) any actual and potential effects on the environment of allowing the activity; and

(ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity; and

(b) any relevant provisions of:

- *(i) A national environmental standard;*
- *(ii) other regulations;*
- *(iii) a national policy statement;*
- *(iv) a New Zealand coastal policy statement;*
- *(v) a regional policy statement or proposed regional policy statement;*
- *(vi) a plan or proposed plan; and*

(c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.

6.2 Effects on the Environment

Actual and potential effects on the environment have been outlined in the section 95 report. Conditions of consent can be imposed under s108 of the RMA as required to avoid, remedy or mitigate adverse effects.

Section 5.11 of the Applicant's AEE includes an assessment of positive effects on the environment and this assessment is adopted in full. It is further noted that applying for (and obtaining) consents from the Gore District Council and Environment Southland ensure that the landfill / remediation activities going forward operate lawfully and in accordance with the conditions of those consents (if granted).

6.3 Relevant Provisions

National Policy Statement for Freshwater Management 2020 (NPS-FM)

Section 6.4 of the Applicant's AEE includes an assessment of the provisions from the NPS-FM. This assessment is considered to be accurate and is adopted in full.

National Policy Statement for Highly Productive Land 2022 (NPS-HPL)

The site is mapped as containing Land Use Capability Class 3 soils but has not been verified as such.

Section 6.5 of the Applicant's AEE includes an assessment of clause 3.11 and the objective and policies from the NPS-HPL. This assessment is generally accurate. It is noted that while the existing activity on the site does not have existing consents from Gore District Council, the activity occurred prior to the enactment of the NPS-HPL.

It is considered that the most relevant NPS-HPL policy is Policy 8, which states that: *"Highly productive land is protected from inappropriate use and development"*.

The application site was not formerly in production use and is not currently in production use, so no productive potential of the land is lost. The site was a former landfill and the proposal in this application is a type of landfilling activity, which is intended to remediate the existing cap of the closed landfill. The proposal is therefore appropriate in the context of the former and existing use. It is considered that any loss of productive land is avoided.

Southland Regional Policy Statement 2017

Section 6.6 of the Applicant's AEE includes an assessment of the objectives and policies from the Southland Regional Policy Statement. This assessment is considered to be accurate and is adopted in full, noting that regional matters are deferred to Environment Southland for separate assessment.

Operative District Plan

The relevant operative objectives and policies are contained within Chapter 3 – Land Use Activities – A Framework of the District Plan.

Section 6.7 of the Applicant's AEE includes an assessment of the objectives and policies from Chapter 3 of the District Plan. This assessment is considered to be accurate and is adopted in full, with the following additional assessment.

- As assessed earlier, the proposal will not result in any discernible adverse visual effects and therefore will not detract from the character and amenity values associated with this site. Furthermore, the site can absorb the activity without detracting from the character or amenity values of the surrounding area.

Overall, the proposal is considered to be consistent with the relevant objectives and policies of the District Plan.

Proposed District Plan

The Proposed District Plan was notified for public submissions on 31 August 2023. The submission period closed on 26 October 2023. The further submission period closed on 12 April 2024 and hearings are nearly complete. As the rules that have immediate legal effect are not relevant to this proposal, it is unnecessary to apply any weighting to the Proposed District Plan at present time.

Te Tangi a Tauira

Section 6.8 of the Applicant's AEE includes an assessment of the relevant policies from Te Tangi a Tauira – The Cry of the People (Ngāi Tahu ki Murihiku Natural Resource and Environmental Iwi Management Plan 2008). This assessment is considered to be accurate and is adopted in full.

Overall, the proposal is considered to be consistent with the relevant Plans under the RMA.

7. PART 2 OF THE RMA

Section 5 - Purpose

The proposal is consistent with the sustainable management purpose set out in section 5 of the RMA. The proposal has been assessed to not have significant adverse effects on the environment. In particular, the materials are deposited in a way that minimises harm to the environment and ensures that the capacity of the environment to support life is not affected. The remediation of the existing cap of the closed Gore Municipal Landfill, once completed, will enable this land to transition to recreation purposes for use by future generations.

Section 6 - Matters of national importance

There are no matters of national importance set out in section 6 of the RMA that are relevant to this application.

Section 7 - Other matters

Particular regard has been given to the matters set out in section 7 of the RMA. The use of locally sourced material for the capping is considered to be an efficient use of resources. Once completed, the contours of the site will integrate into the existing environment and therefore the amenity values of the area will be preserved. Subject to undertaking the works in accordance with the erosion and sediment control plans, the quality of the environment will be maintained.

Section 8 - Treaty of Waitangi

The Applicant has engaged with Hokonui Rūnanga to ensure that their role as kaitiaki has been recognised and this is reflected in the conditions of consent. It is considered that the proposal is consistent with the principles of the Treaty of Waitangi.

8. DECISION ON RESOURCE CONSENT

Pursuant to Section 104B of the RMA, **land use** consent is **granted** for the deposition (placement) of cleanfill and green waste onto the land legally described as Section 18 Block IV Waikaka SD (24 Toronto Street, East Gore), Parcel Id: 3293159 – Road, Parcel Id: 3301331 – Hydro and part of Blk XIX TN OF East Gore (part of Hamilton Park), to remediate the existing cap of the closed Gore Municipal Landfill, subject to the following conditions imposed pursuant to Section 108 of the RMA:

Consent Conditions

1. The land use activity must be undertaken generally in accordance with the application made to Council on 10 November 2023 and the further information responses received on 11 and 15 March 2024 and 22, 23 and 29 January 2025, including the following:

   - Plan titled, *"Plan - project: Gore District Council, Gore Transfer Station 24 Toronto St, East Gore, Closed Landfill Remediation"*, ref. 6-VG126.00, sheet no. C01, rev D, prepared by WSP, dated 24 October 2023 [no date on rev D].

   This plan is attached as Appendix A.

   - Report titled, *"Resource consent land use application Closed Landfill Remediation – 24 Toronto Street, Gore)",* prepared for Gore District Council - Critical Services Division by WSP, dated 7 November 2023.

   This report is attached as Appendix B.

   - Report titled, *"Closed Landfill Capping Assessment"*, prepared by WSP, dated 24 October 2023.

   This report is attached as Appendix C.

   - Report titled, *"Gore Cleanfill & Greenwaste Site Management Plan"*, prepared by WSP, dated 15 February 2024.

   This report is attached as Appendix D.

   - Report titled, *"Cultural Statement prepared on behalf of Hokonui Rūnanga Inc."*, prepared by Hokonui Rūnanga Inc, dated 16 December 2024.

   This report is attached as Appendix E.

2. This consent shall expire in 15 years (28 February 2040) from the date it was granted.

3. The consent holder shall ensure that only clean fill material and green waste shall be deposited at the site. For the purposes of this consent:

   a) **clean fill** is material that has no putrescible, pollutant, inflammable or hazardous components.

   b) **green waste** is any plant material, such as tree branches, hedge clippings, grass cuttings,

and composted or partly composted material, but does not include any other type of waste.

4. The deposition of clean fill and green waste shall not occur beyond the boundaries of the fill area as shown in the Plan, attached as Appendix A.

Storage and Processing of Green Waste

5. Shredding green waste shall be managed in order to avoid nuisance effects and to manage the quality of water runoff.

   a) Green waste that is received shall be placed on the existing hardstand area.

   b) The shredded material shall be stockpiled and spread on the completed clean fill area.

   c) Spreading will be completed within seven days of shredding.

6. The consent holder shall ensure that runoff from the green waste hardstand flows west to the drainage swale.

Erosion and Sediment Control Plan

7. Prior to the commencement of any earthworks (deposition of clean fill or green waste, or contouring), the consent holder shall prepare and submit an Erosion and Sediment Control Plan to the Gore District Council Team Leader: Resource Consents. The erosion and sediment control measures shall be implemented and shall remain in place for the duration of the earthworks.

8. Stormwater shall be diverted away from any historic fill areas.

Landscaping and Rehabilitation Plan

9. Land is to be filled and contoured in accordance with the *Closed Landfill Capping Assessment,* in order to create a surface that will shed water.

10. Prior to the commencement of any amenity planting stages, the consent holder shall submit a landscape plan of the amenity planting areas to the Gore District Council Team Leader: Resource Consents for certification. The certified landscape plan for each planting stage shall be implemented within twelve months of certification. The plants associated with each completed stage shall be maintained and irrigated in accordance with the approved landscape plan thereafter.

General

11. The consent holder shall ensure that:

   a) the delivery of material at the site is supervised at all times; and

   b) access to the fill area is restricted, to prevent the deposition of unauthorised materials.

12. The consent holder shall implement suitable measures to prevent deposition of any debris on surrounding roads by vehicles moving to and from the site. In the event that any material is deposited on any roads, the consent holder shall take immediate action, at his/her expense, to clean the roads. The loading and stockpiling of earth and other materials shall be confined to the subject site.

13. The activity shall occur between the hours of 7am to 5pm on Monday to Friday only.

14. The activity shall comply with Rule 4.5.1(1) (Noise) of the Gore District Plan at all times with respect to the surrounding Rural Zone and Residential Zone.

(1) Noise limits in rural and residential zones

On any day:	7.00 a.m. to 10.00 p.m.	55 dBA Leq
	10.00 p.m. to 7.00 a.m.	40 dBA Leq
	10.00 p.m. to 7.00 a.m.	75dBA Lmax

Measured:

Rural zones at any point in the notional boundary of any noise sensitive activity.

Residential zones at any point in any other site.

15. If kōiwi (human remains including bones), taonga (treasures), wāhi tapu (sacred sites) or other archaeological material is discovered in any area during the works, work must immediately cease, and the consent holder must follow an Accidental Discovery Protocol. Works at the site area shall not recommence until an archaeological assessment has been made, all archaeological material has been dealt with appropriately, and statutory requirements are met.

Site Monitoring

16. Site monitoring is to occur twice a year on a six monthly basis and shall include:

    a) Inspection of the clean fill and green waste site cap, where the objective is to ensure the integrity of ground surface, grass vigour, leachate breakout and cracking.

    b) Inspection of the stormwater ponds (while still in place, the ponds may be removed once capping is established, nominally for at least two growing seasons).

    c) Inspection of the site fencing and perimeter to ensure the site is secure.

    d) Inspection of the landscaping and plantings implemented in accordance with Condition 11, to ensure the stability, health, and overall condition of the plants.

    e) Inspection of the contours in order to avoid depressions where water could pool and soak into the underlying waste to increase leachate generation.

Remedial Actions

17. The site shall be maintained in a safe condition suitable for grazing or recreation as necessary. Specific maintenance actions may include:

    a) Where clean fill and green waste site cap cracking forms, remedial action shall be taken. This may take the form of digging out the affected area and recapping.

    b) Where vegetation cover fails to establish or dies off, remedial action shall be taken. This may take the form of re-grassing or replanting affected areas.

    c) Where leachate breakout from the closed landfill occurs, remedial action shall be taken. This may take the form of tapping leachate and removing to an appropriate location to dispose of leachate.

d) Where debris accumulates in the stormwater pond, remedial action shall be taken. This may take the form of cleaning out the stormwater pond.

e) Where the site fence is damaged, remedial action shall be taken. This may take the form of repairing the fencing as necessary.

f) Where damage to the monitoring bore occurs, remedial action shall be taken. This may take the form of repairing the bores as necessary, and installing protection to prevent recurrence.

g) Where the cap erodes, remedial action shall be taken. This may take the form of repairing the damage, regressing and/or replanting vegetative cover.

h) Where depressions where water could pool occurs, remedial action shall be taken. This may take the form of re-contouring land.

Review

18. In accordance with Sections 128 and 129 of the Resource Management Act 1991, the Council may every 12 months (or at any other time) serve notice on the consent holder of its intention to review the conditions of this resource consent. The purpose of this is to avoid, remedy and/or mitigate any unanticipated adverse effects on the environment, which may arise from the exercise of this consent.

Advice Notes

1. Any future development on the site will be subject to the requirements of the Gore District Council Subdivision and Land Development Bylaw 2019 and the Gore District Plan and will be assessed at the building consent stage.

2. This consent does not allow for any additional breaches that are not specifically applied for and approved by this decision.

Administrative Matters

The costs of processing the application are currently being assessed and you will be advised under separate cover whether further costs have been incurred.

The Council will contact you in due course to arrange the required monitoring. The Monitoring Officers time will be charged to the consent holder. It is suggested that you contact the Council if you intend to delay implementation of this consent or if all conditions have been met.

This resource consent is not a building consent granted under the Building Act 2004.

This resource consent must be exercised within five years from the date of this decision subject to the provisions of section 125 of the RMA. If you have any enquiries, please contact the duty planner on phone (03) 209 0330 or email planning@goredc.govt.nz.

Prepared by

Penny Weng
Consultant Planner

Decision made by

Werner Murray
Delegate

APPENDICES

Appendix A: Approved Plan, 6-VG126.00, Rev D, prepared by WSP, [no date].

Appendix B: Resource consent land use application Closed Landfill Remediation – 24 Toronto Street, Gore), prepared for Gore District Council - Critical Services Division by WSP, dated 7 November 2023.

Appendix C: Closed Landfill Capping Assessment, prepared by WSP, dated 24 October 2023.

Appendix D: Gore Cleanfill & Greenwaste Site Management Plan, prepared by WSP, dated 15 February 2024.

Appendix E: Report titled, "Cultural Statement prepared on behalf of Hokonui Rūnanga Inc.", prepared by Hokonui Rūnanga Inc, dated 16 December 2024.

APPENDIX A – Approved Plan

UAV Survey undertaken August 2023

SURVEY IN TERMS OF:
LINZ Mark BR2T

Control using GPS R12 and R12i

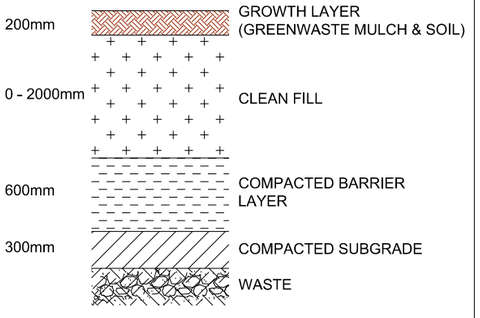
BLUFF 2000 GEODETIC DATUM
False Origin: 800,000mN 400,000mE

HEIGHT DATUM
NZVD 2016

Coordinate Schedule			
Northing	Easting	Level	Description
855531.40	447085.79	74.96	BM BR2T
855301.73	447145.97	71.54	BM C78G
855735.24	447506.89	75.55	Cross A
855623.74	447547.92	76.25	Cross B
855519.42	447574.60	74.33	Cross C
855614.70	447321.94	75.50	Cross D
855687.02	447390.04	75.44	Cross E
855440.44	447341.35	73.45	Cross F
855379.99	447518.61	72.16	Cross G
855358.51	447450.84	72.74	Cross H
855588.52	447446.33	75.54	Cross Z
855564.32	447443.36	75.48	PIN HERE
855301.73	447145.96	71.53	SH
855531.40	447085.79	74.96	SH

LEGEND

- LEGAL BOUNDARIES
- GROUNDWATER MONITORING BORE
- PROPOSED SWALE
- PROPOSED CULVERT
- PROPOSED CONTOURS
- EXTENT OF FILL
- FILL AREA BOUNDARY



CAPPING DETAIL

1:1000 @ A1
1:2000 @ A3
0 10 20 30 40 50 60 70 80 90 100 m

REVISION	AMENDMENT	APPROVED	DATE
A	DRAFT PLAN ISSUED TO CLIENT	C.F.	26-09-2023
B	PLAN ISSUED FOR CONSENT	C.F.	17-10-2023
C	CULVERTS AND PLANTING AMENDED	C.F.	24-10-2023
D	CAPPING DETAIL ADDED		

GORE DISTRICT COUNCIL
RURAL CITY LIVING

wsp
Invercargill Office
+64 3 211 3580
PO Box 647
Invercargill 9840
New Zealand

PLANNING

SCALES
1:1000 @ A1, 1:2000 @ A3

ORIGINAL SIZE
A1

DRAWN	DESIGNED	APPROVED
J.L. BOYDE	J. L. BOYDE	C. FEELY

DRAWING VERIFIED	DESIGN VERIFIED	APPROVED DATE
L. McSORILEY	P. ASKEY	2023-09-26

FOR CONSENT

PROJECT
GORE DISTRICT COUNCIL
GORE TRANSFER STATION 24 TORONTO ST, EAST GORE
CLOSED LANDFILL REMEDIATION

TITLE
PLAN

WSP PROJECT NO. (SUB-PROJECT)
6-VG126.00

SHEET NO.
C01

REVISION
D

Original sheet size A1 (841x594) Plot Date 2023-11-29 at 10:40:51 am U:\ProjectsNZ\6v\6-VG126.00 GDC Closed Landfill Remediation\Home\025SO Landfill Advice\Drawings\6-VG126.00_C01 (D).dwg C01(D)

Appendix B: Resource consent land use application

Gore District Council - Critical Services Division

RESOURCE CONSENT LAND USE APPLICATION

CLOSED LANDFILL REMEDIATION – 24 TORONTO STREET, GORE

7 NOVEMBER 2023

PUBLIC

RESOURCE CONSENT LAND USE APPLICATION
CLEANFILL AND GREENWASTE FILLING - TORONTO STREET, GORE

Gore District Council - Critical Services Division

WSP
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65 Arena Avenue
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Invercargill 9810, New Zealand
+64 3 211 3580
wsp.com/nz

REV	DATE	DETAILS
1	30/10/23	Draft
2	7/11/23	Final

	NAME	DATE	SIGNATURE
Prepared by:	Matt Campbell	7/11/23	
Reviewed by:	Luke McSoriley	7/11/23	
Approved by:	Jason Domigan	7/11/23	

Our ref: 6-VG126.00

7 November 2023:

Planning Manager
Gore District Council
29 BOWLER AVE
GORE 9710
NEW ZEALAND

Tēnā koe

Resource Consent Land Use Application for Cleanfill – 24 Toronto Street Section 18 Block IV Waikaka SD – Closed Gore Landfill.

The Gore District Council – Critical Services Division hereby apply for resource consent for landfill remediation. The activity will involve the discharge of cleanfill, and green-waste as fill to enable future recreational land use. The site is located at 24 Toronto Street and on part of Hamilton Park.

Please find attached a completed assessment of environmental effects and supporting information.

Matt Campbell
Graduate Planner

WSP
Invercargill
65 Arena Avenue
PO Box 647
Invercargill 9810, New Zealand
+64 3 211 3580
wsp.com/nz

APPLICATION FOR RESOURCE CONSENT PURSUANT TO SECITON 88 OF THE RESOURCE MANAGEMENT ACT 1991

To: Gore District Council
PO Box 8
GORE 9740

From: Gore District Council – Critical Services Division
PO Box 8
GORE 9740

Gore District Council – Critical Services Division applies for resource consent for the activity described below:

1. The type of Resource Consent sought is:

RMA Section	Resource Consent Sought	Activity Status
Section 9	Cleanfill and Green-waste Landfilling	Discretionary Activity

2. The application proposes the discharge of cleanfill and green-waste to remediate the existing cap of the closed Gore Municipal Landfill.
3. The legal description of the site of the activity is:

Address: 24 Toronto Street, East Gore, Gore Legal Description: Section 18 Block IV Waikaka SD	Hamilton Park (Recreation Reserve [Hamilton Park] New Zealand Gazette 2012 p 210 Vests in the Gore District Council) Legal Description: Blk XIX TN OF East Gore
Map Reference: NZTM2000: 1287542 4887097	

4. The property the application relates to is Gazetted for River Control Purposes 1985 p 3334 and Recreational purposes. There are no records of title for the site on the LINZ database.
5. Other resource consents required: Resource Consent is being obtained concurrently from Environment Southland.
6. Attached, in accordance with the Fourth Schedule of the Resource Management Act 1991 is a description of the activity and an assessment f the environmental effects the activity may have on the environment.
7. Included is an assessment of the activity against the matters set out in Part 2 of the Resource Management Act 1991.

8. Attached is an assessment of the activity against any relevant provisions of a document referred to in Section 104(1)(b) of the Resource Management Act 1991.
9. Nothing in this application is affected by Section 165H(1)(c) of the Resource Management Act 1991 (which relates to marine and coastal occupation).
10. The proposed activity is NOT within an area covered by a customary marine title group planning document under Section 85 of the Marine and Coastal (Takutai Moana) Act 2011.
11. The application is NOT for any form of subdivision under the Act.
12. Information as required by the relevant District Plan is contained in the attached document.
13. Attached is all other information required to be included by the relevant District Plan, Regional Plans, the Resource Management Act 1991, or any regulations made under that Act.
14. All information provided in this application is true and correct to the best of the applicant's and report writer's knowledge and understanding.
15. The applicant will pay all actual and reasonable application processing costs incurred by the Council.
16. We request that all correspondence about this application be directed towards our Agent please.

Jason Domigan
Gore District Council – General Manager Critical Services Division

Address for Service

WSP New Zealand Limited
65 Arena Ave,
Invercargill 9810
ATTENTION: Matt Campbell
matt.campbell@wsp.com

TABLE OF CONTENTS

1 INTRODUCTION

1.1 PURPOSE OF REPORT

This application has been prepared in accordance with Section 88 of the Resource Management Act 1991 (RMA) and provides a description of the proposal with an assessment of the actual and potential effects on the environment, as required by the Fourth Schedule of the RMA.

1.2 THE APPLICANT

The applicant is the Gore District Council – Critical Services Division.

1.3 CLOSED GORE MUNICIPAL LANDFILL

The former Gore Municipal Landfill (former landfill) operated for approximately 50 years on a approximately 14-hectare site at Toronto Street, Gore, located between the Waikaka Stream and Main South Railway Line. The site closed and ceased general waste acceptance in 2006.

1.4 GORE TRANSFER STATION

The Gore Transfer Station was established adjacent the site around the time the municipal landfill closed. The Southland Regional Landfill was established and commenced operation as the regional facility for municipal waste disposal at this time.

1.5 EXISTING CAPPING OF CLOSED LANDFILL

Under regional council consents post management of the closed landfill required capping of variable thickness of clean soil., being a mix of silts and river alluvium. Overtime, the engineering control of the capping operation appears to have been limited, resulting in areas with thin capping (i.e. 300mm) and in other areas, there is more than 1 metre of cap.

1.6 PROPOSAL

The proposed activity is to operate a 'landfill' activity involving the discharge of cleanfill and green waste, for the purpose of remedying the existing cap of the closed landfill.

1.6.1 CLEAN FILL DISPOSAL IN GORE DISTRICT

The proposed use of clean fill as a capping material on the closed land fill site is an efficient and effective means of waste disposal within the Gore District. Clean fill by its nature poses limited environmental risk and is a waste product well suited for reuse as a fill material. Discharge of the clean fill at the closed landfill site avoids disposal of the product at the Southland Regional Landfill or at other authorised (consented) landfills elsewhere and a reduction of waste capacity at those land fills. Disposal of clean fill at the application site also avoids transportation related costs associated with disposal elsewhere given the presence of the existing Gore Transfer Station.

1.6.2 GREENWASTE DISPOSAL IN GORE DISTRICT

The proposed use of clean fill as a capping material on the closed land fill site is an efficient and effective means of waste disposal within Gore District. Green waste if processed and managed in an appropriate manner poses limited environmental risk and is a waste product well suited for reuse as a fill material. Green waste cannot be discharged at the Southland Regional Landfill under the respective permits held for that facility.

Discharge of the clean fill at the closed landfill site avoids disposal of the product at the Southland Regional Landfill or at other authorised (consented) landfills elsewhere and a reduction of waste capacity at those landfills. Disposal of green waste at the application site avoids transportation related costs associated with disposal elsewhere given the presence of the existing Gore Transfer Station.

1.7 REVISED LANDFILL REMEDIATION PLAN

During the 1990's approximately 7ha of pine and gum tree planting was undertaken across the closed landfill site. The intention at this time was that the closed landfill would be developed for forestry and / or pastoral use. However, tree growth patterns were irregular and due to the shallow depth of capping there were tree stability issues. Many trees became uprooted and when this occurred historic waste was bought to the surface. The instability of the trees also posed a Health and Safety risk. The existing trees were felled in 2020 and chipped to increase ground cover.

GDC now propose planting of the site with native plants, transition of the site to recreational use and over the longer term linking of the site to the adjoining Hamilton Park and the existing riverside Waikaka walkway. A local community group has commenced a regeneration project at the site with the aim, of planting 13ha of the former landfill site in native bush. To date 1ha has been planted.

To enable successful native planting of the site further capping is required and a greater depth of topsoil. The site also needs to be recontoured and low areas built up to avoid ponding. GDC's intention is to add further capping material via the discharge of clean fill and cover this with mulched green waste to then enable remediation of the site via native plantings.

2 ENVIRONMENTAL SETTING

2.1 THE SITE

The site is adjacent to Hamilton Park and is approximately 140m east of State Highway 1. The site is approximately 170m north of well-established industrial sites and is located west of the Waikaka Stream. The site where the activity is proposed is zoned Rural under the Gore District Plan, with the surrounding environment zoned as Industrial. North of the site on the opposite side of the railway line and State highway land is zoned as Residential.

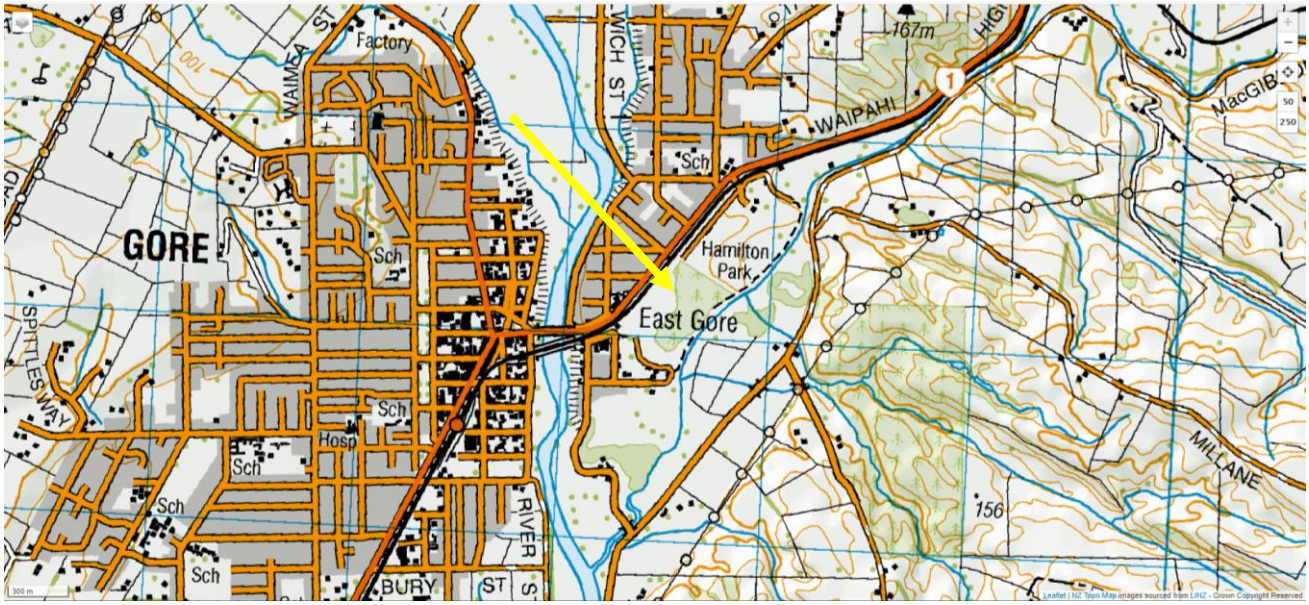

Figure 1: Site Location

2.1.1 SITE DESCRIPTION

The site of the proposed landfilling is predominantly gravelled/dirt surfaced, with vehicle tracks. There are areas where green-waste and cleanfill material have been stockpiled. The remainder of the site comprises of the closed landfill, and areas which have vegetation growth, predominantly exotic grass and trees.

Figure 2 and 3: The Site

2.2 STATUTORY SETTING

The activity is located with the Gore District, as a result the operative Gore District Plan 2006 is considered to be the relevant RMA Plan document. The Proposed Gore District Plan was notified on August 31, 2023. There are no rules relating to the activity which are considered to have immediate legal effect.

2.2.1 ZONING

The site is located in the Rural Zone under the operative and proposed Gore District Plans.

2.2.2 HAZARDOUS ACTIVITIES HISTORY

The site is listed on Environment Southland's Selected Land Use Sites (SLUS) register, as a site that has a land use history of hazardous Activities and Industries List (HAIL) activities. This is further discussed in Section 4.2.

2.3 CONSENTING HISTORY

The site does not have a history of land-use consents that we are aware of.

2.3.1 DISCHARGE PERMIT 94463

An existing Discharge Permit (Consent No: 94463) is held by GDC consenting the discharge of leachate to land from the closed landfill (Appendix 3). The permit authorises the discharge of certain wastes at the site and includes various conditions relating to rehabilitation, monitoring, stormwater management, record keeping and post closure management.

3 OUTLINE OF PROPOSED ACTIVITY

3.1 LANDFILL

The Gore District Plan defines a landfill as "A site used for the deposition of solid waste onto or into land (a generic term which, depending upon circumstances, can include industrial or trade premises and production land)". The proposal seeks to remediate the existing capping of the closed landfill. That requires the discharge or deposition of cleanfill and green waste to increase the depth of the existing landfill cap. Both cleanfill and green waste and forms of waste and the proposal, it is considered that the activity is a form of landfilling (waste disposal).

3.2 WASTE ACCEPTED

Only clean fill and green waste is proposed to be used for the filling activity.

Clean fill by its nature poses limited environmental risk and is a waste product well suited for reuse as a fill material. Discharge of the clean fill at the closed landfill site avoids disposal of the waste product at the Southland Regional Landfill or at other authorised (consented) landfills elsewhere.

The Gore District Plan defines clean fill as

> "Material having no putrescible, contaminant, inflammable or hazardous components (eg stones, rubble) excluding mine overburden which is generated as a consequence of authorised mining activities and which is returned to the original mining site."

The Gore District Plan does not define green waste however, green waste is generally defined as garden waste, and includes any plant material, such as tree branches, hedge clippings, grass cuttings, and composted or partly composted material, but does not include any other type of waste.

3.3 SCALE

3.3.1 GREEN WASTE

The applicant proposes discharge of shredded green waste as a mulch and topsoil base for spreading over the clean fill as detailed in the Site Plan attached as Appendix 1. The volume of green waste to be discharged is estimated at 6100 m^3 per year.

Approximately 2200 tonnes of shredded green waste per year will be discharged as part of the landfill remediation activity. This equates to 6100 m3 of shredded green waste material per year.

The shredded green waste will be applied to a depth of 300mm several times each year across the discharge area. Green waste material will be loose once shredded and will reduce substantially once discharged.

The material is likely to reduce down to a nett 1/3 or around 100-120mm of organic soil mulch (around 800-900 kg/m3).

If managed appropriately shredded green waste provides a useful mulch for spreading over the clean fill which serves two purposes:

1. Erosion protection to the exposed soil surface.
2. Break down to add organic matter to the soil. This allows lower organic content soils such as river silt to be used and saves the emissions and cost of importing topsoil from another location.

3.3.2 CLEANFILL

The applicant proposes discharge of clean fill material on the closed municipal land fill to increase the depth of the land fill cap as detailed in the Site Plan attached as Appendix 1. The volume of clean fill proposed to be discharged is estimated at 67,000 m^3.

3.4 TIMEFRAME

The applicant has sought a discharge permit from the Southland Regional Council, seeking a 15-year consent duration. The proposed works are to be completed within this period.

3.5 HOURS OF OPERATION

The hours the proposed activity will be undertaken is between 7am-5pm Monday to Friday.

3.6 FILL DESIGN

The proposed methodology for remediation works is detailed in the Closed Landfill Capping Assessment (CLCA) included as Appendix B.

3.7 SITE CAPPING AND REHABILITATION

3.7.1 EXISTING CAPPING

When the landfill was closed the site was capped off with a variable thickness of clean soil, being a mix of silts and river alluvium. Engineering control over the capping operation appears to have been limited leaving some areas with relatively thin capping (< 300mm), while other areas have more than 1 metre.

3.7.2 CAPPING REMEDIATION

The applicant proposed to discharge shredded green waste as a mulch and topsoil base for spreading over the clean fill, as detailed in the Site Plan attached as Appendix A.

3.8 LANDSCAPING AND FUTURE LAND USE

3.8.1 REHABILITATION PLAN

During the 1990's approximately 7 ha of pine and gum tree planting was undertaken across the site. The intention at this time was that the closed landfill would be developed for forestry and / or

pastoral use. However, tree growth patterns were irregular and due to the shallow depth of capping there were tree stability issues. Many trees became uprooted and when this occurred historic waste was bought to the surface. The instability of the trees also posed a Health and Safety risk. The existing trees were felled in 2020 and chipped to increase ground cover.

GDC now propose planting of the site with native plants, transition of the site to recreational use and over the longer term linking of the site to the adjoining Hamilton Park and the existing riverside Waikaka walkway. A local community group has commenced a regeneration project at the site with the aim, of planting 13ha of the former landfill site in native bush. To date 1ha has been planted.

To enable successful native planting of the site further capping is required and a greater depth of topsoil. The site also needs to be recontoured and low areas built up to avoid ponding. GDC's intention is to add further capping material via discharge of clean fill and cover this with mulched green waste to enable remediation of the site via native plantings.

3.8.2 FUTURE LAND USE

As noted in Section 1.6, the local community group alongside Gore District Council seeks to plant the site with native plants. Over the longer term the site will transition to recreational use, linking with adjoining Hamilton Park and Waikaka Riverside walkway. To date 1ha has been planted by the community group undertaking the regeneration project at the site. The aim is to undertake planting 13ha of the former landfill site in native bush.

3.9 METHODOLOGY

The proposed methodology for the remediation works is detailed in the Closed Landfill Capping Assessment (CLCA) included as Appendix B.

4 CONSENTS REQUIRED

4.1 GORE DISTRICT COUNCIL

The activity needs to be assessed under the Operative Gore District Plan (2006). The relevant rule of the plan is listed and discussed below.

> *Rule 4.2.4 – Discretionary Activity Rule*
>
> *Any land use activity that:*
>
> *1) Does not comply with Rule 4.2.1 or Rule 4.2.2 and*
>
> *2) Is not otherwise explicitly provided for as a permitted, controlled, discretionary, non-complying or prohibited activity by any other rule in this Plan is a discretionary activity.*

The proposal is not a permitted, controlled, discretionary, non-complying or prohibited activity and as such under Rule 4.2.4 is a discretionary activity.

The site is located within the Mataura River Floodway, and will alter the landscape due to the filling, Rule 4A.9.1 applies and the proposal is a restricted discretionary activity.

Bundling of the activity status is considered appropriate and as such overall, the cleanfill and green-waste landfilling is a discretionary activity.

4.2 NES FOR CONTAMINANTS IN SOIL

The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (the NESCS) was made operative in January 2012. The site is listed on Environment Southland's Selected Land Use Sites (SLUS) register, as a site that has a land use history of Hazardous Activities and Industries List (HAIL) activities as detailed in Table 1.

TABLE 1	
Reference ID	SLUS-00000142
Classification:	Partially Investigated
Address:	24 Toronto Street, Gore
Legal Description:	Section 18 Blk IV Waikaka SD
HAIL Categories:	G3. Landfill sites

Under the NESCS, there are four activities regulated.

1. Removing or replacing fuel storage system
2. Sampling soil
3. Disturbing soil
4. Subdividing or changing use.

The proposed activity is not for any of the categories covered under the NESCS, and therefore consent is not required. The applicant is aware that the site is a SLUS registered site for the closed landfill and will ensure that the closed landfill is not disturbed. The activity involves capping via placement of fill on the site and as such is not considered soil disturbance.

4.3 ENVIRONMENT SOUTHLAND

The applicant is concurrently applying to Environment Southland for discharge consent under the relevant rules of the Regional Water Plan and Proposed Southland Water and Land Plan. A separate resource consent for has been lodged with them.

5 ASSESSMENT OF ENVIRONMENTAL EFFECTS

Section 88 of the Resource Management Act 1991 requires the applicant to make an assessment of any actual or potential effects that an activity may have on the environment and the ways in which any adverse effects of the activity may be mitigated.

The Assessment of Environmental Effects (AEE) detailed below focuses on the effects of the filling activity.

5.1 NATURE AND VOLUME OF FILL

5.1.1 DISCHARGE OF CLEAN FILL

The use of clean fill to enhance cap depth on closed landfills is common practice and if managed appropriately generally has positive effects. The applicant proposes implementation of a range of management measures as outlined in the CLCA (Appendix B). Approximately 67000m^3 of cleanfill material is required to successfully remediate the site.

The CLCA assesses the actual and potential effects of the discharge of clean fill on the site as part of remediation activity. It concludes that provided the activity is managed appropriately and avoidance and mitigation measures implemented and followed the activity will not result in any significant adverse environmental effects.

5.1.2 DISCHARGE OF GREEN WASTE

The discharge of green waste is common practice at landfill sites. In this instance it will enable future recreational use of the site post remediation. The applicant proposes implementation of a range of management measures as outlined in the CLCA (Appendix B). Approximately 6100m^3 of green waste is to be discharged at the site per year.

The CLCA assesses the actual and potential effects of the discharge of green waste on the site as part of remediation activity. It concludes that provided the activity is managed appropriately and avoidance and mitigation measures implemented and followed the activity will not result in any significant adverse environmental effects.

5.2 ENVIRONEMNTAL AND SOCIAL EFFECTS

The use of the existing site to dispose of cleanfill and green waste, in the long-term will have positive environmental and social effects. The purpose of undertaking this activity is to rectify the existing capping of the closed landfill. With appropriate remediation, it is expected the Council will incorporate the area with Hamilton Park. Along with remediation and planting, it would provide the wider Gore community an added space for recreation.

5.3 AMENITY EFFECTS

The location of the filling is a closed landfill, and the access to the site forms part of the active transfer station for waste in the Gore District. The site has a history of waste disposal and was well established within the Gore district. The area of proposed landfilling activity is remote from residential land uses and is separated from them by the State highway and main truck railway line.

The visual amenity of the site and surrounding area can be characterised industrial in nature and appearance. The site is a closed municipal land fill with areas of hardstand, fill and stockpiles of various waste materials. Exotic grasses and exotic plantation trees are present across wide areas of the site.

The site is undulating reflecting previous area of capping over the close land fill. The site is not identified as being located within a Visual Amenity Landscape or within an area of Outstanding Natural Features and Landscapes under the District Plan.

The additional remediation of the closed land fill proposed in this application is not likely to result in any adverse effects on amenity. Over time the proposed activity will have positive effects on the amenity of the site and surrounding area.

Based on the material proposed for the filling, quantity, and location, it is considered there will be no more than minor effects on amenity.

5.4 TRAFFIC GENERATION AND TRANSPORTATION

The proposed activity would not see an increase in traffic generation or affect the local transportation network. Vehicles access the site currently to access the services of the Transfer Station and to dispose of green waste. Disposal of cleanfill and green waste on the site will reduce the need for transportation of these wastes elsewhere in the district or outside it. The proposal will have no significant adverse effects of the transportation network.

5.5 NOISE & ODOUR

Any dust or noise produced by the proposed activity would only be temporary in nature. It is deemed that there is sufficient distance between the site and the nearest residential areas that no noise or odour issues are likely to arise. The level of noise generated on the site will be associated with vehicles or machinery (such as excavators) used to remediate the site.

Green waste can create odour as the material breaks down, but this is a natural process and is not expected to be significant. Fresh green waste material when initially turned can have heated and as a result be odorous. Once the green waste is spread in a thin layer, the green waste will not heat or be a source of odour. Spreading of the green waste will be done within 7 days of shredding to minimise heating and any associated odour. The likelihood of adverse dour effects is mitigated by the isolated location of the closed land fill site and the distance to the nearest residential activities.

Any adverse odour effects are likely to be minor.

5.6 DUST

Dust can be generated from discharging, compaction, stockpiling, and vehicles accessing the site.

Clean fill and green waste are generally relatively free of fine particulate. All practicable measures will be taken to minimise dust generation.

The consent holder would first look to manage any potential dust causing materials by discharging waste in sheltered areas, covering with soil, compressing soil and active planting of appropriate plant species.

Dust is unlikely to cause a nuisance problem beyond the property boundary as the site is remote and residential activities are not located close by.

In the unlikely event that dust issues arise, the consent holder could use spray trucks to apply water to problem areas.

Any adverse dust effects are likely to be minor.

5.7 LIFE SUPPORTING CAPACITY OF SOIL

By increasing the level of capping on the site with cleanfill material and green waste, provides the ability to use the site for different purposes. At present, the existing cap is not sufficient for use in agriculture activities. While it is not the intention of the Gore District Council to return the site to pasture, the life-supporting capacity of soils on the site would be reinstate with this proposal.

5.8 HISTORIC HERITAGE

There are no archaeological sites identified on the relevant District Plan Planning Maps as being located on the site. There are no Historic Places, Historic Areas, Wahi Tapu or Wahi Tapu areas on the site registered in the Historic Places Trust Register. Use of an accidental discovery protocol is promoted by was of the application in the event an accidental discovery is made during earthworks. The site is a closed municipal land fill and further capping of the site is proposed. It is unlikely that any items of historic heritage value will be located or disturbed.

The proposal is not likely to result in any significant adverse effects on historic heritage.

5.9 CULTURAL EFFECTS

The relevant Iwi Management Plan is The Cry of the People Te Tangi a Tauira Ngāi Tahu ki Murihiku Natural Resource and Environmental Iwi Management Plan 2008 (Te Tangi). Section 3.5.3 of Te Tangi 'Solid Waste Management' identifies that solid waste disposal is a significant environmental management issue for Ngāi Tahu ki Murihiku. Please refer to Section 6.8 for an assessment of the abovementioned policies.

There are no known or identified cultural or archaeological sites within the site shown on the Gore District Pan maps. The remediation works will occur over an area that has already been filled and operated as a municipal landfill for many years.

The application proposes the discharge of clean fill and green waste and with no excavation taking place. Therefore, no new archaeological finds are expected because of the proposed remediation works.

The proposed capping of the closed landfill with clean fill and green waste will have positive effects in regards of mitigating the effects of municipal waste already present at the site. The proposed remediation will protect the receiving environment and ensuring the site is appropriately managed.

The site is in the Mataura River Catchment. The Mataura River is subject to a statutory acknowledgement under the Ngāi Tahu Claims Settlement Act 1998. The applicant is consulting with Hokonui Runanga and seeking written approval from them.

It is considered that the proposal if managed appropriately will have less than minor effects on cultural values.

5.10 MATTERS OF DISCRETION

As the site is located within the Mataura River Floodway, an assessment against Rule 4A.9.1 is completed below, specific to the matters of discretion council is restricted to:

1) Reason for the proposed activity and alternative sites;
2) Nature of proposed activity and any effects on inundation of land
3) Record of consultation with Environment Southland
4) Description of measures proposed to be undertaken to avoid, remedy or mitigate adverse effects.

5.10.1 REASON FOR PROPOSED ACTIVITY AND ALTERNATIVE SITES

The proposed activity is necessary to remediate the existing cap of the closed Gore Municipal Landfill. Without the remediation there is a risk of exposing the existing cap and increasing any potential risks. There are no alternative sites given the proposal is focussed on an existing closed landfill.

5.10.2 NATURE OF PROPOSED ACTIVITY AND EFFECTS ON INUNDATION OF LAND

The proposed activity requires the partial filling of land at the closed Gore Municipal Landfill. The material used will be cleanfill and green waste. The material used will not cause significant effects on inundation of the land, as it will allow water to pass through and over the soils at the site. The proposal does not seek to build any structures on the site, rather it is to remediate the site to enable public (recreational) use.

5.10.3 CONSULTATION WITH ENVIRONMENT SOUTHLAND

As noted above an application for the proposed landfill remediation has been lodged with Environment Southland for the discharge of cleanfill and green waste. The applicant is consulting with Environment Southland via the processing of that application which seeks resource consent for the same activity. The proposed activity cannot be undertaken without the discharge consent from Environment Southland.

5.10.4 MEASURES TO AVOID, REMEDY OR MITIGATE ADVERSE EFFECTS

It is likely that the adverse effects of the filling will be less than minor. Given there are no structures proposed on the site and the activity is for remediation of the capping. By remediating the capping, it mitigates any potential adverse environmental effects associated with further exposure of the existing capping of the closed landfill. Appropriate planting will be undertaken to enable future recreational use. Conditions of consent are promoted to avoid, remedy, or mitigate actual and potential adverse effects.

5.11 POSITIVE EFFECTS

The proposed activity will have positive effects in relation to the existing environment and the community of Gore. These positive effects are outlined below.

5.11.1 CLEANFILL WASTE DISPOSAL IN GORE DISTRICT

The proposed use of clean fill as a capping material on the closed land fill site is an efficient and effective means of waste disposal within Gore District. Clean fill by its nature poses limited environmental risk and is a waste product well suited for reuse as a fill material.

5.11.2 GREEN WASTE DISPOSAL IN GORE DISTRICT

The proposed use of green waste as a capping material on the closed land fill site is an efficient and effective means of waste disposal within Gore District. Green waste if processed and managed in an appropriate manner poses limited environmental risk and is a waste product well suited for reuse as a fill material.

5.11.3 WASTE MINIMISATION

Discharge of the clean fill at the closed landfill site avoids disposal of the product at the Southland Regional Landfill or at other authorised (consented) landfills elsewhere and a reduction of waste capacity at those landfills. Disposal of clean fill at the application site also avoids transportation related costs associated with disposal elsewhere given the presence of the existing Gore Transfer Station adjacent the site.

Green waste cannot be discharged at the Southland Regional Landfill under the respective permits held for that facility. Discharge of processed green waste at other authorised (consented) landfills elsewhere would likely contribute to reduction of waste capacity at those facilities. Disposal of green waste at the application site avoids transportation related costs associated with disposal elsewhere given the presence of the existing Gore Transfer Station.

5.11.4 FUTURE RECREATIONAL USE

The proposed activity over the longer term will enable recreational use of the closed land fill site. recreational use of the site is a positive environmental effect consistent with enabling people's social wellbeing.

5.11.5 BIODIVERSITY

As part of redevelopment of the site for recreational use GDC propose planting of parts of the site with native plants. A local community group has commenced a regeneration project at the site with the aim, of planting 13ha of the former landfill site in native bush. To date 1ha has been planted. Over time this planting activity will likely result in increased biodiversity values across the site.

5.12 SUMMARY OF EFFECTS

Overall, it is considered that the proposed activity will have a less than minor effect on the environment. The proposal seeks to remedy the existing cap of the closed landfill which is beginning to become exposed in some areas. The chosen method for remediation via cleanfill and green waste

is deemed the most appropriate method. Overtime, it is the intention to rehabilitate the site as a recreational space and connect with Hamilton Park.

6 STATUTORY ASSESSMENT

6.1 FOURTH SCHEDULE

Clause 2 of the Fourth Schedule of the Resource Management Act 1991 requires an assessment of the activity against any relevant provision of a document referred to in Section 104(1)(b).

6.2 SECTION 104 OF THE RESOURCE MANAGEMENT ACT 1991

Section 104 of the Act sets out the matters to be considered when assessing an application for resource consent. Section 104(1) requires the consent authority to have regard to any actual or potential effects on the environment of allowing the activity, and relevant statutory provisions and any other matter the consent authority considers relevant and reasonably necessary to determine the application.

6.3 RESOURCE MANAGEMENT ACT 1991 – PURPOSE AND PRINCIPLES

6.3.1 SECTION 5 – PURPOSE OF THE RMA

Section 5 sets out that the purpose of the RMA is to promote the sustainable management of natural and physical resources. It requires activities to be managed so that adverse effects on the environment are avoided, remedied, or mitigated.

The proposal will sustain the potential of natural and physical resources to mee the reasonably foreseeable needs of future generations (Section 5(2)(a), will not give rise to any significant adverse effects on the environment (Section 5(2)(b)), and will safeguard the life-supporting capacity of air, water, soil and ecosystems (Section 5(2)(c)). The proposed discharge of cleanfill will provide of the sustainable management of the natural and physical resource.

6.3.2 SECTION 6 – MATTERS OF NATIONAL IMPORTANCE

Section 6 sets out the 'Matters of National Importance' which consent authorities shall recognise and provide for. There are no Section 6 matters of direct relevance to this application.

6.3.3 SECTION 7 – OTHER MATTERS

Section 7 lists other matters to provide for in relation to managing the use, development, and protection of natural and physical resources. Of relevance to this application are:

Section 7(b) – The efficient use and development of natural and physical resources.

Section 7(c) – The maintenance and enhancement of amenity values.

Section 7(f) – Maintenance and enhancement of the quality of the environment.

The proposal is an efficient use and development of the natural environment. The sites previous use as the Gore Landfill has highly modified the area. The proposal is to rectify and maintain the capping

that was used to close the landfill, which will provide for the protection and enhancement of the environment. The proposal would see the site remediated and eventually incorporated into Hamilton Park, improving the overall amenity values of the area for recreational use.

6.3.4 SECTION 8 – TE TIRITI O WAITANGI/TREATY OF WAITANGI

Section 8 of the RMA requires all persons exercising the functions under the Act to take into account the principles of Te Tiriti o Waitangi / Treaty of Waitangi. Given the activity is relates to an existing activity and is for the continued remediation of closed landfill, it is considered that Hokonui Runanga are an affected party. The proposal has been assessed against Te Tangi a Tauira Natural Resource Management Plan (refer to Section 6.8). The proposal is considered to be consistent with Section 8 of the RMA.

6.4 NATIONAL POLICY STATEMENT FOR FRESHWATER MANAGEMENT 2020

The objectives and policies of the National Policy Statement for Freshwater Management 2020 (NPS-F) considered relevant to this application are listed below:

Water Quality: Objectives 1A and 1C, and Policies 2 and 3.

Integrated Management and Takata Whenua Roles and Interests: Objective 1C, and Policies 1, 2, and 3.

The proposed discharge will not have significant effects on the quality of surface water or ground water. It is considered that Te Mana o Te Wai will be maintained. The proposed discharge is considered consistent with the objectives and policies of the NPS-F.

6.5 NATIONAL POLICY STATEMENT FOR HIGHLY PRODUCTIVE LAND 2022 (NPS-HPL)

The National Policy Statement for Highly Product Land became effective as of the 17th of October 2022. It sets out how regional and territorial authorities protect highly productive land from inappropriate use and development. An assessment has been made against the Manaaki Whenua Landcare Research mapping tool for Land Use Capability. While the site has not been formally identified as containing highly productive soils, it is identified as containing Class 3 soils on the Manaaki Whenua website.

Under Clause 3.11 'Continuation of existing activities' (1) territorial authorities must include objectives, policies, and rules in their district plans to:

a) Enable the maintenance, operation, or upgrade of any existing activities on highly productive land; and

b) Ensure that any loss of highly productive land from those activities is minimised.

(2) In the clause, existing activity means an activity that, at the commencement date:

a) is the consented activity, designated activity, or an activity covered by a notice of requirement; or

b) has an existing use of land or activity protected or allowed by section 10 or section 20A of the Act.

As the activity is an existing activity and has an existing regional council consent for the discharge of leachate. So, while the site is identified as containing Class 3 soils, the site has an existing use.

Table 1: NPS-HPL Objectives and Policies

Objectives/Policies	Comment
Objective: *Highly productive land is protected for use in land-based primary production, both now and for future generations.*	The location of the activity has previously been artificially altered for landfill purposes. This was undertaken prior to the gazetting and enactment of the NPS-HPL. The site will eventually be remediated to be incorporated as for recreational purposes with Hamilton Park.
Policy 1: *Highly productive land is recognised as a resource with infinite characteristics and long-term values for land-based primary production.*	No change is proposed to the land use of the remainder of the site.
Policy 2: *The identification and management of highly productive land is undertaken in an integrated way that considers the interactions with freshwater management and urban development.*	There is no urban development proposed, and the proposed activity is not likely to have an adverse effect on freshwater management.
Policy 3: *Highly productive land is mapped and included in regional policy statements and district plans.*	The site has been mapped as Class 3 soil based on the Manaaki Whenua mapping system but has yet to be identified in the relevant RPS.
Policy 4: *The use of highly productive land for land-based primary production is prioritised and supported.*	The activity has existed prior to the NPS-HPL, and some of the land still has the ability be retained and used as highly productive land.
Policy 5: *The urban rezoning of highly productive land is avoided, except as provided in this National Policy Statement*	Not applicable.
Policy 6: *The rezoning and development of highly productive land as rural lifestyle is avoided, except as provided in this National Policy Statement.*	No rezoning or development of rural lifestyle is proposed as part of this application.
Policy 7: *The subdivision of highly productive land is avoided, except as provided in this National Policy Statement.*	No subdivision is proposed as part of this application.

It is considered that the proposed activity is not a form of subdivision or change of land-use. It is considered that the activity will provide an efficient use of the land for the applicant's purpose. The proposed activity is in general accordance with the National Policy Statement for Highly Productive Land 2022.

6.6 SOUTHLAND REGIONAL POLICY STATEMENT 2017

Objectives/Policies	Comments
Objective WQUAL.1: Water quality in the region: a) Safeguards the life-supporting capacity of water and related ecosystems; b) Safeguards the health of people and communities c) … d) Is managed to meet the reasonably foreseeable social, economic, and cultural needs of future generations.	The fill is to remediate the existing cap of the closed landfill. By remediating the cap, it will ensure water quality is maintained.
Policy WQUAL.1 – Overall Management of Water Quality: a) … b) Manage discharges and land use activities to maintain or improve water quality to ensure freshwater objectives in freshwater management unites are met.	The proposal is considered consistent with this policy.
Objective RURAL.1 – Sustainable use of rural land resources: Achieve sustainable use of Southland's rural land resource, in respect of: d) The use of soil resources	The site of the proposed activity is at an existing landfill site and this policy is of limited relevance.
Objective RURAL.2 – Life-supporting capacity of soils: Safeguard the life-supporting capacity, mauri and health of soils in rural areas, and precent or minimise soil erosion and sedimentation from land use soil disturbance.	The soils on the site may contain life-supporting capacity, however due to the previous history of the site, it is likely the soils are degraded.
Policy RURAL.1 – Social, economic and cultural wellbeing: Recognise that use and development of Southland's rural land resource enable people and communities to provide for their social, economic and cultural wellbeing	The proposed activity is an efficient use for the Gore District Council to provide social wellbeing in the long term once the site is incorporated with Hamilton Park.
Policy RURAl.2 – Land use change and land development activities: Manage subdivision, land use change, and land development activities in rural areas of Southland, in a way that	The proposal would not seek to change the existing land use.

maintains or enhances rural amenity values and characters.	
Policy RURAl.5 – Effects of rural land development: The effects of rural land development shall be sustainably managed and land management practices encouraged so that: a) Soil properties are safeguarded; b) Soil erosion is minimised; c) Soil compaction and nutrient and sediment loss is minimised; d) Soil disturbance is reduced; e) Water quality is maintained or enhanced; f) Indigenous biodiversity is maintained or enhanced; g) The mauri of water and soils is safeguarded.	The proposal is not for rural land development.
Objective WASTE.1 – Reduce solid waste: - Reduce the generation of solid waste in Southland	The proposal does not seek to increase the generation of solid waste, rather it seeks to provide for disposal of cleanfill and green waste for a specific purpose.
Objective WASTE.2 – Avoid, mitigate, or where appropriate remedy adverse effects: Avoid, mitigate, or where appropriate remedy the adverse environmental effects of solid waste storage, disposal, processing, handling and transportation.	The disposal of the cleanfill and green waste can be undertaken on the site in a manner consistent with this policy.
Policy WASTE.1 – Adverse environmental effects: Avoid, mitigate or where appropriate remedy the adverse environmental effects of solid waste storage, disposal, processing, handling and transportation through the development and use of appropriate rules and/or methods in regional and district plans including, but not limited to rules and/or methods on: a) Location, such as proximity to sensitive receiving environments or historic heritage; b) operation, such as acceptable solid waste, leachate or dust management; and	The proposed activity would see the remediation of existing closed landfill in a manner consistent with the intent of this policy.

c) closing, such as site rehabilitation or monitoring. **Policy WASTE.8 – Efficient use of landfills:** Encourage the efficient use of existing landfills over the establishment of new landfills.	

6.7 GORE DISTRICT PLAN 2006

Objectives/Policies	Comments
Objective 3.3.1 – Maintain and enhance the amenity values of the various localities within the District whilst respecting the different values and characteristics that exist within each area.	The proposal seeks to enhance the amenity of the site, and eventually link the site with Hamilton Park for recreational purposes.
Objective 3.3.2 – Ensure that the effects of land use activities do not adversely affect the quality of the environment and are compatible with the characteristics and amenity values of each locality.	The proposed activity would not adversely affect the quality of the environment. The proposal would see improvement to the environmental quality of the site and improve the amenity value of the area in conjunction with Hamilton Park.
Objective 3.3.7 – Ensure that the effects of earthworks and other land disturbance are avoided, remedied, or mitigated.	Land disturbance is required in the form of filling, and this can be undertaken in a manner consistent with this policy.
Policy 3.4.2: Control the adverse effects of .and use activities on the environment.	It is expected that the effects on the environment will be no more than minor.
Policy 3.4.10: Recognise that earthworks and disturbance of the ground is a necessary part of undertaking many activities.	Land disturbance is required in the form of land filling, and this can be undertaken in a manner consistent with this policy
Policy 3.4.11: Ensure that the effects of earthworks and other land disturbance are avoided, remedied, or mitigated.	The site is located within the Rural Zone and is a sufficient distance from residential and industrial activities. The site has a history of earthworks and land disturbances. Land disturbance is required in the form of filling, and this can be undertaken in a manner consistent with this policy

6.8 TE TANGI A TAUIRA – THE CRY OF THE PEOPLE

Te Tangi Au Tauira is the iwi management plan for Murihiku (Southland) and is a relevant consideration for Council when assessing this application.

Policy	Comments
Policy 3.5.3.7: Minimise the risk of adverse effects from waste disposal activities through promoting community awareness of good waste management practices and the environmental costs and benefits of waste disposal.	The proposed activity seeks to minimise any potential adverse effects form the existing capping of the closed Gore Landfill.
Policy 3.5.3.11: Require landowner responsibility for historical, closed or disused landfill sites. Contamination of waterways, offensive release of odours and effects on soil quality must be monitored (by the landowner) beyond the life of these sites to ensure minimal adverse environmental effects.	The Gore District Council is actively remedying the site, and the proposed method of capping with cleanfill and green waste is the most practical approach to minimise adverse effects.

7 NOTIFICATION ASSESSMENT

Section 95A - Public Notification Analysis:

A consent authority must follow the steps set out in this section, in the order given, to determine whether to publicly notify an application for a resource consent.

Step 1: Mandatory Public Notification in certain circumstances:	YES	NO
Has the applicant requested public notification? [s95A(2)(b)]		X
Is Public Notification required under s95C?		X
The application is made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977.		X
Step 2: Public Notification precluded in certain circumstances:	YES	NO
Does a rule or NES preclude public notification of the application? [s95B(2)]		X
A controlled activity; and/or		X
Restricted-discretionary or discretionary activities for: - A subdivision of land - A residential activity [s95A(6)] - A boundary activity [87AAB]		 X X X
Step 3: Public Notification required in certain circumstances:	YES	NO
Does a rule or NES require public notification of the application? [s95B(2)]		X
Are adverse effects on the environment more than minor? [s95A(2)(a)]		X
Step 4: Public notification required in special circumstances:	YES	NO
Do special circumstances apply that warrant public notification? [s95A(4)]		X

Section 95B – Limited Notification Analysis:

The consent authority must follow the steps outlined under Section 95B, in order, to determine whether to publicly notify or limited notify an application for resource consent.

Step 1: Certain affected groups and affected persons must be notified:	YES	NO
Are there any affected protected customary rights groups? [s95F]		X
Is the activity on, adjacent to or likely to affect a statutory acknowledgement area? And; would you consider the person(s) for whom the statutory acknowledgement is made to be affected? [s95E(2)(c)]		X
Step 2: Limited Notification precluded in certain circumstances:	YES	NO
Does a rule or NES preclude limited notification of the application? [s95B(2)]		X
Is the land use consent a controlled activity?		X
Step 3: Certain other affected persons must be notified:	YES	NO

Are adverse effects on any person minor or more than minor?		X
Step 4: Limited notification required in special circumstances:	YES	NO
Do special circumstances apply? [s95A(4)]		X

The applicant requests that this application proceed on a non-notified basis.

8 CONSULTATION

8.1 AFFECTED PARTIES

The following groups have been identified as potential affected parties.

- Hokonui Runanga

Written approval is being sought from them. It is considered that there are no other affected parties.

9 DRAFT CONSENT CONDITIONS

1. The term of this consent is 15 years from the date of granting.
2. This consent authorises the discharge of clean fill and green waste onto and into land, at the closed Gore Municipal Land fill (24 Toronto Street, East Gore, Legal Description: Section 18 Block IV Waikaka SD and part of Hamilton Park (Recreation Reserve [Hamilton Park] New Zealand Gazette 2012 p 210 Vests in the Gore District Council) as detailed on the Site Plan included as Appendix 1 of the resource consent application.).
3. For the purposes of this consent, clean fill is defined as material having no putrescible, pollutant, inflammable or hazardous components.
4. For the purposes of this consent, green waste is defined as any plant material, such as tree branches, hedge clippings, grass cuttings, and composted or partly composted material, but does not include any other type of waste.
5. The discharge and green waste shall not occur beyond the boundaries of the discharge area as shown in the Site Plan included as Appendix A of the resource consent application.
6. The consent holder shall ensure that:
    a) the delivery of material at the site is supervised at all times; and
    b) access to the discharge area is restricted, to prevent discharges of unauthorised materials.
7. That dust shall be managed on the site by use of a water spray tanker or other means so that it does not cause a nuisance off the site.
8. There shall be no dust beyond the boundary of the site as a result of the exercise of this consent that is offensive or objectionable to the extent that it causes an adverse effect in the opinion of an authorised officer of the Consent Authority.
9. There shall be no noxious, dangerous, offensive or objectionable odour to the extent that it causes an adverse effect at or beyond the boundary of the site in the opinion of an authorised officer of the Consent Authority.
10. Review condition.

10 ALTERNATIVE LOCATIONS AND METHODS

10.1 DO NOTHING

As outlined above the intended end use for the close landfill was forestry activity but this has been proven to be unsuitable and an alternative land use needs to be found. The site currently has varying depths of land fill cover. Further remediation via capping and development of the site for recreational use will result in several positive effects. The proposal will also provide for efficient and effective clean fill and green waste disposal in the Gore District. These positive environmental effects will not be achieved via the 'do nothing' option.

10.2 WASTE DISPOSAL ELSEWHERE

Discharge of the clean fill at the closed landfill site avoids disposal of the product at the Southland Regional Landfill or at other authorised (consented) landfills elsewhere and a reduction of waste capacity at those land fill sites.

Disposal of green waste at the application site avoids transportation related costs associated with disposal elsewhere given the presence of the existing Gore Transfer Station.

Green waste cannot be discharged at the Southland Regional Landfill under the respective permits held for that facility. Discharge of clean fill and green waste as a capping material on the close municipal land fill is an effective and efficient means of disposal for these waste streams.

Provision of cost-effective disposal of clean fill and green waste is likely to reduce the risk of unauthorised discharge of these waste materials at other sites within the Gore District and elsewhere in Southland.

These benefits cannot be achieved at the application site if the clean fill and green waste is discharge elsewhere in the Gore District or Southland Region.

10.3 CLOSED LANDFILL REMEDIATION

The proposed use of clean fill and green waste as a capping material on the closed land fill site is an efficient and effective means of waste disposal within Gore District. Both forms of waste if processed and managed in an appropriate manner pose little environmental risk and are waste materials well suited for reuse as land fill capping materials. Further radiation of the close municipal land fill site via these means will enable development and use of the site for recreational purposes. This will be a positive environmental outcome and is considered the best option in comparison to the alternatives outlined above.

11 CONCLUSION

We believe it is appropriate for this application to be granted resource consent for the following reasons:

- The proposed activity will not give rise to any significant adverse environmental effects and can be undertaken in a manner that will avoid, mitigate, or remedy actual and potential adverse environmental effects.
- The proposed activity is consistent with the relevant RMA plan and policy documents.
- The proposal is consistent with the sustainable management purposes of the Resource Management Act 1991, in that it will provide for the sustainable management of the natural and physical resources.

The purpose of the Act will be better met by the approval of the application than its refusal.

12 LIMITATIONS

This report ('Report') has been prepared by WSP New Zealand Limited ('WSP') exclusively for Gore District Council ('Client') in relation to Resource Consent Application for Landfill ('Purpose') and in accordance with the Short Form Agreement with the Client dated 3 August 2023] ('Agreement'). The findings in this Report are based on and are subject to the assumptions specified in the Report. WSP accepts no liability whatsoever for any use or reliance on this Report, in whole or in part, for any purpose other than the Purpose or for any use or reliance on this Report by any third party.

11 March 2024

Penny Wang
The Property Group
By Email: pweng@propertygroup.co.nz

Request for Further Information LU23082 24 Toronto Street

6-VG126.00

Dear Penny,

Thank you for your email on 30th November 2023 requesting for further information on application LU23082 under Section 92(1) of the Resource Management Act 1991. A response is detailed below.

1. Parts of Parcel Id: 3293159 (Road) and Parcel Id: 3301331 (Hydro) form part of the application site and land remediation will be undertaken on these areas. The application site should include these two areas in addition to the land identified in the AEE, Section 18 Block IV Waikaka SD and Blk XIX TN OF East Gore.

2. The total area of Blk XIX TN OF East Gore does not apply to this application. It is only a portion of the land as identified below. This area is already managed as part of the closed municipal land fill and is not currently used for recreational purposes or managed by the Council's Reserves Department.

3. The application site for this proposal does not comprise of the entire 14ha area of the former landfill. The proposed area is approximately 10ha in area.

4. A copy of this permit was provided as Appendix D of the resource consent application.

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5. Section 1.62 should refer to green waste, clean fill was typed in error.

6. The applicant has applied for resource consent from the Southland Regional Council for the discharge of cleanfill and green waste to land under the Regional Water Plans. The discharge of these wastes to land will be undertaken as part of the proposed landfill remediation works. The terms placement or deposition can be interpreted as having the same meaning as discharge for the purposes of the land use consent application.

7. Once remediation works are completed GDC propose planting of the site with native plants and transition of the site to recreational use. Over the longer term the remediated site will revert to recreational use and will link to the adjoining Hamilton Park and the existing riverside Waikaka Stream walkway. A local community group has commenced a regeneration project at the site with the aim of planting across 13ha of the former landfill site in native plants. To date 1ha has been planted at the northeast end of the site adjacent to Hamilton Park. Future recreational development of the site will involve landscape treatment, planting, pathways, and open areas. The entire site is not likely to be planted out. Planting and landscape treatment on the site will progress as capping activity is completed on sections of the closed land fill. The intention is to work in a south westerly direction with the areas adjacent Hamilton Park completed first.

8. The application proposes discharge of clean fill and green waste as part of the landfill remediation project and no other waste types can be deposited. Good control over incoming green waste is required to ensure no other wastes are discharged with it. Measures are in place by where users depositing of green waste at the site are required to pass through the transfer station, where a visual inspection of the material occurs. This is generally sufficient to ensuring that no other wastes including contaminated material, hazardous substances or food waste within the green waste.

   A site management plan is attached which addresses how the site is to operate.

9. We confirm that the discharge area is that detailed on the Site Plan in Appendix A not the entire site. An updated Site Plan is attached to this letter.

10. Numbers 1-12 refer to the staging of the proposed remediation. The site plan identifies 12 fill areas where landfill remediation works will be undertaken.

11. The application relates to a closed municipal land fill site. The applicant was required to cap the land fill when it closed (condition 19B of Discharge Permit 94463). The applicant has been operating the landfill by disposing of clean fill and green waste to add to the capping depth since 2006 without any issue being raised by Southland Regional Council, nor any compliance issues. The Gore District Council interprets this consent as requiring it to cease discharge of solid waste, being municipal solid waste by 2006. This has occurred and there is no ongoing receipt of municipal solid waste at the site. The consent holder interprets this consent as authorising clean fill and green waste to build up the depth of the cap to exceed the minimum depth required. As noted in the application the applicant has now lodged a resource consent application with Environment Southland for further landfill remediation. That application is currently being processed and has been applied for out of an abundance of caution to provide lawful basis for the ongoing receipt of clean fill and green waste at the landfill site. It also seeks to establish final contour capping for the landfill.

The transfer station is open to the general public, and also Gore District Council divisions. Material is brought to the site through the transfer station, where it is checked by Council staff for the material that is being brought to the station. As noted throughout the application, access to the remediation site is via Toronto Street and the existing access to the transfer station (see Figure 1 below). Vehicle movements are unlikely to increase from what is already occurring at the transfer station.

A green waste pad has recently been constructed refer to photograph. Green waste will be stockpiled on this pad prior to processing to mulch. As noted above the proposed remediation will be undertaken in stages across the site. As each of the 12 areas are remediated deposition of cleanfill and processed green waste (mulch) will move across the wider site. The proposed landfill capping activity will be undertaken using the existing internal road network present at the site. The road network is detailed on the Site Plan in Appendix 1 of the application. Use of the existing road network is a control measure that will ensure disturbance of the existing cap is kept to a minimum.

Photo 1: Green Waste Pad

The refuse station will continue to operate and receive municipal waste for transfer the disposal at the AB Lime Southland Regional landfill. The proposed activity is only for the deposition of cleanfill and green waste, for the purpose of rehabilitating the closed landfill cap. Cleanfill and green waste are accepted through the refuse station for the purpose of ensuring both cleanfill and green waste are complaint. No other form of waste, i.e. municipal and solid waste is to be deposited as part of this application.

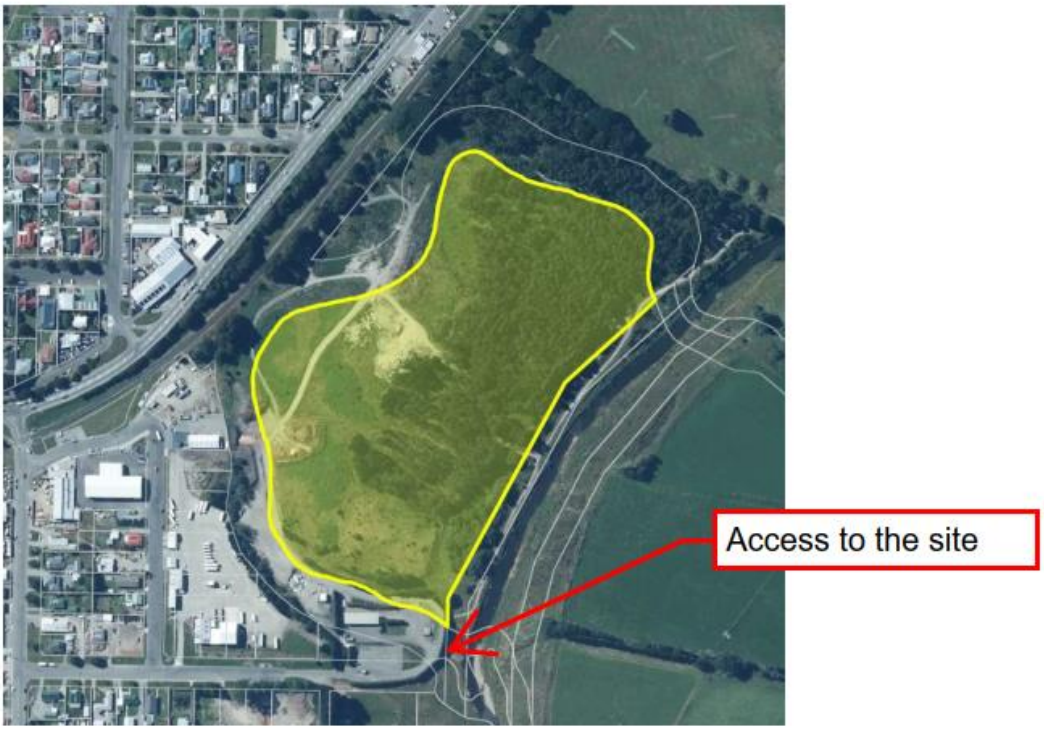

Figure 1: Access

a) As noted in Section 5.4 of the application, access to the site is via Toronto Street and the existing transfer station. It is expected that vehicle movements to and from the site will be minimal in comparison to what is already occurring at the transfer station. The proposed remediation activity will utilise the existing transfer station so that cleanfill and green waste can be monitored and examined prior to disposal.

12. Figure 1 referred to the Closed Landfill Capping Assessment refers to the site plan attached as Appendix A of the application.

13. Cleanfill is accepted from throughout the Gore District. There is no record of where the cleanfill originates from. It is the responsibility of the Gore District Council to determine whether material arriving at the transfer station is cleanfill, which is defined under the District Plan as:

> *"Material having no putrescible, contaminant, inflammable or hazardous components (e.g. stones, rubble) excluding mine overburden which is generated as a result of authorised mining activities and which is returned to the original mining site."*

14. The applicant is in the process of seeking an Air Discharge consent from Environment Southland, where matters relating to odour will be considered. Cleanfill does not generally cause odour issues. Green waste if managed appropriately is also unlikely to result in any odour issues and the site is remote from residential and other sensitive land uses.

15. The proposed activity will comply with the noise standards of the District Plan. the site is remote from residential and other sensitive land uses.

16. The applicant has lodged a resource consent application with Environment Southland and our expectation is that the Regional Council will consider flood hazard issues as part of the processing of the application. We confirm that the site is located in the Waikaka Stream floodway and not that Mataura River Floodway. On that basis, consent is not required.

17. As detailed in the application we have not identified any need for resource consent under the NESCS. The proposed activity does not propose any change in land use. The site is a closed municipal landfill, and the application proposes closed landfill remediation.

18. The applicant amends the application and seeks resource consent under Rule 4.13.1(1) for earthworks, specifically the deposition of cleanfill and green waste. The submitted Assessment of Environmental Effects is considered sufficient to consider any potential effects on the environment and mitigation measures. As noted below, consultation is underway with Hokonui Runanga.

19. A response from Hokonui Runanga will be provided if and/or when it is received.

20. The discharge permit consent application is being progressed with Environment Southland. A decision of the consent duration is yet to be determined and is a matter which sits with Environment Southland. A 15-year term is generally standard for most consents the regional council issues. No expiry date is sought for the land use consent application.

21. Consultation with Environment Southland is currently being undertaken. Once a response is received, this will be forwarded to you.

22. No vegetation is proposed to be cleared from the site for the proposed activity. The site is fenced at present, with access only available via the Transfer Station. During the 1990's approximately 7 ha of pine and gum tree planting was undertaken across the site. The intention at this time was that the closed landfill would be developed for forestry and/ or pastoral use. However, tree growth patterns were irregular and due to the shallow depth of capping there were tree stability issues. Many trees became uprooted and when this occurred historic waste was bought to the surface. The instability of the trees also posed a Health and Safety risk. The existing trees were felled in 2020 and chipped to increase ground cover.

23. Please contact Neil Mair – Facilities Administration Officer on 021 957 136 to arrange a site visit.

24. As noted above the applicant has lodged a resource consent application with Environment Southland and our expectation is that the Regional Council will consider flood hazard issues as part of the processing of the application.

Regards

Matt Campbell
Planner

Appendix C: Closed Landfill Capping Assessment

Closed Landfill Capping Assessment

Date	24 October 2023
File/Ref	6-VG126.00
Subject	Gore Closed Landfill: Closed Landfill Capping Assessment

1. Background

The Gore landfill operated filling an area of some 14 ha between the railway line and the Waikaka stream between 1985 and 2006 when a refuse transfer station was established adjacent to the site. The site closed to general waste acceptance in 2006 with some limited waste types able to be accepted post closure. At that time the site was capped off with a variable thickness of clean soil, being a mix of silts and river alluvium. Engineering control over the capping operation appears to have been limited leaving some areas with relatively thin capping (i.e. < 300mm), while other areas have more than 1 metre.

The Waikaka stream was diverted in 1982 leaving the old course in the landfill area. The area occupied by the closed landfill is not thought to have been excavated as a gravel pit. The landfill operation is reported to have been undertaken in a trench style. Pits were excavated into the ground, filled with waste, and then covered (see also Section 6.2 below).

The surface is undulating, with several vehicle tracks, flatter areas and spoil dumps. Overall, this gives less than ideal stormwater control.

The original site was unlined. Leachate would be generated by rainwater percolating into the fill material. The bottom level of the waste is unknown in relation to water table. An earlier assessment of groundwater flow at the time of closure (Golder 2005) estimated the discharge of leachate contaminated groundwater from the site to be around 30 m^3/day discharging along a 200m reach of the diverted Waikaka stream. Available dilutions were assessed to be large at around 4,200 – 7,200 x. (Golder 2005).

Currently there are three monitoring bores on site, however only two are used for monitoring. Well F45/0473 is no longer sampled and may have been destroyed. Wells F45/0571 (Upgradient) and F45/0572 (downgradient) are monitored every five years (Conditions 20-24 refer). The Five yearly monitoring includes for metals and ammoniacal nitrogen. Pesticides and herbicides are also monitored. The Waikaka stream is also monitored upstream and downstream for indicator chemical parameters including ammoniacal nitrogen.

As the waste is now 25 + years old, and most is much older than that, then most organic matter will have decomposed. Leachate would be expected to be characterised by elevated iron and manganese, elevated levels of dissolved salts, probably still elevated ammoniacal nitrogen but very low levels of dissolved heavy metals. SemiVOC organic compounds including solvents, oils, pesticides etc would be expected to be at trace levels or below detection.

Since the landfill site was closed in 2006, the site has been used for deposition of cleanfill and for stockpiling and shredding of green waste.

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2. Use of closed landfills

a) General limitations on the use of closed landfills

Closed landfill sites are used for a wide range of activities. Common in the past was playing fields, now more likely uses are passive recreation such as open space, dog exercise or mountain biking. Some have specific recreational facilities built such as BMX and Pump tracks. Retiring and planting is common, albeit with restrictions around what is planted with large trees that would have roots through the capping not appropriate (prone to windthrow). This was in fact experienced at the Gore site. It was planted with eucalypts shortly after closure, but these grew irregularly due to varying soil depths and there were a number of windthrows that exposed refuse. The trees have recently been removed. In rural areas grazing is common. Sheep or young cattle are preferable to avoid pugging damage to the capping soil.

Revegetation with low growing native species is viable when there is suitable depth of subsoil (i.e., 1m plus).

Where suitably located, closed landfills are excellent locations for resource recovery of bulky materials such as tree stumps and concrete. With placement of hardfill a closed landfill site provides a good pad for processing of green waste. In the case of the Gore closed landfill, having the Waste Transfer Station immediately adjacent makes the closed landfill property a logical location for resource recovery activities, minimising the need to transport materials elsewhere.

Closed landfills are generally unsuitable for buildings due to the risk of ground settlement, soil contamination and landfill gas discharge. Where buildings are constructed specific investigation and design is required to ensure these factors are safely addressed.

All these uses do require a good depth of capping. At least 1 meter of capping layer (compacted engineered cap, subsoil plus topsoil is best). Shallow caps in the long term are more vulnerable to erosion, leachate and gas breakout, refuse coming through the cap and general loss of function.

In this context using cleanfill to increase capping depth is a positive action that, when done properly, will enhance the potential of the site for beneficial uses and reduce environmental effects.

b) Proposed Use of the Gore Closed Landfill Site

The Gore closed landfill site is proposed to be used for several resource recovery and once remediated over the long-term recreation and amenity planting purposes. These land uses are shown on Figure 1. In summary the intended uses are:

(i) A metalled hardstand pad adjacent to the transfer station of area 1.4 ha approximately. This would be used as a laydown area for storage of bulky but inert materials including concrete and timber. Bulk glass bunkers could be placed here.

(ii) A smaller pad of 2,000 m^2 immediately to the north of the Refuse Transfer Station (RTS). This would be used to hold large tree trunk sections and stumps awaiting chipping.

(iii) A hardstand pad of 3,500m^2 for green waste processing. Here green waste that has been received through the RTS is placed on the hardstand and held awaiting periodic shredding. Shredded material is held in windrows pending incorporation into the topsoil mix on rehabilitated areas (Section 8 (b) below). The green waste processing area is well located in terms of adjoining land use. It is in an industrial area some 140m from the nearest commercial premise to the southwest. Commercial premises and residences approximately 100m away to the northwest are on the other side of the railway line and State Highway 1 corridor. This

separation provides a good buffer for any noise, odour and dust arising from the shredding operation.

(iv) Areas for placement of cleanfill. These will be brought sequentially to design level and then topsoiled. Final use will be grassed areas or native plantings.

(v) Two main access roads will be retained as shown. Water control from these is as shown.

(vi) The area (4.2 ha) outside of the deer fence (currently under construction) is already being restored and planted.

(vii) A foot/cycle path is maintained alongside the riverbank.

(viii) A drainage swale to the west and south of the site.

(ix) The land on the Railways property requires some localised tidy up of exposed refuse and capping improvement but will not be used for large scale clean fill placement.

(x) Two constructed wetlands to treat stormwater runoff prior to ground soakage or discharge to the stream in large events.

3. Increasing Cap Depth

It is proposed to use cleanfill to increase the cap depth at the Gore closed landfill. The following measures will be implemented to appropriately manage this activity:

- Exercise effective control over incoming soil to ensure it is genuinely cleanfill (i.e., clean soil with < 10% of inert rubble). No soil from contaminated sites that may contain asbestos fragments, hydrocarbons or metals will be accepted.
- Filling to a contour plan design that will create a surface that will shed water (Section 4 below and Figure 1 Appended). The surface will be contoured to avoid creating depressions where water could pool and soak into the underlying waste to increase leachate generation. This would apply during the placement/filling phase and at completion.
- Having appropriate sediment controls in place during fill operations (silt fences, sediment ponds, treatment swales etc (Section 7 below).
- Filling to a vertical layered design, coarser/rubbly materials deeper transitioning to silt soils closer to the surface that will form a subsoil zone for moisture retention. If lower permeability soil is available this could be used to enhance the barrier to downward water infiltration.
- Final surface design and drainage appropriate to proposed end use of the site. Depending upon the cleanfill soil type, some subsoil drainage could be required above the waste.
- If the site is to be planted, then a landscape and topsoil specification needs to be part of the initial design. The depth of subsoil will be important to ensuring the long-term success of plantings.
- Being confident that the existing waste material is sufficiently stabilised to be able to remain in place in perpetuity. If there is a prospect that waste may have to be re-excavated, or the site remediated in some manner due to some other factor such as leachate generation or erosion then it would not be appropriate to add more soil on top until such issues were resolved. The Gore site has been reviewed and is assessed to be a low risk for erosion damage from the stream. The Waikaka Stream has been in its current course for 40 years. Any erosion would be obvious and readily remedied by

rock protection should it ever occur. Excavation of the waste is a very unlikely scenario. A more realistic, but still unlikely, contingency scenario would be a need identified to intercept leachate with wells or a curtain drain. Placement of additional fill in the areas proposed would not compromise any such options.

4. Design Profile and Filling Plan

Figure 1 shows the proposed final landform. 8.3ha of the site is occupied by the clean fill operation. The maximum elevation proposed is at RL 81m with most at around RL 78m. Generally, this is 1-2 m above the existing surface. The total fill volume required to reach the design surface (exclusive of the topsoil) is approximately 67,000 m^3.

Figure 1 shows the proposed sequencing of the filling operations. The Recycling pad and hardstand area will be completed first. Then Area 1 will be filled. This area is known to be wetter and may be contributing to percolation into the landfill. The roadways and green waste area are close to design level and only need minor regrading for stormwater control as indicated. Filling will then proceed in a clockwise direction through areas 2-11.

5. Existing Capping Thickness

From review of the previous investigation reports (Golder 2005, and subsequent correspondence) it appears that there were areas of the site that were not capped to the consent specification of a minimum 500mm of soil capping. There are notes that these areas were subsequently reworked, but we have no record confirming this.

The thickness of the cap is an important consideration to the long-term functioning of the site (Section 3 above). Once the clean fill operation is complete then all cleanfill areas will have 1 m or more of capping. Rather than carry out a detailed assessment of the existing capping at this stage it is proposed to do this progressively as the various areas are remediated.

6. Environmental Monitoring and Groundwater

a) Groundwater Quality Data

There are two groundwater bores on the site that are monitored for leachate parameters on a 5 yearly basis as per Consent 94463. These are shown on Figure 1:

- Bore F45/0572 is located at the refuse transfer station.
- Bore F45/0571. This is located close to the railway at the south end of Hamilton park/north end of the clean fill site.

The following are noted from the monitoring results from 2015 and 2020:

(i) Bore F45/0572 is high quality water and appears to be background groundwater. Ammoniacal nitrogen is low at 0.11 mg/l. Chloride and conductivity are relatively low and appear at background. Heavy metals (Arsenic, Cadmium, lead and zinc) are all low, way below NZ Drinking water standard and below 90% species protection for freshwater. A comprehensive screen of pesticides returned all below detection. This latter result is expected, and the pesticide screen is a waste of money and should be discontinued.

(ii) Bore F45/0571 shows the presence of several key leachate indicators:

- Ammoniacal nitrogen is elevated at 54 mg/l. Interestingly this has increased from 9.2 mg/l in 2015.
- Iron is elevated at 72 mg/l (cf 1.6 mg/l in 0572)
- Chloride and conductivity are elevated compared to 0572 by factors of 7x and 13x respectively.

- Arsenic, lead and zinc are all higher than 0572.
- Again, all the pesticides are below detection, except for a trace result of the acid herbicide MCPP (Mecoprop). Mecoprop is a common general use herbicide found in many household weed killers and "weed-and-feed" type lawn fertilizers. It is primarily used to control broadleaf weeds. As acid herbicides are relatively short lived in the ground, I would say the result is almost certainly from a relatively recent use of weed spray on Hamilton Park rather than any leachate constituent.

Overall, I would say the Hamilton Park bore 0571 shows a typical signature of an old (i.e., tens of years) landfill leachate, i.e., high iron, elevated ammoniacal nitrogen and elevated levels of dissolved salts but low levels of heavy metals.

b) Groundwater Hydrology

The records of groundwater logs, flow direction are very sparse and limited to some comment from a Golder report back in 2005 shortly after the landfill was closed. Reviewing this and a cursory examination of historic aerial photography on Retrolens sheds some light on what is happening at the site:

- Filling took place in the Hamilton Park area from at least the early 1960's (possibly earlier) up until around 1982. A lot of this activity appears to have been at the north end of the park.
- Around 1982-84 the stream was diverted and straightened past both Hamilton Park and the clean fill area (generally referred to as the "Gore landfill", although landfilling also took place on what is now Hamilton Park).
- The swale area alongside the railway and immediately north of the RTS is roughly the old stream course.
- Bore 0572 is in the old stream course or possibly on the south bank of what would have been the stream.
- Unfortunately, there is a large gap in the Retrolens record from 1984 to around 1997, so it is hard to say where filling took place over this time.
- By 1997 filling activity is apparent some 200m north of the RTS roughly due west of the SH1 bridge over the Mataura river. The site was closed to landfilling several years after this photo.
- The Golder report hypothesises a flow of groundwater east to the Waikaka stream from under the site. A very low transmissivity of 1mm/day is suggested for flow through the silt layers under the site.

From the above records and the observed water quality we suggest the groundwater travel is more likely to be a general south-westerly flow direction towards the Mataura river. This would place the RTS bore 0572 in a zone of clean water fed largely from the stream and explains why this water is high quality. Bore 0571 would then be generally downstream of the Hamilton Park old landfill cells. This would explain the leachate indicators in this bore. The increase in indicator parameters from 2015-2020 could be rainfall related. Alternatively, if the groundwater flow is very slow as postulated by Golder 2005 then possibly the leachate plume is still developing at this location (i.e., Bore 0571).

It is reasonable to conclude (as did Golder in 2005) that the impacts of the closed landfill(s) on the Waikaka Stream are minimal. While there is some uncertainty over the groundwater flow direction, we don't consider that further investigation to refine the groundwater model is warranted.

Placing additional fill over the southern portion (Gore closed landfill) as proposed will divert stormwater away from the historic fill areas.

7. Erosion and Sediment Control

The Erosion and Sediment Control Plan ESCP is shown generally on Figure 1. Sediment control measures will be put in place at the commencement of the consent. This will provide the structure to the stormwater management and minimise ponding areas until the full recontouring is completed.

The key ESCP measures are:

(i) The drainage swale around the west and south of the site. This will soak water to ground outside of the refuse footprint.

(ii) A constructed treatment wetland at the downstream end of the swale. This will treat water prior to any discharge in high flows to the stream.

(iii) A constructed treatment wetland at the end of the access road to treat track runoff before it discharges to the stream.

(iv) Silt fencing at the deer fence to filter sediment from runoff from areas being filled prior to it running into the planted areas. The silt fencing will be established progressively only for those areas being actively worked.

(v) Soakage and filtration of general stormwater into the revegetated areas.

A detailed ESCP will be developed on a stage-by-stage basis. This is proposed to be done as a condition of consent. It is anticipated that the sequence and rate of the filling plan could change as the project progresses so fully defining the ESCP in advance is not required.

8. Use of Green Waste

a) Application of Shredded Green Waste

Shredded green waste makes an excellent mulch for spreading over the completed clean fill. The mulch serves two purposes:

- Erosion protection to the exposed soil surface
- Breaks down to add organic matter to the soil. This allows lower organic content soils such as river silt to be used and saves the emissions and cost of importing topsoil from another location.

Typically, the process used to complete the capped area and apply the green waste would be:

- Trim compacted surface to grade.
- Spread 100-200mm of lesser quality topsoil or river silts as available.
- Spread 100-200mm of shredded green waste and rotary hoe into the soil base.
- Check fertiliser requirements (nutrients and soil pH) and then grass or plant as intended for the area.
- Where native plantings are used these can be usefully mulched with wood chippings from the stump grinding

Using green waste in this manner for site restoration is a common practice at landfill sites. I recall we had excellent success with shredded green waste mulch at the Whakatane landfill when it was capped in 2011. The site had batters of 3h:1v with a 600mm compacted clay/ash capping layer. A 150mm layer of old coarse shredded green waste that had been matured in informal windrows on site for several years was spread as the topsoil layer (Photo 1). Pretty much the day the job was finished we had a 90mm in one hour rainfall. I anticipated all the mulch to be in the stormwater pond but was very pleased to see it had remained in place. The

water had just soaked up and the mulch had protected the newly placed soil cap with no rilling. (Photo 2). Within a year the green waste had reduced to a rich black soil.

Photo 1: Spreading green waste mulch on the clay capping at Burma Road landfill 2011. Batter on front face is 3;1.

Photo 2: Close up of mulch following intense rainfall. Some localised patches where mulch had moved but overall, the site was in excellent condition considering the rainfall and the underlying capping soil was undamaged.

b) Storage and Processing of Green Waste:

Shredding green waste does need care in the management of operations to avoid nuisance effects and to manage the quality of water runoff. The proposed operation at Gore does not involve composting of the green waste and does not involve processing of food waste.

Green waste will be received from the public, contractors (including for Environment Southland) and Council's Parks and Reserves. The material will be placed on the hardstand area (Figure 1). Approximately once per month a contractor will come to site and shred the material. The shredded material will be stockpiled awaiting spreading on the current completed clean fill area. Once spread in a relatively thin layer the green waste will not heat or be a source of odour. Spreading will be done within 7 days of shredding to minimise heating and any associated odour.

Runoff from the green waste hardstand will flow west to the drainage swale (Figure 1). A low bund in the swale will be built to form a constructed wetland. This will filter runoff. The runoff from shredded green waste that is left to heat in a pile can be tannin stained and elevated in nitrogen. Land spreading the shredded material within 7 days and incorporating it into the soil as a mulch will avoid this and ensure the nutrients in the green waste are used to build up the soil fertility on the revegetation areas.

Peter Askey

Principal Environmental Engineer

Review

34. Southland Regional Council may, in accordance with the conditions of this resource consent, and in accordance with Sections 128 and 129 of the Resource Management Act 1991, serve notice of its intention to review the conditions of this consent annually, for the purposes of:
    (i) dealing with any adverse effects on the environment which may arise from the exercise of this consent;
    (ii) changing the frequency of monitoring;
    (iii) changing the constituents which are the subject of the monitoring; or
    (iv) complying with the requirements of a regional plan.

Resource Management Charges

35. The consent holder shall pay Southland Regional Council the following user charges which are fixed under Section 36 of the Resource Management Act 1991:

    (a) an administration charge; and

    (b) a compliance monitoring charge.

    The user charges are payable, on invoice, on the first day of July each year.

for the **Southland Regional Council**

W J Tuckey
Director of Environmental Management

Appendix D: Gore Cleanfill & Greenwaste Site Management Plan

Gore District Council

GORE CLEANFILL & GREENWASTE SITE: MANAGEMENT PLAN

15TH FEBRUARY 2024

PUBLIC

GORE CLEANFILL & GREENWASTE SITE: MANAGEMENT PLAN

Gore District Council

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REV	DATE	DETAILS
1	5/12/2023	Draft issue prior to consent
2	17/01/2024	Final Draft – Client Reviewed
3	15/02/2024	Final

	NAME	DATE	SIGNATURE
Prepared by:	Sarah Millar	December 2023	
Reviewed by:	Peter Askey	11 December 2023	
Approved by:	Luke McSoriley	7 December 2023	

TABLE OF CONTENTS

1 INTRODUCTION

The Gore District Council Cleanfill and Green waste processing/disposal operation is undertaken on the site of the Gore Township's Closed Municipal Landfill at Toronto Street, Gore. The cap on the closed landfill is relatively thin by modern standards and varies in depth across the site. Accordingly, Gore District Council (GDC) are using available clean fill and green waste to increase the cap depth and improve the topsoil layer as part of a closed landfill remediation project.

It is proposed that the site is used as a cleanfill and green waste disposal site for ten to fifteen years. The clean fill will be used to increase the thickness of the barrier soil layer in the cap and to increase the overall depth of capping. Shredded green waste mulch will be used on top of the capping soil to provide a deeper growth horizon.

This Management Plan sets out how the cleanfill and green waste processing / disposal site will operate.

1.1 OBJECTIVES OF THE PLAN

The following objectives are set for the clean fill and green waste site (The site) operation:

- To operate in compliance with the site resource consents (applications in processing).
- To minimise discharges of contaminants to the wider environment.
- To minimise stormwater soaking into the underlying waste of the closed municipal landfill.
- To avoid any nuisance effects on adjoining properties.
- To ensure safety of people on the site.
- To make optimum use of the site capacity.
- To beneficially utilise the cleanfill and green waste that is produced in the Gore District by providing a cost effective and efficient means of disposal as part of remediation of the closed municipal landfill.

This Management Plan documents how the site will be managed and operated to achieve these objectives.

1.2 PLAN DESCRIPTION

The Management Plan covers the following matters:

- Site management and administration
- Site design
- Site routine operations
- Health and Safety
- Site and environment monitoring
- Reporting and documentation of activities
- Contingency planning for unlikely events

— Aftercare provisions

1.3 RESOURCE CONSENTS

Consent(s) from Environment Southland to operate the Cleanfill and Green Waste site have been lodged and are currently being processed. A land use resource consent application has been lodged with Gore District Council and is currently being processed. Issued permits and consents will be included as Appendix A of an updated version of this Management Plan once granted. Reference will be made through the Management Plan to the relevant resource consent conditions, with the conditions included in text boxes or italics as <*Condition #*>.

Note that the existing Consent AUTH94463 which authorises the discharges to groundwater from the closed municipal landfill remains in force.

2 CLEAN FILL AND GREENWASTE SITE MANAGEMENT STRUCTURE

2.1 MANAGEMENT STRUCTURE

The Clean fill and Green Waste site is managed by the Gore District Council (GDC). A site manager is employed for day-to-day operations. Currently this role is assigned to the Senior Facilities Officer (SFO).

2.2 RESOURCE CONSENT HOLDER

Resource consents for the Cleanfill and Green Waste processing and disposal activity will be held by the Gore District Council.

2.3 LAND OWNERSHIP

The land on which the site is located is owned by the Gore District Council.

2.4 PERSONNEL

2.4.1 KEY FUNCTIONS AND INTERACTIONS

The key job functions and interactions of the identified personnel are as shown in the table below:

Table 1. Key functions and interactions

Position	Functions	Primary Interactions
Clean fill and green waste site owner	Holder of consent Responsible for consent compliance Oversight of Clean fill and green waste site operations	SFO GDC Compliance Team Environment Southland
Clean fill and green waste Site Manager (the SFO)	Site operations	Clean fill and green waste site Owner Operations contractors
Consultant Solid Waste Engineer or Critical Services Engineer	Oversight of engineered aspects of operation	GDC
Clean fill and green waste Site Manager (the SFO)	Monitoring of resource consent compliance	GDC, Environment Southland

Environmental Scientist

For contact details see section 8.1

2.4.2 STAFFING LEVEL

During operation, the Cleanfill and Green Waste site will be managed by Transfer Station staff on site, and supported by GDC staff and contractors generally employed in the following operational functions:

- Supervision of the tipping areas for green waste and cleanfill, directing of traffic
- Removal of any litter contamination from green waste
- Supervision of contractors for green waste shredding
- Cleanfill spreading and compaction
- Spreading of shredded green waste
- Maintenance of stormwater and drainage
- General site maintenance and operations

Note that initial screening of loads is undertaken at the site entrance /Refuse Transfer Station (RTS) kiosk at Toronto Street. The RTS site is fully staffed with 2-3 staff members when open. Operation of the site is contracted to WasteCo.

2.5 COMPLAINTS PROCEDURE

A register of all complaints received (directly or through another party) in relation to the Cleanfill and Green Waste site operation will be kept by the SFO. This register will record:

- Source of complaint, name of complainant and address (if given).
- Nature of complaint (odour, dust, noise, litter).
- Response made and actions taken.
- Comment on any unusual activities onsite or weather conditions at the time.

The target time frames for complaints are to acknowledge the complaint same day of receipt (if received indirectly) and to provide a response or explanation within 5 working days.

Records of any complaints should be forwarded, along with response, to Environment Southland, as part of the annual reporting process.

3 CLEAN FILL AND GREENWASTE SITE DESIGN

3.1 GENERAL PRINCIPLES

The intention of the closed landfill remediation operation is to achieve the following:

(a) To increase the overall capping depth over the waste to at least 1.0m.

(b) To ensure there is a barrier soil layer of at least 600mm thickness over the waste to minimise water infiltration.

(c) To leave a landform that sheds stormwater and does not pool on the closed landfill surface.

(d) To provide a growth horizon of at least 200mm of topsoil formed from cleanfill and shredded green waste that will support a range of revegetation and recreation outcomes.

The existing fill and capping will be covered with a layer of clean fill, which will range in depth from 0 – 2.0m depending on the location. The filling plan is shown on Drawing 6-VG126.00/C01/D (Appendix 1).

The designed landform is to create two low mounds from which stormwater will shed to a network of stormwater drains or the stormwater swales on the western edge, which in turn will drain to one of two stormwater ponds (constructed wetlands), prior to discharge to the Waikaka Stream.

It is proposed the site operate as a clean fill site and green waste processing site for 10 to 15 years, during which time, green waste will be processed into mulch for mixing with silty soil material received at the site to create topsoil.

The existing capping layer is reported in places to be less than the 500mm deep as required by AUTH 94463. As the cleanfill operation progresses across the site, the existing barrier soil layer will be assessed for depth and soil type. Where it is less than 600mm (as per MfE 2001) additional lower permeability soil of silt and clay will be added. The barrier soil layer will be incorporated within the deeper capping layer. The MfE 2001 permeability specification for the barrier soil layer (noting this is not a requirement of AUTH 94463) is moderately permeable and is intended to allow some water to continue to infiltrate into the waste mass to maintain biological and chemical degradation processes to lead to eventual stabilisation of the waste. This process is now well advanced given the age of the waste present in the closed landfill. Where sufficient fine grained soil is available in the clean fill waste stream, then the barrier layer will end up greater than 600mm. This will further reduce infiltration.

The growth horizon will be formed by laying shredded green waste as mulch and layering on top of the soil cap for the landfill.

No works are proposed that will disturb the closed landfill waste underneath the existing cap.

3.2 CERTIFICATIONS

Certification of the works by a Chartered Engineer will be provided at the following hold points:

(i) That an area of the existing capping to be filled over has been assessed and does/does not require additional barrier soil.

(ii) Confirmation that the barrier layer is a minimum of 600 mm depth prior to continuing with cleanfill placement in that section.

(iii) As built survey confirming that the design contour and levels has been achieved for each section.

3.3 KEY FEATURES

3.3.1 DRAINAGE SYSTEMS

The site drainage is shown on Drawing 6-VG126.00/C01/D. Key features and requirements are:

Stormwater Ponds and Drains

Stormwater will be controlled by:

- Minimising the area being filled/worked at any one time.
- Diverting water from the operating area.
- Progressively bringing the site to design level and grassing.

Stormwater will be directed to one of two stormwater ponds (constructed wetlands) at the downstream end of the fill. The stormwater ponds will be designed and detailed as “4 %” ponds as per the Southland RC Sediment Control Guidelines.

Stormwater from the site ponds will soak to ground or discharge to the Waikaka Stream in heavier rain events.

3.3.2 BARRIER SOIL LAYER

A barrier soil layer of at least 600mm thickness will be constructed, either from the existing cap or with addition of lower permeability cleanfill as necessary (Section 3.1 above).

3.3.3 GROWTH HORIZON

This section will be updated if necessary to reflect relevant resource consent conditions.

The growth horizon layer will consist of:

A minimum 200 mm layer of topsoil created by combining mulched green waste and selected clean fill material placed as a levelling intermediate cover, placed immediately after clean fill layer reaches design contour.

The site will be grassed immediately on completion of the growth horizon. Amenity or biodiversity planting will then follow as seasonally appropriate.

3.3.4 ANCILLARY FACILITIES

Site Roading

Roading and associated controls are designed for safe, economic, all-weather access. Horizontal alignment is designed to encourage operating speeds of no more than 20 km/hr. Vertical alignment is designed for a safe margin above 20 km/hr. Site roading is unsealed. Roads include water tables and culverts as appropriate.

Kiosk, site staff facilities

These are all provided at the RTS, and no change is required to service the cleanfill and green waste operations.

4 SITE OPERATIONS

4.1.1 CONTROL OF THE SITE RIGHT OF ACCESS

All access to the site is under the control and at the discretion of the SFO. Entry is refused to any vehicle which does not comply with the waste acceptance criteria for this site. All vehicles bringing material to the site must first pass through the kiosk at the RTS at which point loads are inspected. Note the public do have controlled access to the cleanfill and greenwaste hardstand drop off points via the transfer station weighbridge.

All commercial users bringing cleanfill or greenwaste are subject to a "Clean fill Site Users Agreement" which they are required to sign prior to use of the site (see next section)

All private loads will be inspected at RTS Kiosk, and if found to contain contaminants are routed to the refuse disposal area and charged accordingly.

Staff and agents of the consent authority have right of access to relevant parts of the site at all times without notice for the purposes related to monitoring and enforcement of the resource consents as per s. 332 of the Resource Management Act. Normally the SFO or his/her representative would be contacted in advance to accompany such staff. To cover Health and Safety responsibilities of the site operator, consent authority staff with responsibility for the site inspections will be asked to complete a site induction so they are familiar with the site hazards should they be on the site unaccompanied by a GDC representative.

4.1.2 CLEAN FILL AND GREENWASTE SITE USERS AGREEMENT

This section will be updated if necessary to reflect relevant resource consent conditions.

Users bringing cleanfill or commercial scale green waste loads (e.g. landscape contractors) are required to certify that waste deposited by them complies with the types of waste accepted, as detailed in this section, and the list of acceptable materials from the approved resource consent and conditions.

The Clean fill and Green Waste site user's agreement contains information for the disposer about all relevant aspects of the Clean fill and green waste site operation. No dumping of material at the Cleanfill and green waste site by commercial operators is allowed without a signed Clean fill and green waste site users agreement.

Public users will have loads inspected, and if they don't meet the required criteria will be directed to dispose of their load to the refuse transfer station and charged the higher refuse fee for disposal.

Specifically, the agreement contains the following detail:

- Hours of operation
- A list of the materials allowed to be disposed of at the Cleanfill and green waste site. (see section 4.3.2)
- Agreed conduct of disposers while on Cleanfill and Green Waste site.
- Requirement for the disposer to provide documentation for each load including the following information;

- Type of material
- Source of material
- Volume of material
- Time & date of disposal

4.1.3 HOURS

The Clean fill and Green Waste site is open to commercial use vehicles within the following hours:

- 10:30 am to 5:00 pm Monday to Saturday
- 12.00 – 4.00 Sunday
- Additionally, the Clean fill and Green Waste site will be closed on all public holidays

4.1.4 SIGNAGE

The following information is prominently signposted at the RTS:

- Hours open.
- Fees payable.
- Speed limits.
- Conditions of entry (e.g. approved Clean fill and Green Waste site user's agreement).
- Contact number for queries (directed to the SFO).
- Notification of Personal Protective Equipment (PPE) requirements.

Specific warning signs are placed around potentially hazardous areas such as the green waste shredding pad and the stormwater ponds.

4.1.5 SECURITY

The site entrance is securely locked after operating hours. The Clean fill and Green Waste site area is gated off and locked at all times except when receiving refuse. The entire site perimeter is fenced.

4.1.6 SCAVENGING

Scavenging of the waste is not permitted.

4.2 CLEAN FILL AND GREENWASTE SITE CHARGES

Charges are set by the GDC. Customers of the Clean fill and Green Waste site will be notified in advance of fee changes.

4.3 WASTE ACCEPTANCE

4.3.1 TRANSPORT OF WASTE TO SITE

All waste is to be transported to the site either in a fully enclosed vehicle/container or else otherwise secured to avoid loss of material in transit to and within the site.

4.3.2 TYPES OF WASTE ACCEPTED

This section will be updated if necessary to reflect relevant resource consent conditions.
Cleanfill is natural soil and inert rubble material free of readily degradable organic matter. The site operates to the cleanfill definition of the pSWLP.

Green waste is defined as branches, vegetation, leaves and lawn clippings able to be processed by shredding machinery. .

4.3.3 QUANTITIES

The quantity of materials accepted will vary seasonally and with the types of activity occurring in the District. Typical quantities would be:

Cleanfill – 3,000-4,000 tonnes per year. Depending upon the soil and moisture content, this would equate to around 2,500- 3,000 m^3.

Green waste – 2,000-3,000 tonnes per year. The shredded green waste has a density of 350kg/m^3 (as measured on site). Some moisture is lost from the green waste in stockpile prior to shredding.

Approximately 2200 tonnes of shredded green waste per year will be discharged as part of the Cleanfill and Green Waste site remediation activity. This equates to 6100 m^3 of shredded green waste material per year.

The shredded green waste will be applied as a mulch to a depth of 300mm several times each year across the discharge area. Green waste material will be loose once shredded and will reduce substantially once discharged.

4.3.4 WASTES NOT ACCEPTED

This section will be updated if necessary to reflect relevant resource consent conditions.

The following wastes are not permitted to be disposed with the cleanfill or green waste:

- General domestic refuse.
- Chemicals and chemical containers (all HSNO Classes 1-9 or equivalent).
- Pesticides and pesticide containers.
- Gas cylinders.
- Batteries.
- Used oil.
- Paint and paint containers.
- Whiteware & other electrical appliances.
- Putrescible wastes.
- Tyres.
- Glass cullet, automotive glass, and reinforced glass.
- Plastics (wrapping, pipe, spouting, strapping bands).
- Packaging paper and cardboard (sourced from construction sites).
- Ferrous metals (non-recyclable) including wire.
- Inert insulation materials of fibreglass and polystyrene.
- Plasterboard, MDF and hardboard products.
- Timber offcuts of treated timber.
- Contaminated bark and soil mixtures from yards..
- Sawdust from treated timber
- Grit and sediment from street sweeping, road sump cleaning and truck wash.
- Boiler ash.
- Abrasive blasting sand.
- Liquid wastes.

4.3.5 INSPECTION OF WASTE

All incoming waste is inspected visually before being accepted at the RTS kiosk. Waste loads that fail this inspection (as a result of containing hazardous waste or waste types not listed in the above section visible in the load) are directed to the waste transfer area as appropriate.

In addition, material deposited at the green waste pad and cleanfill tiphead will be checked for any prohibited material that may have escaped initial inspection. This waste will be separated and stored on site if it is safe to do so, before being disposed of offsite. If it is not deemed safe for the operator to deal with hazardous material, they should note or mark the affected area, and commence filling in another area until the material can be safely removed through the transfer station or for disposal offsite, in a suitable facility. Refer also Section 8.3.2.

4.3.6 RECORD KEEPING

Records are kept of the source, time and date of each cleanfill delivery, including a description of the source and type of waste. Should contaminants be discovered in delivered waste, this is noted, along with a brief description of the type and amount of contaminant.

Much of this information can be generated from weighbridge records (time, date, operator)
In the event that a load is rejected after inspection, or found to be contaminated after acceptance, this will also be noted. Other loads from the same commercial supplier will then be scrutinised more closely, or access refused.

Any contaminant found, and requiring alternative disposal will have records kept of the date and time of its disposal and destination.

4.4 HAZARDOUS AND SPECIAL WASTES

Hazardous and special wastes are not accepted at the Cleanfill and Green Waste site.

4.4.1 CLOPYRALID HERBICIDE

Clopyralid is a commonly used herbicide used for control of broadleaf weeds in lawns and turf. It is mildly persistent and can contaminate composts made from green waste containing lawn clippings. Contaminated compost is then unsuitable for growing of sensitive crops such as tomatoes. Clopyralid will be present in the green waste supplied to the site as there is no practical way to completely exclude it. The proposed use of the green waste as a soil additive will not be limited by Clopyralid contamination and so no specific measures are proposed to monitor or exclude it from the waste stream.

4.5 PLACEMENT AND COMPACTION OF CLEANFILL

4.5.1 EQUIPMENT

Adequate plant, equipment and machinery in good working order will be kept on site at all times. The normal site plant consists of a 13-tonne digger with a grapple saw head and a remote tracked chipper.

A Hydrema wide tyred tipper truck can be hired when necessary.

A water cart, tractor and discs or rotary hoe will be contracted in as required for mixing the growth horizon, and wetting down roads/tracks.

When plant is unavailable due to maintenance or breakdown, alternative plant will be hired in as required.

4.5.2 SPREADING OF CLEANFILL

The site is to be developed in stages as set out on Drawing 6-VG126.00/C01/D.

Cleanfill will be spread in layers of approximately 150-200 thickness from the tiphead using a digger.

4.5.3 COMPACTION

This section will be updated if necessary to reflect relevant resource consent conditions.

Where additional soil is placed to increase the barrier layer depth this will be compacted to a minimum of 90% standard compaction or 4 blows/100mm with a scala penetrometer.

Once the confining barrier layer is complete heavy compaction will not be required and the cleanfill may be track rolled into place. Cleanfill placed within 300mm of the growth horizon (excluding the barrier layer) will be lightly compacted so as not to create a pan which will inhibit roots from plantings.

4.5.4 INTERMEDIATE COVER

Intermediate cover is not required over cleanfill.

4.6 HANDLING OF GREENWASTE

4.6.1 STOCKPLING AND SHREDDING OF GREENWASTE

Green waste will be accumulated on the designated green waste pad (Refer to Figure 1 below). This has been formed with 200mm of metal over a section of the closed landfill. Periodically a contractor will come to site and shred the material. Shredding reduces the volume of the green waste stockpile by up to 6 times.

The frequency of shredding is as required by incoming green waste volumes and is typically around once per month.

The stockpiled green waste will be managed to minimise any odour or leachate arising. If found necessary, the shredded material will be spread more frequently.

Figure 1: New Green Waste Pad

4.6.2 SPREADING OF GREENWASTE TO GROWTH HORIZON

Shredded green waste will be spread in a layer approximately 200 mm thick as a mulch over the prepared cleanfill section. The mulch will then be left for several weeks to dry and mature. Once a suitable consistency has been reached the mulch will be disced or rotary hoed into the underlying clean fill soil. This operation will be repeated 2-3 times in one location until a good depth of 300mm approximately of organic rich growth horizon has been built up. At that point the soil will be fertilised and limed as necessary, and grass sown.

4.7 SITE ROADING

Site roads are to be maintained in a trafficable condition at all times without excess dust nuisance or mud.

4.8 STORMWATER MANAGEMENT

Fill will be placed to ensure stormwater sheds to the network of stormwater drains, and does not pool on the fill surface in line with the proposed staging plan for the remediation of the site. As the site is to be progressively filled some of the existing flatter areas may not be filled for several years.

4.8.1 STORMWATER ON ACTIVE FILL AREAS

The active tip face, and immediate access area will be shaped and sloped to ensure runoff is directed into the site stormwater system.

4.8.2 STORMWATER FROM ACCESS AREAS

Stormwater from areas of intermediate cover, internal roads and vehicle turning areas shall be directed to stormwater ponds refer Drawing 6-VG126.00/C01/D.

4.8.3 STORMWATER FROM REHABILITATED AREAS

Stormwater from areas which have a completed growth horizon and have been grassed can be discharged directly offsite provided the relevant discharge conditions are complied with. All drainage will be via a stormwater swale, and/or one of two stormwater settling ponds with discharge to the Waikaka Stream.

4.9 NUISANCE CONTROL

Nuisance control measures are summarised in the table below:

Table 2. Nuisance control

Nuisance Factor	Compliance Requirement	Routine Control	Inspection and Monitoring	Contingency Control
Dust	Cause least practicable emission	Water cart in dry weather, grassing to all areas as soon as conditions permit	By SFO in dry weather, four inspections per year for consent compliance.	Deploy water cart, change dumping location to minimise trafficking of dusty surfaces
Odour	Unpleasant odour easily detectable off-site	Review waste inspection procedures to ensure organic waste is not being accepted	Periodic assessment by SFO	More frequent shredding of the incoming greenwaste Unlikely to be problem as no organic matter in fill
Birds		Deploy bird scaring devices if necessary	Periodic assessment by SFO	Unlikely to be problem as no organic matter in fill
Vermin		Maintain bait stations on Cleanfill and green waste site perimeter	6 monthly assessment by SFO	Unlikely to be problem as no organic matter in fill More extensive poisoning if infestations develop
Insects			Periodic assessment by SFO	Spraying of problem areas if necessary

Nuisance Factor	Compliance Requirement	Routine Control	Inspection and Monitoring	Contingency Control
Smoke/ Fire		Burning on this site is not permitted		Extinguish immediately, refer to emergency contingency plans
Litter		Daily litter collection on site when operating, education to Cleanfill and green waste site users regarding load security, monitor wind forecast and cover in advance of high winds, remove litter from stormwater ponds as required	Monthly assessment by SFO	Increase litter collection, place litter collection fences
Livestock		Maintain fences that exclude livestock	Monthly assessment by SFO	Repair fences as necessary

If odour is detected at the boundary, the odour must be addressed, and the management plan altered to reflect mitigation measures, or changed management practises.

5 HEALTH AND SAFETY

5.1 HAZARD REGISTER

The Clean fill and Green Waste site is by nature a potentially hazardous site. The table below lists the main hazard areas:

Table 3. Hazard register

Hazard	Specific Measures to Mitigate
Heavy machinery	• Maintain adequate roading and turning areas • Public prohibited from vicinity (50m) when shredder operating • Site staff and visitors to wear Hi-vis safety jackets, and other appropriate PPE on site
Landfill gas	• Gas monitoring procedures and precautions to be undertaken for any ground disturbance of closed landfill • No entry to enclosed areas without appropriate training and equipment
Hazardous materials	• Provide secure storage for limited quantities of hazardous materials and appropriate protective clothing – this is done at the RTS
Noise	• Ear protection for site staff • Visitors encouraged to wear ear protection
Dust	• Face masks or respirators as appropriate for site staff
Infection	• Provide hygienic wash facilities and ensure they are used by staff. • Require current tetanus vaccination.
Trips & falls	• Maintain a tidy site and remove unnecessary trip hazards.
Sharp objects	• Site staff and visitors to wear appropriate PPE – e.g. Footwear and gloves.

5.2 EQUIPMENT

The following safety related equipment is provided by the contractor:

- First aid kit
- Spare Hi-vis safety jackets and hard hats
- Potable water
- Warning tape, cones and safety fencing mesh
- Fire fighting equipment
- Tyvek protective suit, rubber boots and gloves
- Clean 200 l HDPE drums for spill containment
- Clean sand or sawdust for liquid spill absorption

All visitors to the site will be required to provide and wear PPE; Hi-vis safety clothing, steel-cap footwear. Depending upon activities, safety glasses, hearing protection and hard hats may also be required.

5.3 TRAINING

All operators will be licensed for heavy plant operation and have received adequate safety training. At least yearly, all staff will receive training in emergency procedures, and other relevant skills, including identification and handling/storage of hazardous wastes.

Full training will be given to any back-up staff and/or temporary staff as appropriate for the work being undertaken. The training will include emergency procedures.

6 MONITORING

6.1 VISUAL INSPECTIONS

Regular visual inspections of all the key aspects of the site will be undertaken by the Cleanfill and Green Waste site staff at the frequency as set out in the table below:

Table 4. Inspections of Cleanfill and Green Waste site

Item for Inspection	Personnel	Frequency
Perimeter stormwater drains, ponds and Swale	SFO/Contractor	Monthly and before and after heavy rain
Litter inspection	SFO	Whole site monthly, access road weekly
Birds, insects and vermin	SFO	Monthly
Dust nuisance	SFO	Daily during dry conditions
General site inspection	Solid Waste Engineer - consultant	Biannually
Inspect Groundwater and surface water sampling points for access, damage to well heads etc[1]	Senior Compliance Officer	Quarterly
Compaction and cap assessment	Solid Waste Engineer - consultant	Annually

A general site diary, recording the date and time of site inspections will be kept.

6.2 MAINTENANCE OF MONITORING SITES

Surface and groundwater monitoring sites should be kept free of stock and vermin where possible. It is especially important that the groundwater sample points are maintained with the use of bunding for surface water diversion, in order to provide groundwater samples which are not affected by surface runoff.

[1] Groundwater sampling should be undertaken by a trained technician, and in accordance with a SRC approved procedure.

6.3 FILL VOLUME

The fill volume will be assessed annually in August/September by drone survey.

6.4 STORMWATER QUALITY

This section will be updated if necessary to reflect relevant resource consent conditions.

The stormwater is tested from 2 rain events per year (one in Jan-Jun and one in Jul-Dec), where rain is greater than 5mm over six hours. Samples are collected from:

- Inlet to each stormwater pond
- Any discharge points from the stormwater pond; and/or
- Any different location that has the written approval of the CE of the RC or delegate.

Indicators tested for are:

- pH
- Electrical conductivity (EC)
- Total suspended solids
- Ammoniacal nitrogen (NH_4-N)
- Nitrate nitrogen (NO_3-N)
- Nitrite nitrogen (NO_2-N)
- Nitrate + Nitrite
- Total Zinc (Zn)
- E. coli

Or a subsequent sampling regime and timeframe approved by the RC or delegate.

6.5 GROUNDWATER QUALITY

This section will be updated if necessary to reflect relevant resource consent conditions.

The groundwater is tested 5-yearly as per AUTH 94463. Samples are to be taken from the 2 bores: F45/0571 and F45/0572.

6.6 ENVIRONMENTAL MONITORING

This section will be updated if necessary to reflect relevant resource consent conditions.

Once every 5 years the stream shall be monitored upstream and downstream of the Cleanfill and Green Waste site and samples analysed for;

- pH
- Electrical conductivity
- Ammoniacal nitrogen
- Nitrate-N

6.7 DUST QUALITY

Visual inspections will be carried out according to section 4.9, detailing responses to nuisance. No specific measurement of particle deposition is required.

7 REPORTING

7.1 REPORTING OF MONITORING DATA

Reporting of the monitoring is to be carried out according to the table below:

Table 5. Reporting of monitoring data

Monitoring Data	Reporting Frequency	Reporting Timeframe
Stormwater quality	Biannually	Within 14 days of receiving test results
Groundwater quality	Biannually	Within 14 days of receiving test results

Should any non-compliant results be returned prior to the annual reporting period, these should be reported to Environment Southland, as part of the annual reporting process.

7.2 CONTINGENCY REPORTING

In the event of an accidental discharge to a natural watercourse, the following reporting schedule will be followed:

The consent authorities will be notified within 24 hours.

A written report will be submitted to the statutory authority within 7 days on the manner and cause of the discharge, control measures taken to attempt to contain it, and the steps taken to prevent a recurrence.

7.3 ANNUAL REPORT

Annually provide a report on operations covering:

- Areas worked.
- Quantities of cleanfill and green waste received.
- Areas completed.
- Stormwater monitoring.
- Incidents/complaints.

8 CONTINGENCY PLAN

8.1 CONTACT NUMBERS

The contact numbers for the Cleanfill and Green Waste site are as follows:

Table 6. Contact numbers

Contact's Position	Company Name	Phone Number
Cleanfill and Green Waste site Manager (The SFO or delegate)	Gore District Council	03 209 0330
Operation Contractor	WasteCo	
GDC Compliance Team	Gore District Council	03 209 0330
Environment Southland Compliance Officer		

8.2 EMERGENCY EQUIPMENT/RESOURCES

Equipment kept on site:

- First aid kit and protective gear.
- Soil stockpile for smothering fires and containing liquids.
- Absorbents.

Equipment and materials available on call:

- Earthmoving equipment.
- Water carts.

8.3 SPECIFIC EMERGENCY SITUATIONS

The following shows indicative responses to possible contingency situations. In all cases outside advice will be sought where uncertainty as to the appropriate response exists.

Table 7. Emergency details

Emergency	Service	Contact number
Fire	Fire Department	111
Hazardous Waste Spill	Fire Department;	111
	Environment Southland	0800 76 88 45
	SFO	03 209 0330

Flooding	Environment Southland	0800 76 88 45
Groundwater Bore Contamination	Environment Southland	0800 76 88 45
Medical Emergency	Fire & Ambulance	111

8.3.1 FIRE

Response may include:

(i) Remove combustible material from vicinity.
(ii) Smother with soil.
(iii) Notify fire service.

8.3.2 HAZARDOUS WASTE SPILL

Immediate response by site staff:

(iv) Isolate spillage area with safety fence/warning tape
(v) Don protective clothing, masks etc
(vi) Identify material, if the material cannot be identified, seek specialist advice.
(vii) If in doubt, isolate the material until it can be identified.
(viii) Apply absorbents for liquid waste and /or contain the liquid with bunds of silt.
(ix) If small quantity can be safely contained in drum or cannister then do so. Clearly label and identify contents, remove to secure storage.
(x) Notify SFO and GM Critical Services
(xi) Under no circumstances hose material away until cleared to do so

Follow up by SFO:

(i) Notify statutory authority.
(ii) Obtain advice with respect to treatment, storage and disposal.
(iii) Prepare and implement emergency response.

8.3.3 FLOODING

Flooding from outside the Waikaka Stream may affect drainage off the site. The following actions to be taken in advance of high water or heavy rainfall warning:

(i) Inspect site perimeter.
(ii) Ensure all perimeters cut off drains and flumes are clear.

8.3.4 GROUNDWATER BORE CONTAMINATION

Groundwater bore contamination would be detected as a result of routine sampling and analysis. The response required will depend upon the nature of the contamination and its extent, and as such it is difficult to be prescriptive in this plan as to what response would be required. Immediate actions would include:

(i) Resample bore(s) with suspect results
(ii) Inspect bore casings for signs of damage and/or surface contamination
(iii) Immediately inspect the Cleanfill and Green Waste site perimeter in the vicinity of the suspect bore for any signs of surface flow that could have caused the contamination, such as leachate breakout from the closed landfill

Further contingency responses could include, depending upon specific advice received:

(i) Install leachate abstraction wells at the affected location
(ii) Install further bores for monitoring of groundwater down gradient of the affected area.
(iii) Installation of a cutoff trench for leachate interception

In any event any response will be developed in consultation with the consent authorities.

9 AFTERCARE

9.1 CLEAN FILL AND GREENWASTE SITE CAPPING

The Cleanfill and Green Waste site will be capped on completion, as detailed in the 'Cleanfill and Green Waste site Design' section of this report. The Cleanfill and Green Waste site cap and aftercare program will be submitted to the RC for approval 6 months prior to the completion of filling.

9.2 SITE MONITORING

Water quality monitoring of the site will continue as detailed in the 'Monitoring' section of this report unless specifically varied by a change to the consent.

Regular inspections of the site will be carried out as per the table below:

Table 8. Site monitoring

Aspect of Site	Inspected By	Frequency
Clean fill and green waste site cap (for integrity, grass vigour, leachate breakout and cracking)	Solid Waste Engineer - consultant	Biannually
Stormwater ponds (while still in place, the ponds may be removed once capping is established, nominally at least two growing seasons)	Solid Waste Engineer - consultant	Biannually
Site fencing and perimeter	SFO	Biannually
Landscaping and plantings	SFO	Biannually
Monitoring points	GDC Compliance Team	Coincident with sampling

9.3 REMEDIAL ACTIONS

The site will be maintained in a safe condition suitable for grazing or recreation as necessary. Specific maintenance actions may include those listed in the table below:

Table 9. Remedial action

Issue Requiring Remediation	Solution
Cleanfill and Green Waste site cap cracking	Dig out affected area and recap
Vegetation cover failure	Regrass or replant

Issue Requiring Remediation	Solution
Leachate breakout from closed landfill	Tap leachate flows and remove to Gore sewer
Debris accumulation in stormwater pond	Clean out as required
Damage to site fencing	Repair as necessary
Damage to monitoring bores	Repair as necessary, install protection to prevent recurrence
Erosion of cap	Repair damage, regrass, replant

9.4 AFTERCARE PERIOD

Aftercare period will be determined in consultation with the statutory authority.

APPENDIX A CONSENT

This section will be updated to reflect relevant resource consent conditions.

APPENDIX B DRAWINGS AND SURVEYS

Drawing 6-VG126.00/C01/D

Appendix E: Cultural Statement prepared on behalf of Hokonui Rūnanga Inc

Hokonui Rūnanga Kaupapa Taiao

Cultural Statement prepared on behalf of Hokonui Rūnanga Inc.

For

Resource Consent Application

By

Gore District Council

For

The Gore Municipal Closed Landfill Remediation

16th December 2024

Report prepared by:
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Contents

Introduction

Gore District Council is applying for resource consent to discharge cleanfill and green waste to remediate the existing cap of the closed Gore Municipal Landfill. The former Gore Municipal Landfill operated for approximately 50 years on a 14-hectare site at Toronto Street, Gore, between the Waikaka Stream and the Main South Railway Line. The site closed in 2006.

The existing landfill cap was created with a variable thickness of clean soil, with some areas having relatively thin capping (< 300mm), while other areas have more than 1 metre. Remediation in the form of additional capping is required to prevent adverse environmental effects on the surrounding area. Gore District Council propose recontouring of the site and for low areas to be built up to avoid ponding. Long-term planting of the site with natives, the transition of the site to recreational use, and the linking of the site to the adjoining Hamilton Park and the existing Waikaka Stream walkway are also proposed.

Purpose of this statement

The purpose of this statement is for Hokonui Rūnanga Inc. to provide Gore District Council with its position on the proposed activities associated with the closed landfill site, including the identification of cultural values associated with the Waikaka Stream and wider surrounding area, to support the assessment of environmental effects.

Engagement with Hokonui Rūnanga Inc.

Gore District Council have been engaging with Hokonui Rūnanga, both directly and via their consultant planner at WSP on this resource consent application since the end of 2023/start of 2024.

On 08/04/2024, Hokonui Rūnanga provided a feedback letter to WSP indicating that in its current form, it would not provide written approval for the resource consent application. The feedback letter stated that while Hokonui Rūnanga supports the

activity in principle, it would like additional measures to be implemented to ensure the effective management and monitoring of the site. A series of comments and suggestions for inclusion in the proposal were noted, on the basis that Hokonui Rūnanga would consider providing written approval following the consideration of these comments and suggestions.

On 25/09/2024, Gore District Council provided a further feedback letter to Hokonui Rūnanga Inc. in response to the position that had been outlined.

In the letter, Gore District Council outlines its support for the inclusion of many consent amendments and conditions suggested by Hokonui Rūnanga Inc., including:

- A consent condition requiring the preparation of the site Erosion and Sediment Control Plan in consultation with Hokonui Rūnanga Inc.
- A consent condition requiring a collaborative wetland design process to be undertaken in collaboration with Hokonui Rūnanga Inc.
- More specificity in the general review conditions with suggested wording.

Hokonui Rūnanga also requested regular monitoring of water quality in the surrounding area occur as part of the consent. In response to this, Gore District Council proposed 6 monthly rain event sampling, and monthly visual inspections of stormwater drains, ponds, and swales, and pre/post heavy rain event periods.

Mana Whenua

Te Rūnanga o Ngāi Tahu is the tribal representative body of Ngāi Tahu whānui. It is the iwi authority and representative governing body of Ngāi Tahu Whānui; being descendants of the Ngāi Tahu, Ngāti Mamoe and Waitaha tribes. Te Rūnanga o Ngāi Tahu receives and manages assets returned to it through Treaty settlements and participates in resource management matters as a mandated iwi authority.

There are 18 Papatipu Rūnanga that constitute the membership of Te Rūnanga o Ngāi Tahu. The Te Rūnanga o Ngāi Tahu Act 1996 and the Ngāi Tahu Claims Settlement Act 1998 give recognition of the status of Papatipu Rūnanga as the repositories of the

kaitiaki and mana whenua status of Ngāi Tahu Whānui over the natural resources within their takiwā boundaries.

In Murihiku there are four papatipu rūnanga whose members hold mana whenua status within the region. These four papatipu rūnanga are listed below as follows:

- Te Rūnanga o Waihopai
- Te Rūnanga o Awarua
- Te Rūnanga o Ōraka Aparima
- Hokonui Rūnanga Inc.

Each papatipu rūnanga has a takiwā (area of customary authority), parts of which may overlap with the takiwā of other rūnanga. The takiwā of each papatipu rūnanga is described in the Ngāi Tahu (Declaration of Membership) Order 2001. The takiwā of Hokonui Rūnanga Inc. centres on Māruawai – the floodplains of the Mataura River, encompassing the modern-day township of Gore and includes shared interests in the lakes and mountains between Whakatipu-Waitai (near Martins Bay) and Tawhitarere with those from Waihemo south.

The purpose of Hokonui Rūnanga Inc. is to provide for the well-being of members through the guidance and management of members' needs encompassing spiritual, cultural, educational, social, and economic affairs, within a framework of ensuring the hauora/health of te taiao/natural environment. In addition, Hokonui Rūnanga Inc. exists to ensure a safe and secure future for subsequent generations.

Hokonui Rūnanga Inc. mandates its environmental company to protect and advance mana whenua rights and interests within Kaupapa Taiao (natural resources and environment). This mandate sits with Hokonui Rūnanga Floriculture Ltd, trading as Hokonui Rūnanga Kaupapa Taiao.

Surrounding area

Ngāi Tahu – and by extension, Hokonui Rūnanga has centuries-long customary associations, rights, and interests in and around Māruawai, and with its taonga

(resources). These associations are both historical and contemporary, and include whakapapa, place names, mahinga kai, tribal economic development, and landholdings. There are many important taonga tuku iho, sites, ara tawhito (ancient trails), and resources across the takiwā. Regardless of the condition these may now be in, or the value on which the wider community places on them, they remain important to Ngāi Tahu identity and sense of connection with place. Hapū and whānau retain particularly strong historical and contemporary links with mahinga kai sites in the takiwā, especially where customary practices can be and are continued.

Mahinga kai is an all-inclusive term that refers to the ability to access resources for harvesting, the site where gathering of these resources occurs, the act of gathering and using the resource, and the good health of the resource. Mahinga kai is central to the identity of Ngāi Tahu whānui. The Waikākahi Stream (incorrectly named Waikaka) has always been an important place/stream of mahinga kai for Ngāi Tahu. Waikākahi is the Māori name for the New Zealand freshwater mussel (Echyridella menziesii), which was and remains to be prevalent in the Waikākahi Stream.

Kākahi are currently classified as a species with an At-Risk - Declining conservation status. This means that the population is declining but is still moderately common. Without careful management, species under this classification can be further threatened and face additional decline in populations.

Kākahi are a bioindicator in freshwater environments and are important for determining water quality. Juvenile kākahi live within the sediment bed of streams and rivers for at least five years before they emerge. This requires a healthy environment, including clean water, and substrate that is not too silty and won't clog the gills. Kākahi also depend on native fish as the larvae latch onto fish to get to new stream habitats.

Ngāi Tahu, like other iwi, conceptualise the environment as an undivided entity. It is a cohesive system of lakes, rivers, wetlands, soils, plants and animals (including humans), winds, mountains, and other terrestrial lands, and the relationships between them all. Therefore, it is critical to protect habitats that provide taonga species such as kākahi to ensure these remain an important resource for Ngāi Tahu whānui across the Māruawai/Hokonui takiwā.

Position

Hokonui Rūnanga Inc. supports the Gore District Council's resource consent application to remediate the existing cap of the closed Gore Municipal Landfill, provided that the amendments discussed above are made to the application. By incorporating these amendments into the application, the Gore District Council will endeavour to ensure that no adverse effects are felt by the Waikaka Stream and surrounding environment as a result of the municipal landfill remediation.

Overall, the remediation of the closed municipal landfill will contribute to positive environmental outcomes, which is an improvement from the current state. Hokonui Rūnanga Inc. is supportive of Gore District Council's proposal that once the capping of the landfill is complete, the site be planted with native plants and transitioned to recreational use alongside the popular Hamilton Park which sits adjacent to the site.

Consent conditions will be included that require the Erosion and Sediment Control Plan for the site, as well as a collaborative wetland design process to be developed in collaboration with Hokonui Rūnanga Inc. This ensures that Hokonui Rūnanga Inc. can continue to engage with the Gore District Council on this project, and ensure appropriate input is provided where necessary to prevent adverse effects on the Waikaka Stream and the wider surrounding environment.

Conclusion

Hokonui Rūnanga Inc. and the Gore District Council have developed a positive working relationship through collaboration on several resource consents and other projects of shared interest. In keeping with that relationship, this statement details Hokonui Rūnanga Inc.'s status as mana whenua in the Hokonui takiwā. It also provides Hokonui Rūnanga Inc.'s overall support for this resource consent application.

This statement outlines Hokonui Rūnanga Inc.'s position on the proposed activities associated with the Gore District Council's resource consent application for the Gore

Municipal Landfill. Hokonui Rūnanga Inc. has identified the cultural values associated with the Waikaka Stream, which borders the activity site and is a significant waterway to mana whenua. By identifying these key values, Hokonui Rūnanga Inc. hopes that the Gore District Council will consider these when carrying out the proposed activities on-site, particularly when assessing whether the activity is having any effect/s on the surrounding environment.

Hokonui Rūnanga Inc. looks forward to continuing to foster the relationship with Gore District Council; and to continue working together on projects of shared interest into the future.