

File No: WGN070214 [25975]
5 July 2007

Skip-E-Bins Limited
PO Box 707
Paraparaumu 5254

For: Brett Maclean

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Greater Wellington is the promotional
name of the Wellington Regional Council

Dear Brett

Notified resource consent application: application granted

<i>Applicant:</i>	<i>Skip-E-Bins Limited</i>
<i>Proposal:</i>	<i>To discharge contaminants to air arising from the operation of a waste transfer station and resource recovery centre.</i>
<i>Location:</i>	<i>6 Kapuni Grove, Porirua, Wellington</i>
<i>Resource consent required:</i>	<i>Discharge permit</i>

I am pleased to inform you that on 5 July 2007 the Manager, Environmental Regulation, Greater Wellington, granted your resource consent application. I have enclosed a copy of the Officer's Report and Manager's decision which includes the conditions of your resource consent. If you have any questions or concerns about any aspect of your consent, I would be happy to discuss them with you.

Appeals

If you are dissatisfied with the consent, you are able to lodge an appeal with the Environment Court within 15 working days of receiving this letter.

If no appeals are received by the court, I will forward you the consent certificate and you will be able to commence using your consent. However, if you appeal the Council decision then you will not be able to use your consent until the appeals have been resolved.

Your consent expires on 5 July 2017. We will send you a reminder letter before this date so that you may apply for a new consent.

Please note that, under section 125 (as amended in 2003) of the Resource Management Act 1991, your consent will lapse five years after the date of its commencement unless you use it before then.

It is also important to note that, under condition 2 of your consent, you must keep a copy of the consent certificate on the site of operations. It is important the site manager understands the conditions outlined in the report before works begin.

Charges to expect

1. Costs incurred assessing your application

The application fee was greater than the cost of processing your application. Accordingly, you will receive a refund of \$2362.50. A cheque will follow shortly.

2. Consent supervision and monitoring charges associated with the monitoring of your consent

Consent Supervision and Monitoring Charges are payable by consent holders for Greater Wellington's role in administering, supervising and monitoring their consents. Consent Supervision and Monitoring Charge invoices are sent out in September. Your Consent Supervision and Monitoring Charges comprise:

- A customer service fee of \$35.00; and
- A compliance monitoring charge of \$170;

The total Consent Supervision and Monitoring Charge for your consent WGN070214 [25975] is \$205.00 (plus GST).

The amount quoted covers the full 12 month period.

Consent transfers

If you sell your property, it is important that you complete a Transfer of Permit form so that future owners take responsibility for the consent. If you do not complete a transfer form, then you will continue to be liable for any charges associated with the consent.

Please feel free to contact me on 04 381 7748, or Natasha Tod, Team Leader, Environmental Regulation, if you have any questions or concerns.

Please note any reference to Greater Wellington in this letter is deemed to be a reference to the Wellington Regional Council.

Yours sincerely

Raymond Chang
Resource Advisor, Environmental Regulation

Encl:

Limited notified resource consent application report and decision

Summary of decision

Activity: To discharge contaminants to air arising from the operation of a waste transfer station and resource recovery centre.

File Reference: WGN070214

Date Granted: 5 July 2007

Commencement date: 5 July 2007

Applicant: Skip-E-Bins Limited

Decision made under: Sections 104B, 105, 108

Consent Granted: **WGN070214 [25975]: Discretionary Activity**
Discharge permit to discharge contaminants to air arising from the operation of a waste transfer station and resource recovery centre.

Location: 6 Kapuni Grove, Porirua, Wellington

Map Reference: At or about map reference NZMS 260: R27;633.045

Legal Description: Unit 5 AU 10 UP 78954 Lot 5 DP 50158

Duration of Consent: [25975]: 10 Years

Subject to conditions: 1-13 detailed in Section 14 of the attached report

Decision recommended by:	Raymond Chang	Resource Advisor, Environmental Regulation	
Decision peer reviewed by:	Jason Pene	Resource Advisor, Environmental Regulation	
Decision approved by:	Alistair Cross	Manager, Environmental Regulation	



5 July 2007
File: WGN070214 [25975]

Report to the Manager, Environmental Regulation
From Raymond Chang, Resource Advisor

Skip-E-Bins Limited

1. Purpose

To report to the Manager, Environmental Regulation, on a resource consent application made under the Resource Management Act 1991 (the Act) to Greater Wellington Regional Council (GW) by Skip-E-Bins Limited.

2. Application

2.1 Applicant

Skip-E-Bins Limited
PO Box 707
Paraparaumu 5254

2.2 Consent applied for

Discharge permit to discharge contaminants to air arising from the operation of a waste transfer station and resource recovery centre

2.3 Location

Number 6 Kapuni Grove, Porirua on the property bearing the description Unit 5 AU 10 UP 78954 Lot 5 DP 50158, at or about map reference NZMS 260: R27;633.045.

3. Background

Skip-E-Bins Limited (the applicant) has applied to GW for resource consent to discharge contaminants associated with the operation of a refuse transfer station to air from a new site at 6 Kapuni Grove, Porirua.

The applicant currently operates a skip bin disposal service from 17A Ihakara Street, Paraparaumu. The applicant wishes to diversify into the recycling of building and construction materials that most of its customers use the skip bin disposal service for.

The applicant has also applied for land use consent from Porirua City Council.

3.1 Site and receiving environment

The applicant proposes to operate from 6 Kapuni Grove, Porirua (hereafter referred to as 'the site'). Its current operational site at 17A Ihakara Street is not large enough to effectively house the facilities required for the sorting and recycling of refuse materials from the skip bins.

The Porirua City District Plan classifies the site as within the Industrial Zone, which caters for a wide range of activities in the zone, provided any adverse environmental effects on the environment are avoided, remedied or mitigated. As such, the site is generally surrounded by industrial activities, with the nearest residential properties approximately 350m downhill and to the east through a town belt reserve.

Significant features of the terrain in the area are the Colonial Knob, 1km to the west of the site, and Mitchell Stream, approximately 200m west of the site. The residential areas to the east are in a depression and are therefore below the points of any potential discharge. Spicer Landfill, servicing both residential and commercial waste streams, is located at the end of Broken Hill, approximately 1km south west of the site.

Kapuni Grove houses a number of industrial establishments. The immediate neighbours are a sandblasting warehouse, a scrap metal dealer, a truck mechanic shop and an automotive parts storage and wrecking dealership.

4. Proposal/description of activities

4.1 Resource recovery centre

The applicant intends to develop the site at Kapuni Grove into a resource recovery centre. The centre will promote the reuse and recycling of both domestic and commercial building construction, demolition and renovation material. The applicant currently operates a removable skip bin service, which caters for mostly domestic and commercial one-off renovations. Because of the nature of the skip bin service, materials will enter the site sporadically through individual skip bins. Once received on site, material will be sorted into recyclables, organic material, timber, building materials, and waste for disposal to landfill. The materials that are recyclable will be placed in individual bins onsite, and all remaining material will be placed in a landfill collection bin. Individual bins will be emptied as they are filled by contractors, or taken to landfill in the case of landfill waste.

Materials will be sourced mainly from the skip bin service the applicant currently operates. They have identified that the main sources of material will be predominantly construction and renovation waste, with some other materials as detailed in Section 4.1.1.

The centre will have hours of operation Monday to Sunday, between 7am to 5pm.

4.1.1 Construction and renovation waste stream

The United States Environmental Protection Agency (US EPA) has identified construction and demolition (C&D) waste being a unique source of material¹, and has characterised the main components of the waste stream. Estimates of C&D waste have been extrapolated from building permits issued for construction or demolition, and amounts that may be generated per square foot based on waste composition studies. The US EPA found that traditionally, C&D debris consists of 40-50% concrete and mixed rubble; 20-30% wood; 5-15% dry wall; 1-10% asphalt roofing; and 1-5% of metals, bricks, plastics. In further discussions with the applicant to gauge the composition of the skip bins in this particular context, it was found that the percentages roughly matched their own estimations, with the exception of less concrete and mixed rubble material, perhaps consisting 10-20% of the mass of the average skip bin, and with higher percentages of wood and dry wall.

The applicant has stated that the skip bins are most used in the construction and renovation aspects of the C&D waste stream, and additionally, in the same US EPA survey, construction waste is dominated by wood and drywall, and renovations are estimated to constitute over 40% of the total C&D waste stream. This data corroborates the statistics of the composition of the waste stream provided by the applicant.

4.1.2 Resource recovery compound

A new covered sorting shed will be constructed on site to assist in the resource recovery and sorting of recyclable material. The shed will be up to 15m in width, 12m deep and 2-3m in height. The two 12m sides of the shed will be made of two modified shipping containers. The roof will consist of an impermeable canvas and scaffold domed structure, allowing the sorting process to be contained and sheltered from rain. The back wall of the structure will be comprised of either a block wall or corrugated steel material. The front of the building will remain open to allow easy access to the sorting site, which will be a bunded, concrete pad. Liquids that are tipped out onto the sorting shed floor will be contained by a raised bund, ensuring that any materials and liquids generated in the process stay within the compound. A front gate comprised of shade cloth approximately a metre high will also be available for the containment of loose material on windy days, and as a gate at the end of each working day.

Any liquids that are generated will be 'mopped up' with an absorbent material, such as sawdust, and then disposed of to landfill with the landfill skip bin.

Additional to this sorting shed, the applicant will be placing large skip bins for the temporary storage of materials recovered from the recovery operation. Such bins may store glass, plastics, wall board, cardboard, paper, metals, and so on. A separate containment system for green waste and timber will also be designated – with the green waste being stored within one of the containers that serve as a wall for the resource recovery centre. Another landfill skip bin will

¹ Sandler, K (2003) *Analyzing what's recyclable in C&D debris* Biocycle pp. 51-54

also be placed to store refuse that cannot be recycled by the centre, which will be covered by a tarpaulin overnight and when not in use.

All bins will be emptied when full, with the landfill bin (which is potentially odorous) expected to be emptied at least once a week. Green waste, which has the potential to rot and also be odorous, will be removed frequently, with typical resident times being no more than 48 hours. While the rate of filling of the storage skip bins is highly variable (especially for those with inherently lower percentage compositions, such as glass), it is expected that other recyclable material skip bins to be emptied regularly as they become full.

4.1.3 Resource recovery methodology

Once the materials from each skip bin have been unloaded into the sorting shed, a primary sorting process with a small bulldozer or digger may be required to separate large pieces of material from the rest. Sorting by hand will then take place, with materials that can be sorted first placed into smaller receptacles, prior to their transfer to the larger storage bins.

Any materials that are left over from the sorting process will be transferred to the landfill storage bin. Any liquids from this process that are absorbed by the drying agent will also be disposed of to landfill, temporarily being stored in the landfill storage bin.

The applicant also has green waste storage bins – usually as separate bags or bins. These will be placed on the greenwaste stockpile separately.

4.1.4 Site development

The applicant is proposing some other works associated with the operation of a resource recovery centre. A weigh bridge will be placed at the entrance to the compound, and a booth constructed for an operations assistant to monitor truck weights and other site-specific matters. The existing shed onsite will be redeveloped as an office and administration space, and the yard will be covered in shingle. Mature trees will be imported and planted on the periphery of the site, increasing the overall visual amenity of the area, as well as serving as mitigation for any rubbish that may be blown offsite.

5. Consultation

The local iwi, Te Runanga o Toa Rangatira Inc, were provided with a copy of the application by GW. They had no comment regarding the application.

The applicant undertook some consultation in support of this application. The applicant approached all boundary neighbours to the property, as a resource recovery process and storage of green waste on site has the potential to generate offensive or objectionable odours and litter beyond the boundary of the site.

The applicant succeeding in gaining the written approval of Steam and Sand Limited, however, could not gain the written approval of the other relevant owners and occupiers.

I consider that all boundary neighbouring property owners and occupiers to be affected parties to this application, and, as the applicant could not gain the written approval of these parties, limited notification of the application was required.

6. Notification and submissions

In accordance with Section 94(1) of the Act, GW directly notified five individuals and organisations considered to be potentially affected by the proposal on 9 May 2007. These parties included the neighbouring industries and property owners.

The parties notified were:

- Wilmac Transport Services
- Selective Autoparts
- Steam and Sand Limited
- Kapuni Holdings Limited
- The Spinney Trust

No submissions were received by GW.

7. Further information and meetings

As no submissions were received, no pre-hearing meeting or hearing was held. No further information was required.

8. Statutory reasons for requiring resource consents

Section 15(1)(c) of the Act states that no person may discharge any contaminant from any industrial or trade premises into air unless that discharge is expressly allowed by a rule in a regional plan, a resource consent, or by regulations.

Section 2 of the Act defines a 'contaminant' as any substance (including gases, odorous compounds, liquids, solids, and micro-organisms) or energy (excluding noise) or heat, that either by itself or in combination with the same, similar or other substances, energy, or heat when discharged into water, land or air, changes or is likely to change the physical, chemical or biological condition of the receiving environment into which it is discharged.

Section 2 of the Act also defines an 'industrial or trade premises' as any premises used for any industrial or trade purposes; any premises used for the storage, transfer, treatment or disposal of waste materials or for other waste-management purposes, or used for composting organic materials; or any other premises from which a contaminant is discharged in connection with any industrial or trade process.

Discharges from the proposed resource recovery centre may include compounds that may change the physical, chemical or biological nature of the air into which they are discharged, and are therefore classified as contaminants

under the Act. Additionally, the proposed resource recovery centre falls into the definition of an industrial or trade premises as defined by the Act.

9. Environmental effects

9.1 Existing Environment

The proposed site for the resource recovery centre is part of the industrial zone identified in the Porirua City Council District Plan. Industrial activities are located within this area, which is separated by a buffer zone from residential areas.

The local area of Kapuni Grove is host to a number of industrial activities and storage areas. Car parts and car part storage areas are common in this area, with some other light industrial/commercial activities also situated in this location.

The property itself lies off Kapuni Grove, forming the northern boundary of the site. Steam and Sand Limited, an abrasive sand blasting industry, is the current occupier of the land on the eastern and southern boundary, and will be closest to the proposed sorting shed. The property Steam and Sand Limited occupies is raised above the site, with a block retaining wall so that the sorting shed will be located lower than the ground level of this property. Wilmac Transport Services and Selective Autoparts, both automotive parts and repair services, are the occupiers of the property on the western boundary of the proposed location.

9.2 Potential discharges

The operation of a resource recovery facility has the potential to cause odours that may be offensive or objectionable. The facility will operate during working hours, but store material on site in the landfill skip bin, as well as other sorted recycle bins on site until they are ready to be emptied. Decomposing vegetation from the green waste stockpiles also has the potential to generate these odours.

Another potential discharge is of fine particulate matter through the materials associated with the construction and demolition waste stream that the applicant usually deals with in their skip bins. Saw dust and small gypsum board particles may be present, and if not properly controlled or contained, have the potential to discharge nuisance dust to the environment.

9.2.1 Odour discharge

The sorting and storage of refuse on site has the potential to generate odour. While the applicant has stated that the majority of the material transported and sorted will be from the construction and debris waste stream, I have also identified that some very minor 'contaminants' of this waste stream, such as food packaging and food waste which may form part of the refuse received. While a very small part of the overall composition of the refuse, the presence of these potentially odorous substances will need to be controlled to ensure that

any objectionable or offensive odours are contained within the perimeter of the site.

The applicant has proposed that skip bins will be emptied for sorting into an enclosed compound. Any recyclable materials will be sorted and decanted into small piles, which will then be transferred to larger storage containers outside of the sorting shed. Due to the nature of the materials that will be recycled, odours generated in this process, if any, are likely to be very minor. The items that are left, i.e. those that are not able to be recycled, will then be transferred to the landfill skip bin. It is these materials that I consider to have the highest potential to have odour effects that may be offensive or objectionable beyond the boundary of the site. The applicant has proposed that the landfill skip bin will be covered at all times when not in use (i.e. when waste is being transferred to it directly). I consider this to be adequate mitigation for any potentially odorous materials that will remain on site for a number of days while the landfill skip bin is loaded.

Another possible source of odour will be the rotting of vegetation that is accepted by the applicant's skip bin processes as part of their green waste removal scheme. Green waste that is left damp and still for a period can develop odours as the material decomposes through aerobic, and possibly anaerobic processes. Anaerobic processes are encouraged by moisture contents higher than 60% - where the pores between the particles rapidly fill with water. Oxygen diffuses much slower through water than air; and as a result, as moisture content increases, oxygen penetration decreases - resulting in anaerobic conditions. Excessively large heaps of vegetation have a low surface area to volume ratio, and these piles will also encourage anaerobic conditions.

To ensure that these conditions are not encountered, the applicant has proposed that green waste will remain on site for a very limited period. I have recommended a condition that no green waste will remain on site for more than 48 hours from initial receipt to mitigate these concerns, and to minimise the potential for anaerobic conditions which may cause odour from decomposing piles of green waste.

9.2.2 Dust discharge

During dry, windy conditions, dust may be generated from the sorting process and uncovered storage bins for sorted, recycled goods. The tipping of the bins onto the floor of the sorting shed will also have the potential to discharge dust contaminants to air. The sorting shed will be walled on three sides with steel roofing panels in order to contain these dust emissions. During windy days, or where a risk of larger pieces of debris being blown around the yard, a shade cloth 'fence' can also be employed over the entrance of the sorting shed to prevent the escape of these materials from the sorting area.

While the materials the applicant will be dealing with in the construction and demolition waste stream will be inherently dusty, it is expected that much of this dust will remain on the site of generation, or that they will be mostly contained within the shed when sorting. I consider that the effects of any dust discharges to the environment will be minor.

9.3 Human health effects

While the applicant has stated that there will be no hazardous substances accepted on site, there is the potential that a small amount of hazardous material will be accepted in full skip bins which were not able to be identified and removed by the site managers. In order to control any potential hazardous discharges from the short term storage of these items prior to their transport to a designated hazardous waste landfill, I have recommended a condition that will require the applicant to store these materials in a controlled and banded area.

The US EPA² has identified that construction and demolition waste may contain some hazardous substances, such as mercury, lead-based paint debris, and asbestos debris. Mercury is found items such as fluorescent lamps, thermostats, smoke detectors, barometers, cathode ray tubes and old paint. Older structures – wood and gypsum board in particular, may still have lead-based paints attached to them, particularly if they had paints sourced prior to 1965. Asbestos, found in insulation, floor covering, in roofing products and among other materials, may also be part of this waste stream. Different regulations (Health and Safety in Employment (Asbestos) Regulations 1998) cover the removal and disposal of asbestos so it is very unlikely to be found within the waste stream in the New Zealand context.

I consider it unlikely that any of these materials will be consistently present in the waste stream accepted by the applicant. They have stated that they do not accept asbestos on site, and cathode ray tubes and fluorescent lights are stored in tact for recycling (thus ensuring that the mercury within these are stored safely) by the applicant until such time as they are transported offsite for recycling. While lead compounds appear in Appendix 1 of the Regional Air Quality Management Plan for the Wellington Region (RAQMP), and that lead-based paints are difficult to identify, the applicant will be dealing with low levels of painted timber, and discharges of dust which may contain lead based paint flakes will be controlled within by the sorting shed. As such, I consider that any adverse health or environmental effects will be no more than minor.

10. Statutory evaluation

10.1 Resource Management Act 1991

10.1.1 Section 104, 105 and 108

The matters relevant to this application to which GW shall have regard to when considering applications for resource consents and related submissions are set out in Sections 104 and 105 of the Act. The circumstances in which it can make a decision to grant resource consent for a discretionary activity are set out in Section 104B. Section 108 of the Act allows a consent authority to place specific conditions when granting a resource consent.

² US EPA (2004) *RCRA In Focus: Construction, Demolition and Renovation* EPA-530-k-04-005

Section 104(1)(a) of the Act requires that consideration be given to the actual or potential effects on the environment of allowing the activity. Under Sections 2 and 3 of the Act, the term ‘environment’ has been defined as ‘the ecosystems and their constituent parts, including people and communities; all natural and physical resources; amenity values and the social, economic, aesthetic and cultural’ conditions which affect the aforementioned matters, or are affected by those matters.

The term ‘effects’ has been defined as ‘any positive or adverse effect; any temporary or permanent effect; any past, present or future effect; and any cumulative effect which arises over time or in combination with other effects regardless of the scale, intensity, duration or frequency of the effect, and also includes any potential effect of high probability; and any potential effect of low probability which has a high potential impact.’

10.1.2 Part 2 – Purpose and Principles

Section 5 – Purpose

Within the Act, sustainable management of natural and physical resources is promoted. Sustainable management means managing natural and physical resources in a way which enables people and communities to provide for their needs whilst sustaining resources to meet the needs of future generations; safeguarding the life-supporting capacity of air, water, soil and ecosystems; and avoiding, remedying or mitigating any adverse effects of activities on the environment.

I consider the approving of this resource consent application, subject to conditions, will enable the applicant to provide a resource recovery service for the social, economic and cultural wellbeing of people and communities in the Wellington region, while safeguarding life supporting capacity of air by avoiding or mitigating adverse odour and dust effects.

Section 6 – Matters of National Importance

In exercising its powers and functions under the Act, GW is required to recognise and provide for the matters of national importance listed in Section 6. Most of the matters addressed by Section 6 are not relevant to this application. The proposed site of the resource recovery centre is within a designated ‘industrial’ zone, which is not an area of historic heritage and does not fall within the coastal marine area or contain any outstanding natural features, indigenous vegetation, or sites of significant importance to Maori.

I consider that the proposed conditions of consent will provide control measures, which recognise and provide for the matters listed in Section 6 of the Act.

Section 7 – Other Matters

The other matters to which GW must have regard are listed in Section 7 of the Act.

Section 7(a) recognises that tangata whenua, through practical expression of kaitiakitanga, should be involved in managing the use, development and protection of their ancestral taonga. This highlights the importance of consultation with tangata whenua regarding the effects of discharge of contaminants to air.

Te Runanga o Toa Rangatira Inc, the local iwi authority, had no comment to make regarding the application.

Amongst other matters, Section 7 also recognises the importance of the efficient use and development of natural and physical resources, maintenance and enhancement of amenity values and the quality of the environment and the finite characteristics of natural and physical resources. These matters are all of relevance to this application. I consider that subject to the proposed conditions, the intentions of Section 7 will be satisfied by the granting of this application.

Section 8 – Treaty of Waitangi

In considering the application, GW is required to take into account the principles of the Treaty of Waitangi.

I am satisfied that the consultation process undertaken has demonstrated all the principles for consultation established by the Courts for the Tangata Whenua groups which was consulted.

10.2 Regional Policy Statement

The Regional Policy Statement (RPS) outlines the resource management issues of significance to the region and provides a framework for managing the natural and physical resources of the region in a sustainable way.

The relevant chapters to this proposal are:

10.2.1 Chapter 8 – Air

This contains objectives, policies and methods which address air quality issues in the region. Of relevance to this application are:

- Objectives 1, 2 and 3
- Policies 6, 11 and 12

In particular, policy 12 seeks to avoid, remedy or mitigate the adverse effects of odours on public amenity, and policy 6 advocates good pollution control practice to avoid or minimise the discharge of contaminants to air at source.

I consider that the operation of the plant in accordance with the proposed conditions of consent will contribute to mitigation of the adverse effects of odour and dust, and is consistent with the above objectives and policies.

10.2.2 Chapter 13 – Waste Management and Hazardous Substances

This chapter contains objectives, policies and methods which address waste management issues in the region. While not directly related to the application for a discharge to air permit, I consider that it is important to recognise the function that a proposed resource recycling centre will perform a role in waste management. Of relevance to this application are:

- Objective 2
- Policies 2, 5 and 6

Objective 2 requires that the quantity of residual waste for disposal is minimised through reuse, recycling and resource recovery.

Policies 2, 5 and 6 encourage the adoption and implementation of a waste management hierarchy aiming to reduce the amount of material that is disposed of as waste. Reuse of waste resources through recycling is the next step in the waste management hierarchy after reduction of waste generated.

I consider that the operation of the proposed resource recycling centre will be in accordance with the above objectives and policies.

10.3 Regional Air Quality Management Plan for the Wellington Region (RAQMP)

The RAQMP contains several objectives, policies and rules relevant to this application. Section 4 of the RAQMP sets out general objectives and policies. I consider the application consistent with the relevant objectives and policies of the plan. Of particular relevance to the application are:

- Policy 4.2.4 – which seeks to avoid, remedy or mitigate any adverse effect of the discharge of contaminants to air that is noxious, dangerous, offensive or objectionable. The operation of a resource recovery centre has the potential to generate offensive or objectionable odours if good management practices are not put in place and complied with.
- Policy 4.2.5 – recommends (where appropriate and practicable) that discharges of contaminants to air should be avoided or minimised at their source. The sorting of recyclable material under a covered and enclosed shed will minimise the discharge of odours, dust and other contaminants to air.
- Policy 4.2.7 – allows for discharges to air provided that adverse effects of the discharge of contaminants to air on amenity values are avoided, remedied or mitigated. I consider that the potential adverse effects of discharges of odour and dust to air from the proposed resource recovery centre will be mitigated provided that the applicant complies with the proposed consent conditions.
- Policy 4.2.14 – seeks to ensure that the adverse effects relating to odorous discharges are avoided, remedied or mitigated. Provided that the resource

recovery centre is operated in accordance within the bounds of the application, I believe that the intent of this policy will be met.

I consider that the proposed discharge of contaminants from the resource recovery centre complies with the recommended conditions of consent, it will meet the intentions of the relevant policies of the RAQMP.

11. Conclusions

The proposed resource recovery centre at 6 Kapuni Grove will provide an alternative to the landfilling of part of the construction and demolition waste stream. While some materials will still eventually be landfilled, many resources will be diverted and recycled by the resource recovery centre's operation.

The potential adverse effects of the operation of a resource recovery centre have been considered. The applicant has proposed a number of measures to mitigate the effects, I consider that, provided the applicant operates the resource recovery centre in accordance with the proposed consent conditions, that the adverse effects of operating the plant, such as odour and dust emissions, will be adequately minimised.

I consider that the discharge of the proposed resource recovery centre satisfies the requirements of the Resource Management Act 1991 and is consistent with the objectives, policies and rules of GW's Regional Plans. Provided that the resource recovery centre is well managed, it will be a positive addition to the waste disposal options available in Porirua.

12. Recommendation and decision

I recommend, pursuant to Sections 104B, 105 and 108 of the Resource Management Act 1991, that discharge permit WGN070214 [25975] be granted, subject to the conditions detailed in Section 14 of this report.

13. Duration of consent

The applicant has not applied for a specific duration of consent. I am satisfied that the applicant intends to take proactive action to minimise dust and odour emissions from the proposed resource recovery centre, and consider that a duration of 10 years is appropriate. This duration will provide the applicant, Skip-E-Bins a degree of certainty of operation from a commercial perspective, while still allowing GW to re-assess any technological improvements which could provide better or more efficient discharge management.

I recommend that the discharge permit WGN070214 [25975] be granted for a duration of 10 years.

14. Recommended conditions

WGN070214 [25975]

Discharge permit to discharge contaminants to air arising from the operation of a waste transfer station and resource recovery centre at 6 Kapuni Grove, Porirua, Wellington, at or about map reference R27;633.045.

Administrative Conditions

- (1) *The location, design and operation of the resource recovery centre shall be in accordance with the application and its associated plans and documents, lodged with the Wellington Regional Council on 4 April 2007 and further information received by Wellington Regional Council on 8 May 2007 and 3 July 2007.*

Note: Any change from the location, design concepts and parameters, implementation and/or operation may require a new resource consent or a change in consent conditions pursuant to section 127 of the Resource Management Act 1991.

- (2) *A copy of this permit shall be held on site for the duration of the activity and be made available to any Wellington Regional Council officer on request.*
- (3) *There shall be no discharges to air including, but not limited to odour and dust resulting from the exercise of this permit that are noxious, dangerous, offensive or objectionable at or beyond the legal boundary of the site from which the permit holder operates.*

Note: For the purposes of permit, the legal description of the site is Unit 5 AU 10 UP 78954 Lot 5 DP 50158

- (4) *The permit holder shall keep a permanent record of any complaints received alleging adverse effects from the permit holder's operations. The complaints record shall contain the following where practicable:*
 - a) *The name and address of the complainant, if supplied;*
 - b) *Identification of the nature of the complaint;*
 - c) *Date and time of the complaint and alleged event;*
 - d) *Weather conditions at the time of the alleged event;*
 - e) *Results of the permit holder's investigations; and*
 - f) *Any mitigation measures adopted.*

The complaints record shall be made available to the Wellington Regional Council on request.

The permit holder shall notify the Manager, Environmental Regulation, Wellington Regional Council, of any complaints received which relate to the exercise of this permit within 24 hours of being received by the permit holder, or the next working day.

The permit holder shall notify the Manager, Environmental Regulation, Wellington Regional Council, of any action taken in response to the complaint within 14 working days of receipt of the complaint.

- (5) *The permit holder shall keep a permanent record of any incident that results, or could result in an adverse effect on the environment beyond the boundary of the permit holder's site.*

The permit holder shall notify the Manager, Environmental Regulation, Wellington Regional Council, of any such incident within 24 hours of the incident being brought to the attention of the permit holder or the next working day.

The permit holder shall forward an incident report to the Manager, Environmental Regulation, Wellington Regional Council, within 7 working days of the incident occurring, unless otherwise agreed with the Manager, Environmental Regulation, Wellington Regional Council.

The report shall describe reasons for the incident, measures taken to mitigate the incident, and measures to prevent recurrence.

Operations Conditions

- (6) *All storage areas shall be maintained in effective operating conditions, so that release of contaminants beyond the property boundary is minimised.*

Note: For the purposes of this condition, the site boundary is the same as defined by the legal description in condition 3.

- (7) *Notwithstanding condition 3, green waste shall not be stored outside for a period of more than 48 hours.*

- (8) *Green waste shall be covered with an impermeable cover overnight at the close of each trading day.*

- (9) *The landfill waste skip bin shall not be outside and uncovered for any period longer than 30 minutes. Any cover used shall be an impermeable cover.*

- (10) *Any hazardous materials that are recovered during the operation of the resource recovery centre shall be stored in a bunded, covered*

shelter prior to disposed at a designated hazardous waste acceptance facility.

- (11) *All materials left on site shall be covered or otherwise secured overnight at the close of each trading day.*

Review Conditions

- (12) *The Wellington Regional Council may review any or all conditions of this permit by giving notice of its intention to do so pursuant to section 128 of the Resource Management Act 1991, at any time within three months of the first, third, fifth, seventh and ninth anniversaries of the date of the granting of this permit for any of the following purposes:*
- a) *To deal with any adverse effects on the environment which may arise from the exercise of this permit which are appropriate to deal with at a later stage.*
 - b) *To review the adequacy of any plans prepared for this permit so as to incorporate into the permit any modification which may become necessary to deal with any adverse effects on the environment arising from the exercise of this permit.*
- (13) *The Wellington Regional Council shall be entitled to recover from the permit holder the costs of the conduct of any review, calculated in accordance with and limited to the council's scale of charges in force and applicable at the time pursuant to section 36 of the Resource Management Act 1991.*

15. Reason for conditions

Condition 1 requires the permit holder to carry out the discharge in accordance with the consent application with the consent application, as the effects of the activity have been assessed against this application and associated documentation.

Condition 2 requires that a copy of this consent be made available to an enforcement officer if there are any issues with complaints.

Condition 3 states that there shall be no noxious, dangerous, offensive or objectionable discharges to air beyond the boundary of the site.

Conditions 4 and 5 require the permit holder to keep records of incidents and complaints, and to make this information available to GW. This will ensure that any adverse effects on the environment are remedied or mitigated immediately, and will enable GW to better assess whether the facility is being satisfactorily operated and maintained.

Conditions 6-11 relate to operational aspects, and ensure that the emissions of odour and dust from the facility will have no more than a minor adverse effect on air quality.

Conditions 12-13 enable GW to review any conditions of the consent in circumstances where the effects on the environment could not be assessed, or were unknown, at the time of the application, while allowing for the recovery of costs by GW from any review carried out.