

**Submission Form 16 to the Otago Regional Council on consent applications**

**This is a Submission on (a) limited notified/publicly notified resource consent application/s pursuant to the Resource Management Act 1991.**

**Submitter Details:**  
*(please print clearly)*

Full Name/s: Angela Hancock  
\_\_\_\_\_  
\_\_\_\_\_  
Postal Address: [REDACTED]  
\_\_\_\_\_  
[REDACTED] Post Code: [REDACTED]  
\_\_\_\_\_  
Phone number: Business: \_\_\_\_\_ Private: [REDACTED]  
Mobile: [REDACTED]  
\_\_\_\_\_  
Email address: [REDACTED]  
\_\_\_\_\_

I/ we wish to ~~SUPPORT~~ **OPPOSE** submit a ~~NEUTRAL~~ submission on (circle one) the application of:

Applicant's Name: Dunedin City Council  
\_\_\_\_\_  
And/or Organisation: \_\_\_\_\_  
Application Number: RM 20.280  
\_\_\_\_\_  
Location: Corner of Big Stone Road and McLaren Gully Road, Brighton  
\_\_\_\_\_  
Purpose: Proposed Smooth Hill Landfill  
\_\_\_\_\_

The specific parts of the application/s that my submission relates to are: *(Give details)*

Please see attached letter  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

My/Our submission is *(include: whether you support or oppose the application or specific parts of it, whether you are neutral regarding the application or specific parts of it and the reasons for your views).*

Please see attached letter  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I/We seek the following decision from the consent authority (*give precise details, including the general nature of any conditions sought*)

Please see attached letter \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

I/we:

- Wish to be heard in support of our/my submission  
 Not wish to be heard in support of our/my submission

If others make a similar submission, I/we will consider presenting a joint case with them at a hearing.

- Yes  
 No

I, ~~am~~/~~am not~~ (choose one) a trade competitor\* of the applicant (for the purposes of Section 308B of the Resource Management Act 1991).

*\*If trade competitor chosen, please complete the next statement, otherwise leave blank.*

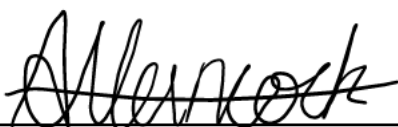
I, ~~am~~/~~am not~~ (choose one) directly affected by an effect as a result of the proposed activity in the application that:

- a) adversely affects the environment; and  
b) does not relate to trade competition or the effects of trade competition.

I ~~do~~/~~do not~~ (choose one) wish to be involved in any pre-hearing meeting that may be held for this application.

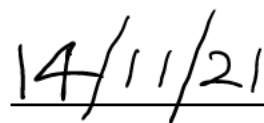
I ~~do~~/~~do not~~ request\* that the local authority delegates its functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority.

I ~~have~~/~~have not~~ served a copy of my submission on the applicant.



\_\_\_\_\_  
Signature/s of submitter/s

(or person authorised to sign on behalf of submitter/s)



\_\_\_\_\_  
(Date)

### **Notes to the submitter**

If you are making a submission to the Environmental Protection Authority, you should use [form 16B](#).

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.

You must serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on the consent authority.

**Privacy:** Please note that submissions are public. Your name and submission will be included in papers that are available to the media and the public, including publication on the Council website. Your submission will only be used for the purpose of the notified resource consent process

If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in [Part 11A](#) of the Resource Management Act 1991.

If you make a request under [section 100A](#) of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.

You may not make a request under section 100A of the Resource Management Act 1991 in relation to an application for a coastal permit to carry out an activity that a regional coastal plan describes as a restricted coastal activity.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious:
- it discloses no reasonable or relevant case:
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- it contains offensive language:
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

The address for service for the Consent Authority is:

**Otago Regional Council, Private Bag 1954, Dunedin, 9054**  
or by email to [submissions@orc.govt.nz](mailto:submissions@orc.govt.nz)

Otago Regional Council

**Submission for Proposed Smooth Hill Landfill RM 20.280**

To Whom it may concern,

My name is Angela Hancock and along with my husband and three children we are residents of Brighton, living very near Otokia Stream and Brighton's main beach. We love the area we live in, enjoying biking around it and swimming, surfing fishing and boating in our local waterways. I am writing this submission today to **STRONGLY OPPOSE** the proposed Smooth Hill Landfill from Dunedin City Council. As the activities we love to do here which make up our Brighton Lifestyle, will be severely and negatively impacted if this proposal goes ahead. Our safety will be put at risk by unsafe, polluted and contaminated water ways. The scenic beauty of the area will be affected by loss of vegetation and increase in flocking birds. And our air quality will be reduced with odour blowing over Brighton.

Brighton is a beautiful community in all aspects. From the friendliness of it's community residents, to our wonderful school - Big Rock Primary, to the stunning landscape of the area. The proposal of the Smooth Hill Landfill will change **ALL** of what Brighton has to offer in a negative way if it is allowed to go ahead.

My many concerns of what the proposed Landfill at Smooth Hill will cause are as follows:

1. The location of this landfill is at the headwaters of a branch of the Otokia stream. It is located within the McCall Creek Catchment. These wetlands will be destroyed and as they drain into the Otokia Creek it will be aswell. This alone would now be prohibited under the National Environmental Standards for Freshwater but the DCC launched this proposal just 4 days before the law change. Subsequently the water quality of what will be left of Otokia Creek and the Brighton Beach would be severely impacted from this with contamination from the landfill potentially making them unsafe to swim in or consume fish and shellfish from. It will also further endanger the 2 endangered at risk fish species which live in the Otokia Creek, the Longfin Eel and Redfin Bully.
2. The outdated source of Smooth Hill designation being the only option put forward by the DCC for waste management. This proposal was originally put forward by the DCC in the 1990's. In those 30 years, times have changed. We, as a population understand the environmental impacts a landfill has on the surrounding areas and that there is more environmentally friendly options available which need to be considered. The DCC hasn't considered any alternative options to this outdated site proposal.
3. The negative effect this landfill will have on flora and fauna in the area. At the smooth hill sight the Native Eastern Falcons nest and there are up to 5 species of lizards, 4 of these are at risk of declining and construction of this landfill will result in permanent loss of the regenerating native treeland, macrocarpa forests and replanted radiata pine plantation, all which provide habitat for the at risk Eastern Falcon and the at risk lizard species. Landfills also increase rodent population which would also increase bird and lizard mortality.
4. The landfill will create foul odour especially for residents around the Big Stone Road area and also depending on prevailing winds will blow right onto Brighton affecting the quality of life for residents, visitors and school children.
5. The close proximity to the Dunedin Airport. Landfill operation will increase abundences of birds and will result in hugely increased bird strike risk for planes using the Dunedin Airport. Not only for commercial aircraft but for rescue aircraft aswell.
6. The Akatore Faultline which has been discovered just 6km from the Smooth Hill Sight was not included in the original Geotech assessment and it hasn't been included in the updated Geotech plan

yet either. How can the liner for the landfill withstand such a force from an earthquake so close to its epicentre? And what will happen if the liner is damaged and all those toxic chemicals seep further into the Otokia Creek and surrounding soil?

7. Fire Risk. Landfills increase the risk of fire due to trapped gases and the disposal of hazardous household items like batteries. There isn't a Fire Management Plan identified in the Landfill Management Plan. The evaluation of fire risk does not take into consideration the extremely high risk environment surrounding the site with its exposure to gale force winds and high density of surrounding forest. On hot, windy days fire would spread very quickly and our local volunteer fire service does not have the capacity to monitor the landfill.
8. Flooding Risk and surface water flows. It seems that DCC's assessment on the impact of surface water flow is entirely based on a single assessment from July 2020. I believe this is not sufficient information to eliminate major flood events as an environmental risk. Being at the headwaters of Otokia creek, in major rain events contaminated water will flow directly down Otokia Creek, over surrounding areas and out to Brighton Beach.
9. Property Values and community wellbeing. I fear the proposed Landfill will decrease our property values as people will no longer want to come to or reside in a community that has polluted water ways that cannot be used in a recreational way, odour blowing in and has lost the lifestyle factors we all currently enjoy.
10. This development doesn't align with Dunedin City council Zero waste targets. How can creating a giant new landfill with all the environmental issues outlined above be helping DCC become Zero Waste? Surely there is other options they can consider.

As you can see the environmental, contamination and safety impacts from the Proposed Smooth Hill Landfill will be quite considerable to say the least. They will be catastrophic to this area. From endangering waterways and wildlife. To severely impacting property values and the recreational enjoyment and safety of all living in the area, to pollution issues and bird strike to name a few. The DCC has also taken an underhanded approach to pushing through this proposal. By way of not including the plans of this Landfill site in LIM reports of properties particularly located along the Big Stone Road area and by lodging this proposal just 4 days before the law change which would have prohibited such preposterous environmentally disastrous activities. I would like the DCC to abolish this landfill plan completely and consider alternate more environmentally friendly refuse options.

Thank you for your time in listening to my concerns and I look forward to hearing what the outcome of this submission process brings.

Kind Regards,

Angela Hancock



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