

Please attach additional sheets if there is not enough space for your submissions. If you do not wish to use this form, please ensure that the same information required by this form is covered in your submission.

2 This is a submission on an application from (name, address & activity) –

Please see attached

3 Trade competition

Select one	☐ I am	a trade competitor for the purposes of section 308B of the Resource Management Act 1991.
	☒ I am not	
Select one	☒ I am	directly affected by an effect of the subject matter that –
	☐ I am not	(a) adversely affects the environment; and
		(b) does not relate to trade competition or the effects of trade competition

4 Attendance at Council hearing

Select one	☒ I do	wish to be heard (attend and speak at the Council hearing) in support of my submission
	☐ I do not	

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

☐ Yes
☐ No

5 The specific parts of the application that my submission relates to are:

Consent for ResourceCo to change "Class 3 Managed Fill"
from "Clean Fill" LU/0231/25

6 My submission is either in part or all: ☐ In support ☒ Opposed ☐ Neutral

The reasons for my submission are:

Please see attached in my Submission

7 I seek the following decision from the consent authority:

(Give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought)

please see attached in my Submission

8 Hearings Commissioners

Select one	☐	I request	that you delegate your functions, powers, and duties to hear and decide the application to one or more hearings commissioners who are not members of the local authority.
	☒	I do not request	

9 Signature of submitter (note: a signature is not required if you make your submission by electronic means, however please type your name below)

Name and Signature of submitter:
(or person authorised to sign on behalf of submitter)




Dated 28th June 2026

Notes to submitter

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.

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.

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

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.

SUBMISSION ON AN APPLICATION FOR RESOURCE CONSENT

To: Waipa District Council

Application Number: LU/0231/25

Applicant: ReSourceCo Ltd

Site Address: 3831 Cambridge Road, RD3 Cambridge

Proposed Activity: Establishment and Operation of a Class 3 Managed Fill Activity

Submitter: Sue Stevenson

Address: [REDACTED]

Submission against the ReSourceCo Application for a Class 3 Managed Fill at 3831 Cambridge Rd (application LU/0231/25)

Vision Farm 1225B Kaipaki Road, is on the Western boundary of the ReSourceCo existing Clean Fill site. The adverse effects and environmental effects of the neighbouring properties for the consented Demolition Waste Recycling activity was predicted as "Less than Minor".

Throughout the summer, there has been a huge stock piling of demolition waste. All neighbouring properties have already clearly witnessed adverse problems such as dust, noise, etc. It is definitely NOT "Less than minor effects".

This has been noticed while preparing the roads and site, the main Demolition Waste processing activity has NOT even started yet. We can only imagine the noise levels and dust will be so much worse than the changed prediction of "No more than minor".

Vision Farm is a Thoroughbred Horse Agistment and Rehab farm. We have high value animals in our care, and we are responsible for the Health and Safety of these horses.

The consent for "Class 3 Managed Fill", compared to "Clean Fill" would significantly change the whole risk, if permitted larger amounts of Contaminants in the waste materials were to be allowed. Increased contents of asbestos, organic materials and heavy metals are a huge Health and environmental risk. The effects on the neighbours, whole of Cambridge, and the environment would be a disaster waiting to happen.

I therefore Strongly oppose the application for Class 3 Managed Fill

Main Concerns for Vision Farm:

Air Pollution – Dust

Since the start of huge stockpiling of demolition waste in December 2025, we have already seen a lot more dust than with the previous quarry activity. We get wind from all directions from NE, E and SE with a good balance of south easterlies. We noticed more dust blown up from the quarry site. We have already witnessed mini tornado type wind gusts, which travel across our paddocks. The colour and texture of the dust is now different since the Demolition Waste stockpiling got underway twelve months ago.

If the Class 3 Managed Fill was consented, the risk of dangerous contaminants would be a potential health risk when unhealthy dust lands on pasture that animals eat, or in the water troughs that animals use. The thoroughbred racehorse could not risk the effects of lung or respiratory inhalation from grazing unhealthy pastures or water supply.

Also cattle reared for meat, or vegetables grown for us to eat would be harmful for consumption if contaminated by harmful poisoned dust.

A change from Demolition Waste Recycling activity to Class 3 Managed Fill would be harmful to human and animals, especially as the proposal includes material containing PFAS.

It is extremely likely that the increase in scale of waste processing and the area used in the new application for the Class 3 Managed Fill would increase the amount and toxicity levels of the dust from the larger amounts of Asbestos, Heavy Metals, and PFAS that would be brought onto the site. NO amount of spraying water to dampen down the contaminated dust during the day will prevent dust being spread and deposited on neighbouring properties.

Therefore I strongly oppose to the application for Class 3 Managed Fill.

Visual Bund – Planted Screening

Our core business at Vision Farm is Agistment/spelling racehorses. A huge part of our business is owners and trainers coming to Vision Farm to view their horse`s progress.

The view of the existing Demolition Waste pile that greets them on the bend of our driveway is becoming a topic of discussion from our clients on arrival!! It is not an image we want owners and prospective clients to see, or tell prospective owners.

This is dreadful for our business, as owners expect a quiet peaceful environment for their horses to rest and relax. Horses bring a huge amount of income and financial gain into the Cambridge area, this needs to be acknowledged and respected.

A high bund and planted trees or screening along our boundary to make sure there is NO visual sight of the existing Demolition Waste Recycling activity and the proposed Class 3 Managed Fill needs to be constructed and completed immediately. There has been NO concern or care from ReSourceCo on the effects to neighbours properties.

This bund and planting would also need to be maintained and kept tidy by ReSource Co.

Therefore I strongly oppose to the application for Class 3 Managed Fill.

Contamination of the Groundwater and the Waikato River

This would be a disaster waiting to happen IF the Class 3 Managed Fill was consented. The huge risk of contaminating the Waikato River by leaching contaminants into the water. This would be an Environmental nightmare, one which you would hope most councils would be trying their best to prevent from happening.

ReSourceCo plans the Managed Fill area will be “buffered” by a 2m layer of clean fill on the bottom and sides of the pit. This pit is on a sand base (ex sand quarry) with unstable soils with a strong natural underground spring activity.

Clean fill is NOT a protective barrier for the highly water soluble contaminants in Class 3 Management Fill. The rainwater will first pass through the Managed Fill and wash out water soluble contaminants (Arsenic, Heavy Metals, PFAS) which would end up in the groundwater and eventually the Waikato River.

With the concerns of Climate Change and recent heavy rain events (95mls on Wednesday night and Thursday 25th of June), the leaching risk of these poisonous contaminants is extremely high!!

Granting a consent for Class 3 Managed Fill to be mismanaged by ReSourceCo would be a disaster for Cambridge town, Waikato River, and the Cambridge drinking water.

A huge Health risk for generations of people. One that most councils would NOT want to be remembered for allowing to happen, as this is PREVENTABLE by NOT giving CONSENT for this Class 3 Managed Fill!!

I therefore strongly oppose to the application for Class 3 Managed Fill

Fire Risk:

We have already seen several fires. No neighbours were notified of any possible danger from ReSourceCo, no responsibility was taken to ensure safety measures or plans in place . ReSourceCo do not seem to be seen as being responsible for the safety of neighbouring properties, so a consent for Class 3 Managed Fill would be another

potentially dangerous situation for the environment, as the risk of more fires resulting in a lot more poisonous smoke to humans, animals, pasture, vegetables and food for consumption, etc.....

Therefore I strongly oppose to the Application for Class 3 Managed Fill

What the outcome I hope to achieve from the Council Decision

I hope that the consent for Class 3 Managed Fill is strongly declined in its entirety, and hope that the Council will see that a business of this type and magnitude with all the risks to the environment, should NOT be located so close to town. Cambridge is growing so fast , there are new homes and sub-divisions already being built in close proximity. The huge effects on neighbouring properties, should be taken into consideration, as surely the Health and well being of Cambridge residents should be acknowledged.

If the Council does NOT value the Health and Well Being of residents, and the genuine concern and input of all the neighbours, and consent was given, we hope to get an agreement on:

- 1. The Managed waste containing PFAS be excluded from the consent. Plus other wastes that contain water soluble poisons be excluded, such as treated timber, soils contaminated with farm chemicals and sprays, etc**
- 2. If waste that contains PFAS is NOT excluded from the consent A liner has to be installed in each pit to prevent the leaching of water soluble poisonous substances into the groundwater and Waikato River.**
- 3 That ReSourceCo pay a considerable bond into a trust fund that is established with further yearly payments (plus inflation and costs) that is available for testing work, or if accidental pollution occurs in the years and decades to come. Funds should also be available for any health issues incurred by this business to the people of Cambridge.**
- 4 That Business hours should be restricted to 7am to 5pm on weekdays, and 7am to 12pm on Saturday**
- 5 That ResourceCo reimburse any future loss of income to Vision Farm due to clients NOT sending horses to Vision Farm due to Health, Safety and Environmental impacts directly caused by this Class 3 Managed Fill activity to our property.**

Thank you for your time and consideration to our concerns

Bryce and Sue Stevenson



