

## CONSULTATION TOPIC 2

# PROPOSED SECURE ASBESTOS CONTAINMENT SITE

With ongoing development in the district, it is likely that additional deposits of asbestos materials will be unearthed. Council is currently paying a significant amount to dispose of asbestos contaminated soil from the Central Cove building site outside of the region.

With the closure of Norske Skog and the rating impact this has on other properties this has prompted Council to look at how it might reduce disposal costs and potentially obtain additional revenue.

One option is establishing a secure asbestos containment site at the old landfill. The site is already contained within the Council's consented landfill site.

Existing groundwater monitoring boreholes could provide sufficient compliance monitoring, combined with new air monitoring.

The site already has a secure 'asbestos cell' and the proposed new containment site would be an expansion of the existing structure.

The concept is a staged approach, the first of which would require minimal development investment and have a capacity of at least 10,000m<sup>3</sup>.

The site is in close proximity to the Transfer Station weighbridge and existing roads to the valley it would reduce development costs and simplify operations.

Based on current volumes, it is estimated that between 2,000 and 5,000m<sup>3</sup> of asbestos contaminated soil and 300m<sup>3</sup> of asbestos is collected annually in the Eastern Bay.

Only fully contained asbestos materials can be accepted at any landfill site:

- ▶ High asbestos fraction waste (pipes, tiles, boards) is typically wrapped in 'Hazibags' (double-walled membrane bags that withstand significant wear and tear – pictured.)
- ▶ Lower asbestos fraction waste such as contaminated soil and concrete is wrapped in 200 micron polythene and placed directly into the landfill by the asbestos operator.

Another benefit of establishing this site in Kawerau, is the positive impact on climate change with reduced transportation distances for heavy trucks to dispose of material outside the rohe/region.

Public access would remain prohibited and asbestos contaminated materials and soil would only be accepted from licensed commercial operators.

### STAGE 1:

The estimated stage one costs:

- ▶ \$50,000 for planning, design and resource consent (funded by depreciation reserves).
- ▶ \$50,000 development of existing cell.
- ▶ \$100,000 operational cost.

It is expected this will provide net revenue of between \$200,000 and \$300,000 annually for the next seven years.

### STAGE 2:

Stage two of the secure asbestos containment site would increase the capacity to least 30,000m<sup>3</sup>. It would require:

- ▶ Further investment to develop the site \$200,000
- ▶ Purchase of new plant (currently valued at \$300,000)
- ▶ Note: Council will only progress stage two if the first stage proves the long-term viability of the facility.

Council are formally consulting with Iwi and Tangata Whenua, ratepayers and residents as part of the resource consenting and annual planning process.



Council's preferred option

## OPTION 1

**Proceed with a resource consent to establish a secure asbestos containment site at the old landfill.**

### Impact on level of service

- ▶ No impact on public use of the Transfer Station
- ▶ Stage one uses existing Transfer Station plant (digger and backhoe)
- ▶ Additional staff employed to manage operation
- ▶ Increased services to the district's commercial sector

### Impacts on Rates

- ▶ Positive impact on 2022-2023 rate budget
- ▶ Estimated \$200,000 net revenue from users. This amounts to a 1.8% reduction in rates overall.

### Impact on Debt

- ▶ \$0
- ▶ Stage one: Funded by depreciation reserves (\$50,000 planning, design and resource consent; \$50,000 development and \$100,000 operation)
- ▶ Stage two: additional \$200,000 development cost and \$300,000 plant costs funded by ongoing revenue from licensed commercial users.

## OPTION 2

**Do not proceed with the secure asbestos containment site.**

### Impact on level of service

- ▶ No impact on current Transfer Station services
- ▶ No site to dispose of asbestos contaminated material within the region available for Council or commercial users

### Impacts on Rates

- ▶ Income from the secure containment site has been factored into the 2022-2023 rates budget. If it did not proceed rates would increase by 1.8%
- ▶ Council would continue to send asbestos contaminated soil out of the region for secure disposal at a considerable cost.

### Impact on Debt

- ▶ \$0