

## **CHALLENGES IN AIR DISCHARGE CONSENTS DUE TO ENCROACHMENT OF RESIDENTIAL USE AREAS**

The Lowe Corp tannery is located in Onehunga adjacent to a Mixed Use zone. The tannery produces blue green and salted hides for export. The tannery has operated from this location for over 60 years, but during this time the zoning of the neighbouring sites has changed from Business to Mixed Use and residential areas have developed closer to the site. The process undertaken on site is odorous and has had historical issues with complaints from neighbours.

This project involved a number of complicating factors for the tannery as proximity to the Mixed Use zone meant that the consideration of a number of different views (including neighbours both residential and commercial and Auckland Council) needed to be considered establishing a pathway to consent.

This paper will discuss the process undertaken with the Auckland Council and neighbours to ensure their concerns regarding odour were considered in the development of the long term air discharge consent application and conditions. Consent was obtained for the site without going to hearing and provided a financially viable outcome for the Tannery whilst meeting the environmental requirements of the surrounding neighbours.

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