

Our reference: APP-20181792
Enquiries to: Aurora Grant
Email: Aurora.Grant@es.govt.nz

1 November 2018

Hillview Dairying Limited
488 Forest Hill Crossing Road
RD1
Winton



Dear Graeme and Severna

Request for further information under Section 92(1) of the Resource Management Act 1991 - Application to discharge dairy shed effluent, take groundwater, expand a dairy farm and construct and use feedpads

Thank you for lodging an application to expand a dairy farm, replace discharge permit AUTH-300235, replace water permit AUTH-300236 and use land for feed pads at 140 Cooper Road, Tussock Creek.

I would also like to take the opportunity to thank you for showing me around your property and explaining your proposal earlier this week. As I explained at the site visit it is unfortunate that a pre-application meeting to discuss your proposal with us did not occur. A pre-application meeting would have highlighted some of the issues I refer to below, and given you the opportunity to gather the required information and address inconsistencies before the application was officially lodged.

This letter is to advise you that I require further information before a determination can be made on your application.

What you need to do:

Under Section 92A of the RMA you have until 15 working days from the date of this request, which we calculate to be **21 November 2018**, to either provide the information, tell the Council, in writing, either that you agree to provide the information or that you refuse to provide the information.

If you refuse to provide the information requested, or if you do not respond to this request, the Council may decline the application on the grounds that it has inadequate information to determine the application.

Please provide^[1], in accordance with Section 92(1) of the Resource Management Act, the following information:

Land use and operational details:

1. An assessment of effects for the support block, including effects from intensive winter grazing. Even if the activities are not changing on the support block, by entering into an expansion process we are required to assess the effects from the entire farming activity, which includes the support block and the intensive winter grazing activities on it. The assessment of effects that has been provided with the application details what activities occur on the support block, but does not describe what effects will occur in the surrounding environment.
2. A detailed list of mitigations, best management practices and good management practices used on the support block, if any. It would be helpful to separate these into those already in place, and any that will be implemented going forward.
3. An assessment of effects for the dairy platform and Cox's block. The assessment of effects provided with the application details what activities are occurring currently and what will be occurring moving forward, but it doesn't tell me what this means for the surrounding environment. The assessment in the application focuses on P being bound to soil and subsequently lowering losses, however the application also details that 80% of the block is mole ploughed. Mole ploughs allow a direct pathway for water to bypass soil filtration and enter into artificial drainage, which also allows contaminants to travel with it. I am concerned that the water quality in Tussock Creek is already degraded, and by increasing the effluent area and expanding onto land previously unused for dairy there will be an increase in effects from the Cox's block in particular which hasn't been discussed in the application. It would be also helpful to provide an assessment of the transition years for the Cox block in regards to increased effects as the land use changes.
4. An explanation of the specific mitigations, good management practices and best management practices, if any, and their expected level of effectiveness that will be put in place on the Cox block during the proposed transition period. There are some of these contained in the recommendations in the OVERSEER budget but it is not clear if these will be adopted or not. It would be helpful to separate these into what is already in place on the block, and what will be done going forward.
5. You expressed that the land use part of the application is for a restricted discretionary activity under rule 20(d). Please provide the evidence (including receipts and invoices for fertilizer use and stock numbers and timing of fertilizer applications) used to formulate the 5 years of modelling for the OVERSEER budgets. I require this to confirm that the land use application fits within the restricted discretionary activity status, and because there is a discrepancy between the stock numbers used in the application and modelled in the budgets. Please also indicate to me which stock numbers I should use for my assessment.
6. Confirm that for the past 5 years the effluent irrigation application has occurred on a maximum area of 33.3 ha. This area is less than the good management practice as stated in the ES guidelines for good management practices, and as a result potentially creates headroom in your budget and rewards operating below GMP standards before expanding. If this is incorrect, I will require revised OVERSEER budgets to reflect what has been occurring on farm.

7. Please provide an explanation for why the numbers in the OVERSEER budget differ from those contained in the application, and confirm the correct numbers. Having differing numbers between the budget and the application does mean I have uncertainty about the activity and the validity of the budget.
8. Please provide justification for Olsen P remaining above optimum levels, when this is not consider good management practice. This is of concern to me as the proposed Southland Water and Land plan directs good management practices to be utilized for farming activities.
9. Provide a total number of overall stock for the entire proposal and clarify if there will be an increased number of young stock raised on the support block as a result enlarging the dairy herd. If not, where will they be raised? Beef stock are mentioned in the details for the water take, but not mentioned in other areas.
10. A detailed description of what mitigation measures are to be used to avoid effluent discharge to mole drains in the effluent area, if any.
11. The support block map shows that Orono soils are present, however Topoclimate has them mapped as Isla Bank. Could you please advise where Orono was sourced from, why it has been listed instead of Isla Bank and what attributes that particular soil type has?

Infrastructure details:

12. Describe how effluent will be collected and discharged from the proposed underpass. It would be helpful to include the proposed catchment area, expected number of stock movements through the structure and volumes of effluent that will be discharged. At the site visit the applicants indicated that there would be no need for any effluent collection and effluent would disperse into the paddocks, however if this is the case I need an assessment of what the effects of this would be, including risks of effluent entering tile drains in the vicinity of the underpass if there is no collection system in place. Please also clarify if the effluent generated at the proposed underpass has been included in the nutrient budgets.
13. Details of the culvert to be installed on the Cox block. I need to know if a consent will be required for this installation or if it will be installed in accordance with the permitted activity rules.
14. Details of the proposed wintering pads and self-feed silage pads, including distances to property boundaries. At the site visit it was indicated that the applicant is considering using river stone based pads rather than wood chip, however if this is the case I will need to know details of the effluent capture and management for these. In regards to the self-feed silage pads, it would be helpful to know where these are proposed to be located in relation to the actual pads. This is because self-feed silage pads are included in the definition for a feed pad in the pSWALP, and may require separate consents depending on where they are located. Design plans of the pads would be useful to help me understand the layout of the facilities.

15. Provide details, including size, number of cows and construction materials of the standoff pad to the west of the current dairy platform and advise if it will fall under the permitted activity rules.
16. A photo of the leak detection port that underlies the pond, and details of how the leak detection underlies the pond. This could be done with photographs from the construction build. If the leak detection doesn't underlie the entire pond then a pond drop test will be required. The application contains the pond construction drawings but does not appear to show a feasible drainage system under the entire pond, especially if the pond is 4m deep as detailed in the DESC rather than the 2.5m deep in the design drawings.
17. Provide details of the "one day pond" at the dairy shed and the weeping wall at the effluent pond, including how it is managed, what the volume it holds and evidence to show it fits within Rule 32D. The rule requires this is done by way of a drop test if the structure does not have a leak detection system, even if the structure is being considered under the discretionary status. Normally sumps and other ancillary structures are currently covered by Section 20A continuation rights, however with more effluent from more cows going through these structures it will be a change to the scale, scope or intensity of the activity and as a result the continuation rights are lost.
18. Describe how the levels of the effluent sump and pond are monitored in the absence of high level alarms, and what mitigations are in place to avoid overflows.
19. A recent Application Rate Test for the travelling irrigator. I require this to check that the irrigator is capable of the depths which have been modelled in the application.
20. Confirm if the old silage pad on the dairy platform will be decommissioned once the new silage pad is constructed.
21. A review undertaken of the DESC report provided with the application indicates that there are several issues with the volume of storage available and the irrigation regime that has been modelled. I have attached the review for context. Please address the following points:
 - At 4mm depth, the intended daily 7.5 hours of operation in winter-spring would require more than the two shifts per day each set of pods.
 - At 4mm depth, and 15 hours/ day of operation in spring-autumn using the pods only would require each set to be moved 5 times per day.
 - In regards to the shifting of the pods outlined in the points above, please provide an effluent management plan that outlines how this will be done, and includes a discussion on the long term feasibility of this system.
 - There is inconsistency between the pond design drawings which detail the pond to be 2.5m deep, and the DESC which details a depth of 4 metres. Please provide evidence of the actual depth of the pond.
 - The design drawings include the sludge beds as part of the overall storage volume, however the DESC includes this same total as being the pond only. Please confirm if you have used the sludge beds as total available storage. If this has occurred, I will require a revised DESC to show the volume of

available storage in the effluent pond only, as we does not consider sludge beds to be effluent storage.

- The review also details that the storage pond's effective volume is more likely to be 2,167m³ which is below the 90th percentile required. Please discuss what steps will be taken to address this and how the system will be managed.
- Confirm the wash water calculations and the effect of using greenwash, including any seasonal variation of volumes and concentration.

Notification/determination of your application is postponed until receipt of this information.

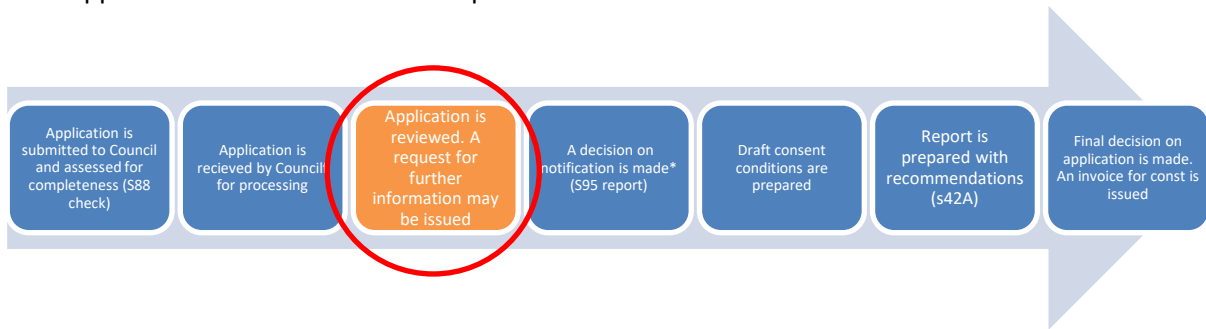
Please contact me if you have any questions regarding this request.

Yours sincerely



Aurora Grant
Team Leader Consents

Your application is here in the consent process:



*If your application is assessed as needing to be limited or publically notified, you will be contacted regarding the process for these pathways.