

## Recommendation and decision on notification of resource consent application(s) under sections 95-95G of the Resource Management Act 1991 (RMA)

### Notification

Under s95A (2) (a) the application **must** be publicly notified as requested by the applicant.

*As the applicant has requested the application be publicly notified, no determination is required to be made as to the significance of adverse effects of the proposed activities. However, I consider the effects of the proposed activities will be, or may be likely to be, more than minor. I also consider that the cultural effects will be, or may be likely to be, more than minor.*

### The application

Applicant:	Pahia Dairies Limited
Application reference:	APP-20222765
New consent(s) for new activity(ies) (s88)	<input checked="" type="checkbox"/>
New consent(s) for existing activity(ies) (s88)	<input type="checkbox"/>

Pahia Dairies Limited (the applicant) currently own a 419 ha dairy farm located on the Southern Coast between Colac Bay and Orepuki. The applicant purchased a 100 ha block of land in 2017, known as 'Browns Block', and incorporated it into their dairy platform. This parcel of land had not been historically used as dairy farm land. Since the purchase in 2017 the applicant has been unlawfully using this block of land for grazing dairy cows as part of their dairy platform. Council's Resource Management Officer issued an abatement notice on 15 September 2022 for unlawful farm expansion and dairy grazing without consent.



**Figure 1:** Farm map showing 'Browns Block' in blue and the existing dairy platform in red.

### Existing consents:

- Discharge permit AUTH-20222602 that authorises the discharge of dairy shed effluent to land from milking up to 1,000 cows via low rate pods, umbilical system and slurry tanker onto 234ha. The permit expires on 31 May 2032.
- Water permit AUTH-301714 authorised the abstraction of 60,000 L/day of groundwater for a dairy operation, expired on 10 November 2022 and no s124 protection applies. A new application for this activity has been lodged with Council (APP-20222650)

### Sought Consents:

The application (APP-20222765) is for the following resource consent to authorise proposed activities at 171 Ruahine Road West, Orepuki:

- × **Land use consent** to expand a dairy farm by 95 ha and no increase in the peak milking herd; and
- × **Land use consent** for intensive winter grazing cattle on 55ha of crop on slopes over 10 degrees.

Overall, the application is a **discretionary activity**.

### Effects and Issues

The application is for several activities. Associated with these activities there are a number of issues. These include:

- the adverse effects on groundwater quality with specific regard to the levels of nitrogen;
- the adverse effects on surface water quality, in particular the Coastal Marine Area, with specific regard to the levels of nitrogen, phosphorus, sediment and microbial contaminants;
- the adverse effects of the activities on the Mauri of the water and the adverse cultural effects;
- adverse effects on soil structure and erosion; and
- cumulative effects on water quality.

The Assessment of Environmental Effects is supported by a Riparian Management Plan, Farm Environmental Management Plan and OverseerFM nutrient modelling.

The applicant has requested full public notification, and from my review of the application and assessment of environmental effects, I consider that some of the effects listed above will have, or are likely to have “*more than minor*” effects.

### Public notification

Under s95A (2) (a) the application **must** be publicly notified as requested by the applicant.



Jade McRae  
**Senior Consents Officer**

Date: 15 February 2023

***Delegated Authority Sign Off***

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The application will be publicly notified

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This decision is made under delegated authority by:



Bruce Halligan  
Consents Manager

Date: 15 February 2023