



Appendix U Existing Resource Consent

Fast Track Approvals Act Application

Foxton Solar Farm

Genesis Energy Limited

SLR Project No.: 810.V14848.00001

13 February 2026

Motuiti Farms Limited

to use land for a new dairy farm operation and to discharge dairy farm animal effluent into and onto land subject to the attached condition schedule

Application Reference:	107377 and 107378
Granted Date:	28 November 2014
Lapse Date:	1 December 2019
Review Date:	1 July 2018
Expiry Date:	1 July 2028

Application Summary

Application Reference

107377 and 107378

Purpose of Application

Use land for a new dairy farming operation

Background

The applicant has applied to convert their 350 ha farm to a dairy farming operation. The applicant is proposing to milk a 1,000 Friesian-Cross dairy herd producing an average of 400,000kg milk solids/year. The farm is not within a target catchment.

The applicant has also applied for a discharge consent to provide for the disposal of dairy effluent onto the property.

Activity Summary

The following summarises the activities that are associated with this Resource Consent, please refer to the applicable section for individual activity details.

Activity Summary

Land Use, Land, Intensive Farming

Discharge to Land, Land

Assessment Summary

The application has been assessed against the following:

1.1 Policies, Plans, Objectives & Rules

The application has been assessed against the following Regional Objectives, Policies, Plans, & Rules:

Policy, Plan or Rule Name

One Plan Regional Policy Statement (2013)

Objective	Policy
6-2	6-7A 6-7

The application has been assessed against the objectives and policies identified above. I consider that the application is consistent with these objectives and policies.

One Plan Regional Plan (2013)

Objective	Policy	Rule
13-1	13-2C 13-2D	13-1A 13-6

The application has been assessed against the objectives and policies identified above. I consider that the application is consistent with these objectives and policies.

1.2 Environmental Effects

This application has been assessed with regard to actual and potential adverse environmental effects, the following outlines the conclusions and considerations:

Potential Environmental Effects

Land Use

Conditions of this consent include completing and submitting a Nutrient Budget annually. This will ensure that the consent holder is maintaining accurate farm records and will allow the Manawatu-Wanganui Regional Council to review how the dairy farm operation is doing with regard to complying with consent conditions. It will also ensure that the consent holder is running the operation in accordance with their latest Nutrient Management Plan (NMP).

The applicant has advised that the activity will be managed in general accordance with the NMP that has been reviewed by Jessica Hughes, Manawatu-Wanganui Regional Councils Manager Rural Advisor. Her review looked at the completeness of the application and the correct use of Overseer® in the proposal.

The overseer shows a leaching of 39 kg N/ha/yr, which is above the targets set in table 13.2 of the Proposed One Plan. The applicant proposes to run the farm using best practice, therefore is unable to reduce nitrogen leaching further, and the N-loss will remain at the same level throughout the duration of this consent. The applicant has advised that they will undertake electromagnetic mapping and install an automated soil moisture monitoring system, which would reduce their N leaching on the irrigated block. This is best practice and will ensure that the leaching from the property will be as low as possible.

Based on Jessica Hughes' review and the NMP provided, the actual and potential adverse effects of this proposed activity will be no more than minor.

Discharge decision

The volume of storage required has been calculated using the dairy effluent storage calculator. This calculation has identified that the applicant will have sufficient storage volume to be able to practice deferred irrigation effectively.

The applicant requires 71 hectares for effluent discharge. The applicant has advised they have at least 100 hectares available for effluent discharge which is illustrated on **Plan C107378A** (attached to this consent, Activity 2, Condition 1). If managed correctly the applicant will be able to ensure optimum grass growth is obtained and runoff into waterways is prevented.

Any storage volume installed for effluent storage facilities needs to have a sealing layer with a permeability not exceeding 1×10^{-9} m/s. This is to ensure that nutrient contamination of ground or surface water is avoided or mitigated as a result of sufficient effluent storage.

Conditions have been imposed to prevent objectionable odours, surface water and groundwater contamination and other nuisance effects.

Based on the reasons stated above, the activity will have minimal actual or potential adverse effects on the environment.

General

The recommended duration of this consent is 14 years from the date of commencement. The consent term is consistent with the common catchment expiry date for the Coastal Manawatu water management zone (Mana_13) as identified in Policy 11A-5 of the Proposed One Plan, 2013. If managed appropriately and in accordance with the proposed conditions, the risk of potential significant adverse effects will be mitigated through the measures proposed to reduce contaminant discharge and nitrogen loss.

Recommendation

It is recommended that the resource consent application by Motuiti Farms Limited for the activities identified in the activity summary be granted, subject to the conditions in the applicable condition schedules, for the following reasons:

- a. the activity/activities has been assessed by Jessica Hughes, Rural Advisor, Manawatu-Wanganui Regional Council, based on Ms Hughes assessment, I am satisfied the proposal will have minor actual or potential adverse effects on the environment; and
- b. the activity is consistent with the relevant objectives and policies of the Proposed One Plan 2013; and
- c. the activity is consistent with the purpose and principles of the Resource Management Act 1991.



Gemma Hayes

CONSENTS PLANNER

Decision

The Manawatu-Wanganui Regional Council's Acting Regulatory Manager (under delegated authority), grants resource consent for the reasons stated in the recommendation, to Motuiti Farms Limited under sections 104, 104C and 108 of the Resource Management Act 1991 to:

Activity Summary

Land Use, Land, Intensive Farming

Discharge to Land, Land

for a term expiring on **1 July 2028** subject to the conditions outlined in the applicable condition schedules.



Greg Bevin

ACTING REGULATORY MANAGER

28 November 2014

1. Activity, Land Use (Intensive Farming)

The following details the location, classifications and conditions associated with the activity.

Activity Type	Land Use, Land
Activity Class	Restricted Discretionary
Primary Activity Purpose	Agriculture, Intensive Farming, Dairy

Location

The following summarises the authorised location for the consented activity.

Activity Location Description	231 Motuiti Road, Foxton
Valuation Number	14770/077.00
Legal Description	Pt Himatangi 4D2 Pt Himatangi 4C4 Pt Himatangi 4C5 Himatangi 4D3B1 Lot 1 DP 88328 Pt Himatangi 4D3B2 Pt Himatangi 4D3A Lot 2 DP 88328 Pt Himatangi 4C3 Lot 3 DP 88328 Lot 4 DP 88328
Map References	NZTopo50 BM33:989-200 / Easting: 1798954 / Northing: 5520086

Classifications

The following summarises the classifications associated with the application activity.

Groundwater Management Zone	Manawatu
Water Management Zone	Manawatu Catchment, Coastal Manawatu, Coastal Manawatu
Estuary Management Zone	Not Affiliated with Coastal Marine Area
Associated River	MANAWATU RIVER

Condition Schedule

Descriptive Specification

1. This consent authorises Intensive Farming on the property legally described as Pt Himatangi 4D2, Pt Himatangi 4C4, Pt Himatangi 4C5, Himatangi 4D3B1, Lot 1 DP 88328, Pt Himatangi 4D3B2, Pt Himatangi 4D3A, Lot 2 DP 88328, Pt Himatangi 4C3, Lot 3 DP 88328, Lot 4 DP 88328 (hereafter referred to as the property) at approximate map reference NZTopo50 BM33:989-200 which is shown in **Plan C107377A** attached to and forming part of this resource consent.

2. The consent holder must undertake the activity in general accordance with the consent application including all accompanying plans and documents first lodged with the Manawatu-Wanganui Regional Council on 31 October 2014 and;
 - a. the latest Dairy Effluent Storage Calculator Summary report; and
 - b. the Nutrient Management Plan Technical summary and any subsequent updates approved by the Regulatory Manager; and
 - c. the Nutrient Management Plan (NMP).

Advice Note: The purpose of the Nutrient Management Plan is to satisfy the Regional Council that the consent holder can operate in a way that will achieve the requirements of the rule and meet the conditions of the consent. It is not intended that there will be enforcement to any specific management practices, as it is acknowledged these can vary, particularly because of climate conditions. Rather, it is an assurance that the framework within which the farm will operate will not be altered to the extent that it may compromise the ability of the consent holder to achieve compliance with the following conditions.

Environmental Standards

3. There must be no offensive or objectionable odour, dust or effluent drift beyond the property boundary.

4. The consent holder must ensure that the nitrogen leached from the farm complies with the cumulative nitrogen leaching maximums specified in the latest Nutrient Management Plan Technical Summary.

Advice Note: Only part one of the Nutrient Management Plan Technical Summary is legally enforceable.

5. The consent holder must ensure that dairy cattle are excluded from:
 - a. wetlands and lakes that are rare or threatened habitats; and
 - b. threatened habitats; and
 - c. beds of rivers that are either permanently flowing or have an active bed width greater than 1 metre.

Advice Note: Rivers include stream, creeks and modified watercourses. Active bed means the bed of a river that is intermittently flowing, is predominantly un-vegetated and comprises of sand, gravel, boulders or similar.

6. The consent holder must ensure that any permanently flowing rivers or rivers with an active bed width greater than 1 metre, that are crossed by cattle, must have a bridge or culvert installed and any runoff from the bridge or culvert must be discharged in accordance with a current resource consent.

Advice Note: A separate resource consent may be required to install a bridge or culvert. Please contact the Consents Team on 0508 800 800 to discuss whether another consent is necessary.

7. If the consent holder carries out pasture irrigation, the irrigation must only be applied when soil is showing a moisture deficient for the soil type to minimize nitrogen leaching. This shall be informed by the following:
 - a. electromagnetic mapping
 - b. soil moisture monitoring
 - c. water balancing

Advice Note: The consent holder may need to use variable rate irrigation to meet this condition and to ensure compliance with the nitrogen leaching in the nutrient management technical summary

Monitoring Provision

8. **Prior to 15 June** each year, the consent holder shall submit the following information to the Regional Council's Regulatory Manager:
 - a. annual stock reconciliation records or stock accounts as supplied to you accountant for tax purposes; and
 - b. annual milk solids report; and
 - c. an annual nutrient budget.

9. The consent holder shall, on request by Manawatu-Wanganui Regional Council, provide records of all fertiliser and feed supplements purchased and used (including any invoices and/or receipts of purchase) on or for the property.

Advice Note: For the purposes of this resource consent, invoices and receipts to be provided to the Regional Council need to have the suppliers name and the amount of product visible, for example; tonnes of supplement, but do not need to have any further details. Other details, for example; cost of product, bank details, can be removed from the documents (blacked out, whited out or electronically removed).

Review

10. The Manawatu-Wanganui Regional Council, in July 2018, under s128 of the Resource Management Act, may serve notice of its intention to review all conditions of this resource consent for the purpose of reviewing the effectiveness of these conditions in avoiding and mitigating any adverse effects on the environment. The review of conditions shall allow for:
 - a. deletion or amendments to any conditions of this resource consent to ensure adverse effects are appropriately mitigated; and / -OR-
 - b. addition of new conditions as necessary, to avoid, remedy or mitigate any unforeseen adverse effects on the environment; and / -OR-
 - c. if necessary and appropriate, the adoption of the best practicable options to avoid, remedy or mitigate any adverse effects on the environment.

Duration and Lapsing

11. The resource consent will expire on **1 July 2028**.
12. If this resource consent is not given effect to by **1 December 2019** it shall lapse pursuant to s125 of the Resource Management Act 1991.

2. Activity, Discharge (Intensive Farming)

The following details the location, classifications and conditions associated with the activity.

Activity Type	Discharge to Land
Activity Class	Restricted Discretionary
Primary Activity Purpose	Agriculture, Intensive Farming, Dairy

Location

The following summarises the authorised location for the consented activity.

Activity Location Description	231 Motuiti Road, Foxton
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Map References	NZTopo50 BM33:989-200 / Easting: 1798954 / Northing: 5520086

Classifications

The following summarises the classifications associated with the application activity.

Groundwater Management Zone	Manawatu
Water Management Zone	Manawatu Catchment, Coastal Manawatu, Coastal Manawatu
Estuary Management Zone	Not Affiliated with Coastal Marine Area
Associated River	MANAWATU RIVER

Condition Schedule

Descriptive Specification

1. This consent authorises, but is restricted to the discharge of farm animal effluent (hereafter referred to as effluent) into and onto land on the property at approximate map reference NZTopo50 BM33:989-200 which is shown in **Plan C107378A** attached to and forming part of this resource consent.

Advice Note: Dairy Farm Animal Effluent includes faeces and urine from dairy cattle used for milk production including associated process water, wash-down water, contaminants and sludge. It also includes effluent generated from the use of feed pads, farm races and underpasses if this infrastructure is present on the property.

2. The consent holder must undertake the activity in general accordance with the consent application including all accompanying plans and documents first lodged with the Manawatu-Wanganui Regional Council on 31 October 2014 and;
 - a. the latest Dairy Effluent Storage Calculator Summary report.

Pre-Development Assurance

3. The consent holder must, **prior to 1 July 2015**, construct and maintain an effluent storage facility able to contain at least the effluent volume specified in the latest approved Dairy Effluent Storage Calculator Summary Report.

Advice Note: Storage ponds should be operated at low levels when conditions for effluent disposal are suitable in order to maintain storage for wet weather periods. In particular, storage ponds should be emptied in late summer / early autumn to ensure sufficient storage capacity for the following late winter / early spring period.

Advice Note: Please contact your local District Council to find out if they have any requirements about the construction and location of your pond or other farm infrastructure.

4. The consent holder shall ensure that any effluent storage facilities pertaining to this consent are designed, constructed and certified;
 - a. by an Engineer currently registered with the Institution of Professional Engineers New Zealand (IPENZ); and
 - b. meets the Institution of Professional Engineers New Zealand (IPENZ) practice note 21 specifications.

Advice Note: It is recommended that an Engineer is used in the construction phase of the pond build to ensure the integrity of the foundation works.

Advice Note: Please check with your District Council to determine whether a building consent is required for the storage facility.

Environmental Standards

5. There must be no offensive or objectionable odour, dust or effluent drift beyond the property boundary.
6. All effluent storage facilities that are constructed, extended or deepened, after 28 November 2014, must at all times have a surface or a lining with a permeability not exceeding 1×10^{-9} metres per second (m/s).

Operational Restrictions

7. The storage and discharge of effluent into and onto land must comply with the following separation distances:
 - a. twenty (20) metres from any residential buildings, public places, amenity areas where people congregate, education facilities and public roads; and
 - b. twenty (20) metres from bores, surface water bodies and artificial watercourses; and
 - c. fifty (50) metres from rare, threatened or at risk habitats; and
 - d. fifty (50) metres from any historic heritage identified in any district or regional plan.

Advice Note: These distances are measured from where the effluent is discharged onto land and not the position of the irrigator.

Post-Development Assurance

8. There shall be no effluent stored within the effluent storage facility until the consent holder has;
 - a. provided an as-built plan and liner specifications confirming that the structure is constructed in accordance to the Institute of Professional Engineers New Zealand (IPENZ) practice note 21 specifications; and
 - b. received confirmation of approval from the Manawatu-Wanganui Regional Council's Regulatory Manager.

9. The consent holder must ensure that the discharge of effluent into and onto land, including from the effluent storage facility, does not result in any:
 - a. ponding of effluent on the soil surface; or
 - b. direct or indirect discharge or runoff of effluent into a surface water body, or its bed or artificial watercourse whether it flows continuously or intermittently; or
 - c. contamination of groundwater.

Advice note: At the time of granting this consent, the Manawatu-Wanganui Regional Council definition of ponding is a depth of effluent greater than 25 mm (covering a continuous area exceeding 10 m² or a combined area greater than 20 m²) during and following irrigation, or any effluent on the soil surface five hours after irrigation has occurred.

Advice note: Please be aware that if you have tile drains or any other form of subsurface drainage, you need to manage the discharge of effluent over these areas so that you comply with Condition 9.

10. The consent holder shall ensure that liquid effluent is applied at an average application depth within the irrigation strip width, of no more than 10mm on high risk soils or 25mm on low risk soils in a 24 hour period, as identified in **Plan C107378A**.

11. The consent holder must ensure that the Nitrogen loading from the discharge of effluent does not exceed 150 kgN/ha/year.

Monitoring Provision

12. The consent holder shall notify the Manawatu-Wanganui Regional Council's Consents Monitoring Team if there is a managerial, electrical or plumbing fault that causes non-compliance with any of the conditions of this resource consent. This shall occur immediately following the fault being noticed by any person working on the farm.

Advice Note: The Consents Monitoring Team can be contacted 24/7 by telephoning 0508 800 800.

13. If changes are made to the infrastructure or size of the herd, the consent holder shall produce a new Dairy Effluent Storage Calculator Summary Report and submit the summary report to the Manawatu-Wanganui Regional Council.

Advice Note: The updated Dairy Effluent Storage Calculator Summary Report can be sent to the Manawatu-Wanganui Regional Council via email regulatory@horizons.govt.nz –OR- by mail, addressed to: C/- The Regulatory Manager, Horizons Regional Council, Private Bag 11025, Manawatu Mail Centre, Palmerston North 4442.

Review

14. The Manawatu-Wanganui Regional Council, in July 2018, under s128 of the Resource Management Act, serve notice of its intention to review all conditions of this resource consent for the purpose of reviewing the effectiveness of these conditions in avoiding and mitigating any adverse effects on the environment. The review of conditions shall allow for:
 - a. deletion or amendments to any conditions of this resource consent to ensure adverse effects are appropriately mitigated; and / -OR-
 - b. addition of new conditions as necessary, to avoid, remedy or mitigate any unforeseen adverse effects on the environment; and / -OR-
 - c. if necessary and appropriate, the adoption of the best practicable options to avoid, remedy or mitigate any adverse effects on the environment.

Duration and Lapsing

15. The resource consent will expire on **1 July 2028**.

16. If this resource consent is not given effect to by **1 December 2019** it shall lapse pursuant to s125 of the Resource Management Act 1991.