

21st October 12, 2021

Luke Balchin

Environmental Planner

New Plymouth District council

Liardet Street

Private Bag 2025

New Plymouth 4342

Dear Luke

Resource Consent Application – Submission Limited Notification

I would like to seek clarification on the following anomalies:

- Is the submitted application for a 3 Lot subdivision using LOT3 DP 446811 as surmised in page 1 of Juffermans Survey Ltd application and outlined on page 7 diagram of the lot application outlined in yellow or;
- Adjoining LOT3 DP 447811 and PT 30 Oakura district for subdivision of 4 lots as laid out in appendix A NPDC standard application form and appendix D adjoining owners' consultation.

These are two very different proposals and documents pertaining to the written approval from affected parties was only supplied on the latter.

Also:

- Documentation supplied to Waka Kotahi for their review from JSL is dated 15/05/18 and details to the proposal pertain to the latter, also
- Has Waka Kotahi taken into consideration the additional vehicle movements of the newly formed milk delivery business Kaitake Fresh located at 1303 South Road and the additional dwelling located at 1305a South Road?
- Page 14 of the JSL application states *"the right of way is formed to a suitable standard"* which is disputed by Waka Kotahi *"This is not sufficient to safely cater for the expected movements"*

Correction required to JSL application for consideration:

- Page 2 depicting land usage negates to mention the increased impact of the newly formed Kaitake Fresh an A2 milk delivery business located at LOT 3 DP 447881 in addition to the Fonterra tanker milk pick-up.
- Page 3 Surrounding land use and potential residential rezoning plan change, which has been declined by an independent commission. NOTE: Mr Greensill (applicant) provided a written submission against the McKie subdivision and supported his disapproval of this development by making a statement at the hearing. Attached Appendix A Written submission and Appendix B Transcript of hearing. Note a statement from the transcript, *"At the fourth paragraph. You just -- you mentioned one of the effects of urbanisation next to the farm, is complaints from the townies."*
- Page 7 of JSL application states *"It is proposed to subdivide 1303 South Road, Oakura into 43 lots"*.
- Page 23 *"The owners at 1305a South Road have been consulted with, however did not provide written approval or reason for withholding consent"* Note Appendix D of JSL application is the initial formal communication had with MR Greensill.
- Conclusion page 31 *"Consent is sought to subdivide the two allotments located at 1303 South Road into 3 smaller allotments"* The proposal on page 7 pertains to subdividing three allotments from the parent title LOT3 DP447811

Response to Operative District Plan

Rur 76 Consideration needs to be given to the “not assessed” service of the right of way, including but not limited to the business Kaitake Fresh, the additional dwelling at 1305a and the potential access to PT Section 30

Rur 78 Fully discretionary activity where the number of additional proposed allotments and their access being serviced by the right of way will diminish the rural character. The additional allotments and the location of their potential dwellings will severely impact the natural character of this environment.

Rur 79 As previously mentioned Waka Kotahi assessment does not take into consideration the additional vehicle movements created by the business Kaitake Fresh and dwelling at 1305a. The proposed allotments and their access points have a reverse sensitivity on the current allotments being serviced by the right of way and the entrance point to SH 45

SUB-R4 Rural Production Land Subdivision. NON-Complying as land usage will exceed the operative district plan and diminish the rural character by creating urbanization below the Kaitake rangers.

From the operative district plan this application is a **NON-COMPLYING** activity.

Assessment of Environmental Effects on 1305A South Road and the rural character and rural production effects including reverse sensitivity

Assessment of Adverse effects on 1305a

1. The effect of the subdivision on the ability to maintain RURAL CHARACTER

The two proposed new allotments sit elevated and directly to the east of 1305a with proposed dwelling located 15m from the boundary impacting on the view of the dominated feature the Kaitake rangers and creating an urban outlook.

2. Whether the environment is spacious and maintains a low density built form and results in a low intensity of use typical of rural areas.

The location of the dwellings (15m from boundary) will create a built-up urban cluster, and with the allotments being elevated reduce privacy as dwellings will be built towards the setting sun in the west.

3. If there is a large balance area and weather the balance area and/or subdivided allotments ensures the continued production orientated nature of rural character.

The view from 1305a is currently the Kaitake rangers in the background and grazed paddock in the foreground, the proposed allotments will impact the rural outlook and lifestyle sought on purchase of 1305a. The large balance of land is NON-COMPLYING with the NPDC SUB-R4, and reduces the compacity of the current farming unit and its ability to deposited effluent as per its current consent.

4. Consideration towards the number of allotments proposed and if they will lead to intensive land use that are not typical of RURAL CHARACTER

Consideration was given and disregarded in 2011 when consent SUB10/45452 was approved by NPDC, as additional allotments in 2011 and 2021 is and still are intensive land use that is not typical to rural character and creates reverse sensitivity and an abnormal urban cluster that is not seen under the Kaitake rangers.

5. Whether the subdivision and resulting build form will be highly visible in the landscape or whether this can be avoided, remedied, or mitigated by the placement of identified BUILDING platforms or other design and layout considerations.

The building platform for these two proposed allotments have current restrictions Imposed by current NPDC and Waka Kotahi e.g (15m from boundaries), the impact of this elevated building platform does **not** limit, avoid, mitigate remediate the impact on 1305a.

6. Whether the size of the allotments enables use of them in compliance with the relevant rules of the plan for permitted activities or standards and terms for controlled activities.

The below image depicts the housing cluster and effects on the rural environment created by the proposed subdivision, and the limited building platform that the proposed LOT2 and LOT3 must be compliant with the NPDC setbacks. The impact of a non-inhabitable and inhabitable due to this limited building platform creates a sense of urbanization which is typical seen at a residential subdivision.



Current View from 1305A South Road:

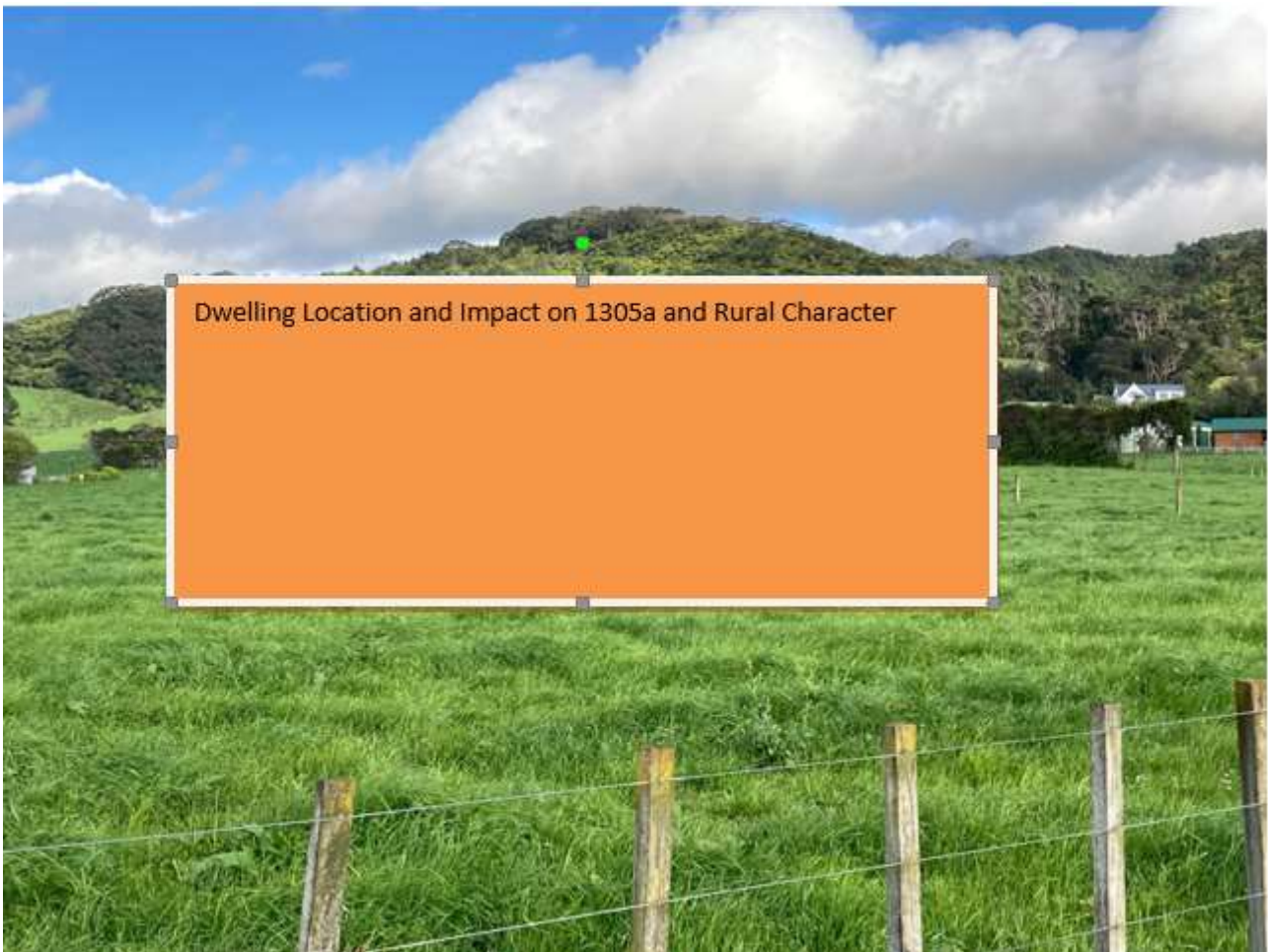
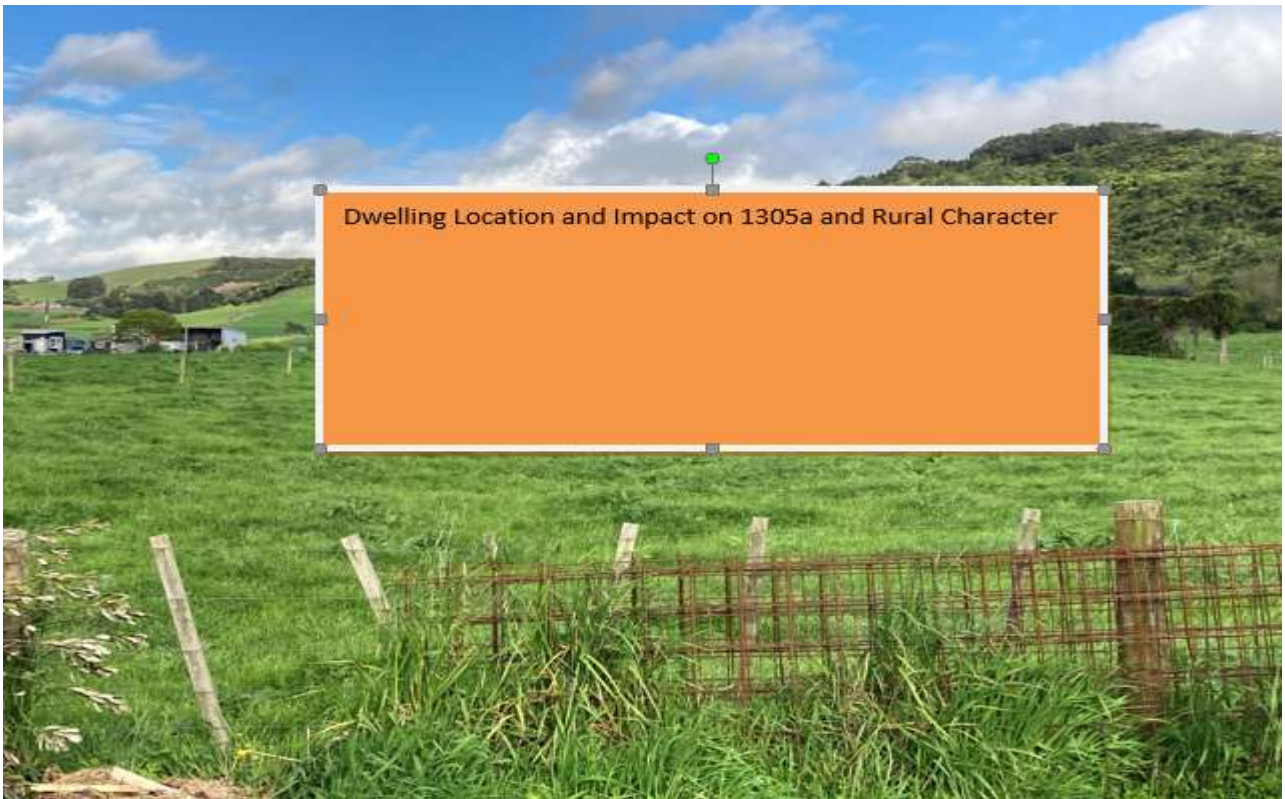




The removal of the hedge as seen above to upgrade the right of way and provide access to LOT2 and LOT3 exposes the current dwelling at 1303 and creates additional adverse effects. The proposed access point to LOT3 runs along the boundary of 1305 furthering the reverses sensitivity of this proposed cluster of dwellings.



The following images depict the potential impact of land use of the proposed LOT2 and LOT3.



7. Whether the impact of the allotments served by the right of way is appropriate to maintain Rural Character.

The right of way currently services 5 dwellings (10 vehicle's 2 per dwelling), a cow shed, a milk delivery business, Fonterra tankers and additional farm related traffic. Due to the high level/high impact of the traffic the owner of 1303 has imposed a 20km/hr limit on the right of way.



Summary of adverse effects.

In assessment of the adverse effects to 1305a and 1305b it is noted that the adverse effects created by the proposed LOT2 and LOT3 being divergent due to elevation differences between the properties in comparison to the proposed allotments, therefore the assessment of adverse effects should be treated differently.

Assessment of the traffic effects on 1305a:

8. The extent to which the number of allotments served by the right of way is appropriate to maintain rural character.

The location of LOT3 access creates a cluster of traffic movements, and the potential material used to line the accessway and the elevated location will create excess debris and dust at 1305a.

9. The extent to which the right of way is capable of handling extra traffic or parking from the land use associated with the subdivision.

An additional traffic hazard is created by the location of access points of proposed new allotments and current traffic usage due to the width of the right of way. An upgrade to the right of way is a condition from Waka Kotahi by plans are yet to be sited by users of the right of way.

10. Whether the extra usage of the right of way places it beyond the scale of development which a right of way could reasonably be expected to provide access.

An assessment of current traffic usages and the effects of the increased usage from the proposed allotments has not been done and therefore cannot be fairly assessed. Right of way users have laid complaints about speed of traffic on the right of way and current hazards that pertain to the usage of the right of way.

Summary of effects of increased traffic movements

The impact of increased traffic movements has not been fairly assessed against the current traffic movements and therefore have not identified the additional movements from Kaitake Fresh and hazard that the true movements create.

The cumulative effects of the subdivision

11. The cumulative effects of the subdivision

The proposed allotments and the potential development of PT Section 30 accessed by the current right of way has an adverse cumulative effect where rural development is increasingly moving towards the Kaitake rangers and the National Park. The urbanized effect to this protected land mass proposes negative impact not only by impairing the rural character but also the effect of the land usage and what comes with inhabiting this space.

The Management of Waterbodies

WB-R5 Assessment of Waterbodies

As raised in the original consultation with Alan from JSL and Mr. Greensill that the management of waterbodies and their containment within LOT3 DP447881 does not currently comply with the NPDC regulations.

Upon purchase of the property Mr. Greensill removed the easement drain running through the boundary of his property to mine, generating a large movement of water in the catchment from the Kaitake Rangers through his property on to mine.

The assessment from Bluemarble Consultants “as being less than minor” has been assessed with disregard to the waterbody effects to 1305a

See below the effect of flooding at 1305a caused by the lack of waterbody management at LOT3 DP447881.





Response to further information request:

I disagree with LVIA on 1305a as being similar to 1303b as the elevation of the properties and the exposure to development differ for the assessment of adverse effects.

The proposed landscape plan for planting along the access driveway to proposed LOT2 and LOT3 destroy the rural character of the Kaitake Rangers in which the property at 1305a was purchased.

The type of material proposed to surface access way will create dust and debris at 1305a which will eliminate an open space that my children play.

The living space of 1305a enjoyed by the residents is located at both the front and back of the property, having a cluster of neighbors at proposed LOT2 and LOT3 limits privacy and creates an urban subdivision.

The allotment spacing creates a clustered development which does not align with the rural character of the area.

The required distance from the boundary of 1305a and proposed LOT2 and LOT3 can be 15m which creates an urban cluster.

The effect of the proposed cluster of allotments redefines the area as an urban development and mitigates the rural spacious character currently experienced by 1305a.

The proposed development for an intensive urbanized land use does not align with the rural character of the area.

Conclusion:

My wife and I prior to purchasing 1305a owned and lived in Oakura Village a place where her and her family grew up. We made a choice to purchase a rural block to raise our kids and to enjoy a rural lifestyle where we could have our own privacy.

We found a block of land close to Oakura Village that gave us our dream, that included living under the Kaitake Rangers and even more special a block of land that her recently passed father had grown up on as a child. When doing our due diligence prior to purchase we understood that the rural character that we desired could not be built out.

6 years on and a lot of hard work we have manicured our home to something we are very proud of.

The proposed LOT2 and LOT3 will severely impact our rural lifestyle and the special character that this land holds.

We enjoy the Cows, the crops that have been grown, the birds, the view of the rangers, our privacy, and we feel that two habitable dwellings will impact the unique character of this land and for this reason and all the other evidence presented in this letter we cannot support the proposed development at LOT3 DP447881.



Layne Greensill <thegreensills@gmail.com>

 McKie

Na Na <thegreensills@xtra.co.nz>

Thu, 25 Jul, 10:07 AM

To: Layne Greensill <thegreensills@gmail.com>

In November 2015 the Greensill Family Trust purchased the property at 1303 Main South Road, Oakura. The property was purchased as to be run in tandem with our existing Dairy Platform at Okato to enhance our business model. At the time of purchase due diligence was done on not only this property but also the surrounding neighbours as one of our concerns was the direction in which local land was being used or changed. It was brought to our attention that the property to the North of us being that of which is seeking to have a plan change approved had already had part of it set for development i.e. the paddocks. Part of the consent process for this development meant that the rest of the farm would remain as farm land in perpetuity.

Owing to the constraints of farming a small property, our property is 70 acres a similar size I believe to the remainder of the applicants property and the constraints that are applied to us by the Taranaki Regional Council we have certain conditions that apply to our consent to discharge effluent by spreading to pasture. This consent has conditions like no contaminants shall be discharged within 150 metres of any dwelling nor within 50 metres from any bore, well or spring used for water supply purposes, nor within 25 metres of any surface water body. The return period of applications of effluent shall be at least 20 days. (Talk about consent)

If the proposed plan change was to be approved it would mean that a 150 metre buffer zone between the applicants property and our property would reduce the area on which we would be able to spread effluent to a point that we would not be able to comply with our consents which would mean that we would have to cease dairy farming on this property. Due to the topography of the property with a rise of over 100 metres from SH45 to the Kaitake Ranges Boundary any land that we own that is not within the restrictions of our consent i.e. housing, water is of too steep a gradient to safely apply effluent as runoff into streams would be highly risky remembering that both the streams on our property end up flowing on to Oakura beach at either the surf club or the camp store.

Throughout New Zealand Dairy Farmers are already feeling the heat from the public where residential is meeting rural with a lack of understanding from the public as to how and why best practices occur on farm. One of the effects of urbanisation next to our farm would be a raised concern of security for our asset, a concern for biosecurity in terms of spread of diseases from domestic dogs and cats and generally complaints from townies in regards to noise and smell, remembering farming is a 7 days a week, 24 hours a day business.

This farm has been set up as a spring calving farm and whilst is profitable as a stand alone unit it is currently operated in tandem with our larger all year round dairy unit in Okato and several runoffs. (Talk about farm operation)

If we are unable to operate as a dairy unit on this property it will severely impact the trusts ability to run its business operation as efficiently and profitably as it is doing currently. A plan change in usage on the applicants farm will have severe detrimental effect on our ability to farm this property at Oakura meaning that we will not be able to service the \$2 million dollar debt on the land which is why since we purchased this property it has been run as a dairy unit.

What are our options if approval is given. We have considered since the application began what we are able to do with this property and the only conclusion that we have come to is that if the property north of ours is given the status of residential we will be forced to either apply for a plan change of our own or talk with the council with the new district plan coming out to also gain the ability to subdivide our property in to residential lots so as to be able to recover our costs on this property.

Does this also mean in time as other people would feel the effect of urbanisation on rural land properties to the South of us would also wish to get on the band wagon and subdivide their properties for residential lots as well, remembering that as you travel South from our property the belt of land between SH45 and the Kaitake Ranges narrows to approximately 300 metres at the start of Lucys Gully meaning if residential lots were applied to this area that housing would again move closer to the Kaitake Ranges.

Our family has had connection with Oakura for over 40 years, having always had a family bach and now owning our own home within the village. Part of the reason we bought the farm here in Oakura is that it is very close for us to operate our business while living in Oakura at our home which is the hub for our 4 children and our friends and family. The experiences I have had whilst living in Oakura over a lifetime of summers is what we are endeavouring to

Appendix B

MR GREENSILL: Good morning.

COMMISSIONER: Okay, thank you and if you would like to take us through your statement.

MR GREENSILL: Lovely, thank you. My name is Layne Greensill. I am here representing the Greenhill Family Trust family partnership number 1 and 2 dairy farms. In November 2015 the Greensill Family Trust purchased the property at 1303 South Road, Oākura. The property was purchased as to be run in tandem with our existing dairy platform at Ōkato to enhance our business model. At the time of purchase due diligence was done on not only this property but also the surrounding neighbours, as one of our concerns was the direction in which local land was being used or changed.

It was brought to our attention that the property to the north of us, being that of which is seeking to a plan change approved, had already had part of it set aside for development, i.e. The Paddocks. Part of that consent process for this development meant that the rest of the farm would remain as farmland in perpetuity. Owing to the constraints of farming a small property, our property is 70 acres, a similar size, I believe, to that remaining of the applicant's property and the constraints that are

applied to us by the Taranaki Regional Council, we have certain conditions that apply to our consents to discharge effluent by spreading to pasture.

This consent has conditions like no contaminants shall be discharged within 150 m of any dwelling, nor within 50 m from any bore, well or spring used for water supply purposes, nor within 25 m of any surface water body. The return period of application of effluent shall be at least 20 days. I have here a copy of the resource consent, which I'll leave for you guys to have a look over. There are some other conditions in here as well. For this resource consent our discharge shall not exceed 6.26 cubic metres per day of effluent and as a dairy farmer now we are finding it more restrictive to be compliant, so that we are not going against the conditions of our consents and, therefore, contaminating soils or waterways of any type. As you'll be well aware, as a supplier to Fonterra, we are under a huge riparian planting process of which they hope to have all streams and waterways on rural land planted out by 2020. Currently our application area is 2.76 hectares.

If you turn to the map at the back of the evidence, what I have done there is I have outlined the boundaries on our property in blue, with the applicant's property north of us there. The pink zone is 150 m exclusion zone from the boundary, which,

potentially, if the approval goes ahead would mean that people could build close to that boundary, therefore, giving us that exclusion zone. Due to the topography of our property it would mean that we have about 1.5 hectares of land that we would be able to spread our effluent on.

ASSISTANT COMMISSIONER: Sorry, what was that number again?

MR GREENSILL: The area that we could spread?

ASSISTANT COMMISSIONER: Yes.

MR GREENSILL: Approximately about 1.5 to 2 hectares.

ASSISTANT COMMISSIONER: Okay, thank you.

MR GREENSILL: But --

ASSISTANT COMMISSIONER: Where physically would that be?

COMMISSIONER: We would normally ask questions at the end but since ...

MR GREENSILL: Yes, yes, no, that's cool. So that area is going to be basically in here.

ASSISTANT COMMISSIONER: Okay.

MR GREENSILL: But then we have water exclusions around these streams here and I'll talk to that further.

COMMISSIONER: Can you show Mr Muldowney that location, please?
Thank you for that.

MR GREENSILL: That's all right. If the proposed plan change was to be approved it would mean that 150 m buffer zone between the applicant's property and ours would reduce the area on which we'd be able spread effluent to a point that we would not be able to comply with our consents, which would mean that we would have to cease dairy farming on this property. Due to the topography of the property with a rise of over 100 m from State Highway 45 to the Kaitake Ranges boundary, any land that we own that is not within the restrictions of our consent, i.e. housing, water, is of

too steep a gradient to safely apply effluent as run-off into streams. This would be highly risky, remembering that both the streams on our property end up flowing on to the Oākura beach at either the surf club or the camp store.

Throughout New Zealand dairy farmers are already feeling the heat from the public where residential is meeting rural with a lack of understanding from the public as to how and why best practices occur on farm. One of the effects of urbanisation next to our farm would be a raised concern security for our asset, a concern for biosecurity in terms of spread of diseases from domestic dogs and cats and generally complaints from townies in regards to noise and smell, remembering farming is a seven day a week 24 hour a day business.

This farm has been set up as a spring calving farm and whilst is profitable as a standalone unit, it's currently operated in tandem with our larger all-year-round dairy unit in Ōkato and several run-offs. So we have six other properties that we use as run-offs, all of those properties are run together in tandem, as we call it, providing bulk milk in spring or as a spring-calving farm and then our Ōkato farm runs all year round. So we calve three times here on that farm and we provide milk through the winter for domestic consumption, as well as some of that possibly goes into other products.

So, what happens is that we have stock being exchanged from one farm to another, depending at times of year when it's profitable to have those cows going into winter supply or into just standard spring supply. So, we have built our business upon now knowing that we can interchange between farm stock and also feed that we grow on these units. If we are unable to operate as a dairy unit on this property it will severely impact the Trust's ability to run its business operation as efficiently and profitably as it is doing currently.

A plan change in usage on the applicant's farm will have severe detrimental effect on our ability to farm this property at Oākura, meaning that we will not be able to service the \$2 million debt on the land, which is why, since we purchased this property, it has been run as a dairy unit. What are our options if approval is given? We have considered since the application began what we are able to do with this property and the only conclusion that we have come to is that if this property north of ours is given the status of residential, we will be forced to either apply for a plan change of our own or talk with the council with the new District Plan coming out to also gain the ability to subdivide our property into residential lots, so as to be able to recover our costs on this property.

Does this mean also, in time, as other people would feel the effect of urbanisation on rural land properties to the south of us, would also wish to get on the bandwagon and subdivide their properties for residential lots as well? Remembering that as you travel south from our property, the belt of land between State Highway 45 and Kaitake Ranges narrows to approximately 300 m at the start of Lucy's Gully, meaning, if residential lots were applied to this area, that housing would again move closer to the Kaitake Ranges.

Our family has had connection with Oākura for over 40 years, having always had a family bach and now, owning our own home within the village. Part of the reason we've brought the farm here in Oākura is that it is very close for us to operate our business, while living in Oākura in our home, which is in the -- which is the hub for our four children and our friends and family.

The experiences I have had whilst living in Oākura over a lifetime of summers is what we are endeavouring to give to, not only our children, but to those that choose to live in the village. As it would have a huge detrimental effect on our business and lifestyle, I strongly oppose land change application. Thank you.

MALE SPEAKER: Thank you. Mr Coffin?

MR COFFIN: My (inaudible) it would be good to get a copy of your consent.

MR GREENSILL: Yes.

MR COFFIN: I just think it would be really helpful. And I think you've already confirmed for us that your -- you'll sign up to the accord and the Fonterra requirements for the riparian management and other things on farm, which you'll be familiar with?

MR GREENSILL: Yes.

MR COFFIN: Just on the consent, the 150 m distance; in your understanding, is that a standard type condition imposed by the regional council in these -- well, in terms of effluent and disposal?

MR GREENSILL: Yeah, I think it's a standard clause that they have. We have it on this property. On the other property that we have a dairy farm, we don't have a discharge to water consent. It's a -- sorry, a discharge to pasture. It's currently through a two-pond discharge to water system but that's currently going

under a new consent so we will then have to apply these same conditions to that farm as well. So they are a standard as far as I'm aware.

MR COFFIN: Okay. No, thank you.

At the fourth paragraph. You just -- you mentioned one of the effects of urbanisation next to the farm, is complaints from the townies.

MR GREENSILL: Yeah.

MR COFFIN: Do you currently receive complaints on your farms?

MR GREENSILL: We haven't received -- yeah, I have received a -- well, not so much a complaint, but a concern from somebody who arrived on farm one day when we were in the middle of calving. We had some cows in the front paddock by the main road calving and their concern was that there was a calf had been born down by the road and that it was coming up nightfall, that calf might die in the cold.

MR COFFIN: Okay. But certainly, in terms of this particular farm unit, we've -- you're mentioning, you haven't received any complaints about noise or stock?

MR GREENSILL: We've had complaints and we've actually put some complaints in with the council over dogs.

MR COFFIN: Okay.

MR GREENSILL: Which is part of that security and biosecurity. As you'll be well aware at the moment, we're in a billion-dollar Mycoplasma bovis problem so we have had to step up our biosecurity. And part of that is domestic animals coming on property and also people coming on property, who may have been on other properties. So we have a clear clean-boot policy so every time somebody comes on farm, they have to wash vehicles, wash boots, any of that. And of course, with urbanisation on your doorstep, it doesn't always mean that people adhere to boundaries.

MR COFFIN: Right.

MR GREENSILL: And, you know ...

The -- I -- your comment about complaints over smell; in regards to use of fertilisers now and especially organic or, you know, chicken manure, that sort of thing, which is used in cropping, which we do on that farm. We usually crop at least 3 ha a year of turnips and so, you know, some of those organic fertilisers are used. And the smell can be, if applied at the wrong time, it can be quite substantial, especially drifting --

MR COFFIN: Ok, okay.

MR GREENSILL: -- over households and things like that. Also, the application of lime, which does tend to drift.

MR COFFIN: Just on this map that you showed us -- and you showed us the area where -- that's where you think that you'd have to discharge the effluent.

MR GREENSILL: Yeah.

MR COFFIN: If you were to use an alternative method of, let's say, treating the effluent, what might that be? (overspeaking)

MR GREENSILL: So one of the potential ways of applying effluent to pasture is by using a slurry tanker and the new technology in that is that you use a injection process, which means that the effluent is -- you -- we would put ponds in, which would collect the effluent. We would then pump from the ponds into a slurry cart and that would then be driven over the paddocks and injected directly into the soil. That also helps ilatration(?) --

MR COFFIN: Like tile beds or something like that or ...

MR GREENSILL: Yeah, it's only put in an inch --

MR COFFIN: Oh, okay.

MR GREENSILL: -- into the -- into the soil but it helps stop the volatilisation of nitrogen and it also helps with the uptake of the effluent by plants so that you don't get run-off into streams or waterways, things like that. So that's one way. Cost of that, you're probably looking at 150, \$200,000 set up to do that.

MR COFFIN: Okay.

MR GREENSILL: And you'd also have to be aware of the topography of that property as well because it, as I say, you know, it's flat at the front but it's extremely steep at the back.

MR COFFIN: So 150 to 200k to set it up and then operational costs of that? Is it time and -- time and effort?

MR GREENSILL: Yeah. Yeah, I mean, on those amounts of effluent being -- what did we say they were; 6.26 m³ a day. Yeah, that's 700 l a day. You might not do it every day but you might be doing it once a week, therefore, you've got to have somebody to operate that. Apparently, that farm has a contract milker on it so that would be not within their contract to have to do that. So we'd have to employ somebody else to do that work.

MR COFFIN: Yeah. Okay. And have you -- do you use that method on any of your other farm units at all?

MR GREENSILL: No, but we are looking at it for the home farm at the moment, under the new consent process.

MR COFFIN: Okay. Thank you.

MALE SPEAKER: Mr Greensill, in terms of the area that's shaded pink, so is all of that area currently utilised for effluent disposal (overspeaking)

MR GREENSILL: Yes. No. Due to topography, the top part of it towards the ranges is not used but a lot of the area from the road up to there, as we build --

MALE SPEAKER: Yeah. Is that roughly up to where the dog leg is? Where the --

MR GREENSILL: Yeah.

MALE SPEAKER: Okay.

MR GREENSILL: Yeah. And just as we add capital to that effluent system, we, you know, we'll put more piping in and then we're able to take more effluent or spread more effluent to more parts of the farm that, you know, so as we grow feed on those parts, it's good to be able to put that effluent back as a natural resource rather than continue to put it onto, you know, two or three paddocks.

MALE SPEAKER: And just clarification; so you note that the farm's been set up as a spring calving farm?

MR GREENSILL: Yes.

MALE SPEAKER: So is that undertake -- is that type of activity undertaken currently?

MR GREENSILL: Yes.

MALE SPEAKER: It is?

MR GREENSILL: Yes.

MALE SPEAKER: Together with its use as a dairy unit?

MR GREENSILL: Yeah, so the spring calving -- so we've just -- we're in the middle of calving right now and because the farms work in tandem, at the moment, all of the cows that are calving are going back to Okato and being milked there --

MALE SPEAKER: Okay.

MR GREENSILL: -- until we have a number, which will allow us to shift back to that farm, which we will then be able to supply Fonterra. Because they have minimum amounts of milk that can be supplied every day and so we will --

MALE SPEAKER: From each particular farm, is it?

MR GREENSILL: Yes.

MALE SPEAKER: Okay.

MR GREENSILL: Yes, that's right. And so those cows will be going back, contract milker that's on that property, my daughter. She's planning on having stock back there, hopefully by Monday and she'll start supply as of -- for this season as of Monday. And then she'll continue to calve the rest of her herd on that farm until they're finished in mid September.

MALE SPEAKER: Okay. No, thank you for that.

Just a (overspeaking) from my little scale here, that I'm using on the map. That 150 m currently, it doesn't appear that any of the dwellings that are in the paddock's subdivision are within that 150 m area --

MR GREENSILL: Yes. That's correct.

MALE SPEAKER: -- on my reckoning.

MR GREENSILL: Yeah.

MALE SPEAKER: That's what your understanding is?

MR GREENSILL: Yeah, that'd be right.

MALE SPEAKER: Thank you.

Okay. We don't have anything further.

MR GREENSILL: Okay.

MALE SPEAKER: So thank you.

MR GREENSILL: I would strongly recommend a site visit if you're able to book that into your --

MALE SPEAKER: Yes. We are heading out that way tomorrow. Thank you.

MR GREENSILL: Yeah. Great. Thank you very much for your time.