**NZPork notes from meeting at Selwyn District Council**

Topic: District Plan Review- Intensive Farming Rules  
Date: Thursday 30th August 2018, 10.30am  
Venue: Selwyn District Council, 2 Norman Kirk Drive, Rolleston

In attendance: Robert Love (SDC), Jeska McHugh (NZPork), John McFall (finishing unit, indoor), Hilary (Student Policy Planner), Leon Stratford, Chris Trengrove (hybrid), Sean Molloy, Ben Voice, Jason Palmer, Vance Hodgson (Hodgson Planning)

Apologies: Brian Dimbleby, Louise Christey, Paul Davey, Jean Croft

Below are the key points raised and discussed at the meeting:

* Timeline: SDC are expecting the plan to be operative in 2022 depending on appeals to Environment Court.
* The farmers pay a consent application fee of $1,000 which can be challenged by anyone for free. Would like someone who object to pay for it. SDC explained that submission process is set by Central Government through the Resource Management Act. A neighbour may want to have a say but may not be an affected party so cannot submit on the application. SDC suggest that Jesse Burgess (SDC, Planning Manager) is someone to speak to you about the planning processes.
* There was a query regarding the transition period and if there would be two sets of rules to deal with. SDC confirmed that the new rules will only be effective when the plan is fully SDC confirmed that the current rules reign supreme and then new rules come in on a set date.
* SDC explained that one of the main issues they are addressing is the overlap with Environment Canterbury (ECAN) regarding dust, odour, and amenity effect. ECAN look at health effects as well and this standard might be higher than amenity effects and amenity effects will happen in a shorter timeframe. SDC explained that the preferred option is that air issues go ECAN and that ECAN covers amenity effects as well.
* SDC explained that they had looked at other councils and their rules. In particular, Hurunui (no control) and Ashburton (kept control).
* SDC confirmed that the number of complaints to the council regarding pig farms is low. Generally, these complaints would go to ECAN.
* Option B (preferred): no rules, ECAN take on more of responsibility. The risk is that if ECAN doesn’t monitor all affects then there might be an affect not covered by anyone. The rules could also be a higher standard (e.g. dust and health impacts).
* Status Quo Option: retain control, still provide odour and dust monitoring. All affects would be captured. Downside a second layer to the process for farmers.
* Option 3. ‘Half-way house’. Set back option, farm wants to set up within 300m of existing residential property. If outside of this then all okay. When assessing the sensitive activities SDC would look at current activities and potential activities in the future (e.g. blank land that could be built on the future). However, SDC is investigating ways to only include existing sensitive sites into this consideration.
* The issue of reverse sensitivity was raised. SDC explained that 300m buffer will apply to existing farms. There could be an issue if the farm is currently at 300m and you want to expand. Greenfield sites work well for setback rules e.g. not building where there is going to be development in the future such as the case of Rolleston. Existing use rights and reverse sensitivity becomes important in other cases.
* SDC asked the farmers if the 300m setback distance is appropriate. The 300m came in the last plan. One of the farmers explained that an issue had been the subdivision of blocks into lifestyle blocks and the farm goes to one neighbour to many neighbours but all within the 300m set back rule.
* SDC explained that in the Upper Plains (Malvern) the council is looking at increasing 20ha to 40ha for (see rural density brochure). A farmer explains that farming is likely to become more intense.
* SDC explained that Richard Chilton air quality scientist (Golders) has looked at setbacks in particular at quarrying, dust, and compost operations. The Selwyn community has got more vocal to Councillors. Now is the time to for NZPork to give feedback as it could get more political.
* One farmer explained that if someone tries to establish within 300m of their farm that they will get notified and this is reverse sensitivity working well. SDC said they are not seeking to remove the 300m but are keen to know if the 300m is appropriate.
* A farmer asked about future planning and location. SDC said that the council is keen for farms to move to Outer Plains areas and there is an option to direct rules to encourage that e.g. permitted activity in outer plains.
* SDC mentioned that the Ministry for the Environment have released good practice guides and ideally no duplication between councils and regional councils adopt air.
* Site, noise, light and glare and traffic are the key issues for SDC and still to write the s32 report. Currently still a high-level process at the moment. Likely to notify once local government elections are over.
* SDC will provide a copy of the draft plan to industry for consideration.
* ECAN air plan free range poultry is permitted and not by SDC. Example, of a consent at the moment in where an intensive poultry farm is moving to free range.
* All options are on the table, option 2 is the preferred option but not confirmed. It will be more November before they know if ECAN will take on the air parts.
* The Waipa District plan was discussed and how you can move entitlements. SDC said they are trying to address it by residential encroachment and densities. e.g. moving 20ha to 40ha. Would need 40 ha minimum before you could split it up. A farmer raised the idea of cluster clusters so that they get the size they need e.g. might only need 1ha not 5ha and then leave a larger piece of land for farming.
* Extensive and Intensive Farming. Could both be subject to similar rules given that they may have similar odour assessment results.]
* Extensive farm relied on groundcover being maintained. NZPork has its outdoor pig GMPs. SDC explained that the GMPs from ECAN and NZPork was a third-party document and not something that SDC can control and therefore will not be referenced in the rules.
* SDC want a common-sense approach to assessing groundcover. This will be an issue and subjectivity involved. If ECAN is managing this then that could work.
* The issue of some farms having a rotation, rip it up and then move on after two years and therefore not being able to meet groundcover requirements.
* Discussed stocking density but this would be unfair if there was a good farm with higher stocking density and a poor farm with lower stocking density.
* MFE National Planning Standards definitions that need to be considered.

**Next step: Farmers (NZPork) to respond to preferred option report by the end of September 2018.**