

Response ID ANON-URZ4-5FSU-R

Submitted to Fast-track approval applications  
Submitted on 2024-05-02 21:25:47

Submitter details

Is this application for section 2a or 2b?

2B

1 Submitter name

Individual or organisation name:  
Mt Manakau Holdings Limited

2 Contact person

Contact person name:  
Pip Sidey

3 What is your job title

Job title:  
Managing Director

4 What is your contact email address?

Email:  
s 9(2)(a)

5 What is your phone number?

Phone number:  
s 9(2)(a)

6 What is your postal address?

Postal address:  
  
270 Downs Road  
R D 1, Spotswood  
Cheviot 7381

7 Is your address for service different from your postal address?

No

Organisation:

Contact person:

Phone number:

Email address:

Job title:

Please enter your service address:

Section 1: Project location

Site address or location

Add the address or describe the location:

270 Downs Road  
R D 1  
Spotswood  
Cheviot

File upload:

Map of 270 Downs Road Cheviot.pdf was uploaded

Upload file here:

No file uploaded

Do you have a current copy of the relevant Record(s) of Title?

Yes

upload file:

No file uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

Mt Manakau Holdings Limited

Detail the nature of the applicant's legal interest (if any) in the land on which the project will occur

Please write your answer here:

The Legal interest the applicant has in the land at 270 Downs Road where the project will occur is ownership. This means the applicant has the ability to undertake the work that will be required for the project.

## Section 2: Project details

What is the project name?

Please write your answer here:

Mt Manakau Barn Development

What is the project summary?

Please write your answer here:

The construction of two composting barns to house 2000 mixed sex rising two year old wagyu dairy cross cattle for 420 days while being fed a japanese researched grain diet. Following finishing they are processed and their sought after marbled meat exported globally at a premium price.

What are the project details?

Please write your answer here:

The purpose of this project is to construct a composting barn to finish the WagyuDairy Cross animals we currently graze on our irrigated 210ha farm. This enables us to fully add value to a primary product which is currently a waste product (dairy bobby calf) in a proven and sustainable way. Each composting barn will house 1000 animals and utilizes wood chip from the forestry industry as its floor cover to absorb and process the manure and urine of the cattle. This in time is then utilized as fertiliser on the farm so synthetic fertilizers are no longer needed. Any water is recycled and reused. The roof houses solar panels for electricity which run the automated feeding system. The feed is either grown on farm or sourced as locally as possible and mixed on farm. Green house gas emissions from the cattle have the potential to be managed through additives in the feed the cattle receive. They are fed a grain baleage mix for 420 days and then locally processed before being sent to markets domestically and overseas. The current demand for this product is exceeding supply so the sooner the barns can be constructed the better it will be for the New Zealand economy.

Describe the staging of the project, including the nature and timing of the staging

Please write your answer here:

1st August 2024 - Resource consent and Funding Approved

1st September 2024 - Barn Construction Commences

1st May 2025 - Wagyu Dairy Cross Cattle Enter Barn for Finishing

What are the details of the regime under which approval is being sought?

Please write your answer here:

Resource Management Act 1991

Resource Consent

If you seeking approval under the Resource Management Act, who are the relevant local authorities?

Please write your answer here:

What applications have you already made for approvals on the same or a similar project?

Please write your answer here:

None

Is approval required for the project by someone other than the applicant?

No

Please explain your answer here:

All shareholders of Mt Manakau Holdings approve of the project

If the approval(s) are granted, when do you anticipate construction activities will begin, and be completed?

Please write your answer here:

Commence 1st September 2024 and Completed 1st May 2025

### Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

Environment Canterbury  
Hurunui District Council  
Ngai Tahu

Detail all consultation undertaken with the persons referred to above. Include a statement explaining how engagement has informed the project.

Please write your answer here:

Consultation yet to be undertaken and the process from the engagement carried out by NZWagyu in the building their barn in Chertsey, Mid Canterbury will be followed.

Upload file here:

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Describe any processes already undertaken under the Public Works Act 1981 in relation to the land or any part of the land on which the project will occur:

Please write your answer here:

No processes undertaken

### Section 4: Iwi authorities and Treaty settlements

What treaty settlements apply to the geographical location of the project?

Please write your answer here:

Nil known

Are there any Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019 principles or provisions that are relevant to the project?

No

If yes, what are they?:

Are there any identified parcels of Māori land within the project area, marae, and identified wāhi tapu?

No

If yes, what are they?:

Is the project proposed on any land returned under a Treaty settlement or any identified Māori land described in the ineligibility criteria?

No

Has the applicant has secured the relevant landowners' consent?

Yes

Is the project proposed in any customary marine title area, protected customary rights area, or aquaculture settlement area declared under s 12 of the Māori Commercial Aquaculture Claims Settlement Act 2004 or identified within an individual iwi settlement?

No

If yes, what are they?:

Has there been an assessment of any effects of the activity on the exercise of a protected customary right?

No

If yes, please explain:

Upload your assessment if necessary:

No file uploaded

## Section 5: Adverse effects

What are the anticipated and known adverse effects of the project on the environment?

Please describe:

Nil known

Upload file:

No file uploaded

## Section 6: National policy statements and national environmental standards

What is the general assessment of the project in relation to any relevant national policy statement (including the New Zealand Coastal Policy Statement) and national environmental standard?

Please write your answer here:

To be advised

File upload:

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## Section 7: Eligibility

Will access to the fast-track process enable the project to be processed in a more timely and cost-efficient way than under normal processes?

Yes

Please explain your answer here:

The resource consent process through Environment Canterbury is expensive and can take years. The fast-track process should ensure this process is efficient in both cost and time.

What is the impact referring this project will have on the efficient operation of the fast-track process?

Please write your answer here:

It will show that the fast track process is necessary and important to the economic growth and development of New Zealand

Has the project been identified as a priority project in a:

Central government plan or strategy

Please explain your answer here:

This project is a way for the NZ Agricultural sector to sustainably add value to a waste product ( bobby calves) and export it overseas for a premium price. Meanwhile, addressing animal welfare ( Bobby Calves) and mitigating climate change (the use of synthetic fertilizer).

Will the project deliver regionally or nationally significant infrastructure?

National significant infrastructure

Please explain your answer here:

This project is for a regional hub for Wagyu/dairy beef production and finishing in Cheviot, North Canterbury, with the aim to replicate the same project in 7 other dairy producing regions of New Zealand (Northland, Hawkes Bay, Wairarapa, Mid Canterbury (One barn already built), Taranaki and Southland. On this scale it will certainly deliver nationally significant infrastructure.

Will the project:

contribute to a well-functioning urban environment

Please explain your answer here:

The wagyu meat is sought after in our well-functioning urban environment in high end restaurants and supermarkets. It is a drawcard for the hospitality industry and promotes tourism by enhancing the New Zealand story overseas.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

This project will create jobs in construction, manufacturing, the rural sector (dairy, beef, arable, vet, rural supplies), land transport, freezing works, shipping, air transport, packaging, sales, marketing, retail, and restaurants.

The project will enhance New Zealand as a place to visit and encourage tourism from the many countries the product is exported to.

The profit and incomes this project creates will deliver significant economic benefits New Zealand wide in both rural and urban areas.

Will the project support primary industries, including aquaculture?

No

Please explain your answer here:

Agriculture not Aquaculture

Will the project support development of natural resources, including minerals and petroleum?

No

Please explain your answer here:

Will the project support climate change mitigation, including the reduction or removal of greenhouse gas emissions?

Yes

Please explain your answer here:

The project supports climate change mitigation through the reduction of green house gas emissions as it enables the non use of synthetic fertilizer on our productive land.

It will also reduce green house gas emissions through the use of local product and transportation.

Once Bovear (#-NOP) is fully approved in NewZealand the cattle housed in the barns can have it added to their feed. It has been reported to reduce methane emmissions from ruminants by 30%. A significant reduction.

Will the project support adaptation, resilience, and recovery from natural hazards?

Yes

Please explain your answer here:

The project offers housing for animals which offers them protection and resilience from natural hazards and climate change

Will the project address significant environmental issues?

Yes

Please explain your answer here:

The use of barns takes away the risk of nitrogen leeching into waterways which is a significant environmental issue from the urine of cattle and the use of synthetic fertilizer.

Is the project consistent with local or regional planning documents, including spatial strategies?

Yes

Please explain your answer here:

It is 8km north of a regional town so has access to housing and services.

Anything else?

Please write your answer here:

This project has the potential to be replicated and as a result, provide significant economic benefits and success to rural and urban New Zealand in many areas including Agricultural Production, Construction, Transport, Retail and Sales, Hospitality, Tourism

Does the project includes an activity which would make it ineligible?

No

If yes, please explain:

## Section 8: Climate change and natural hazards

Will the project be affected by climate change and natural hazards?

No

If yes, please explain:

## Section 9: Track record

Please add a summary of all compliance and/or enforcement actions taken against the applicant by any entity with enforcement powers under the Acts referred to in the Bill, and the outcome of those actions.

Please write your answer here:

Nil to report

Load your file here:

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## Declaration

Do you acknowledge your submission will be published on [environment.govt.nz](https://environment.govt.nz) if required

Yes

By typing your name in the field below you are electronically signing this application form and certifying the information given in this application is true and correct.

Please write your name here:

Phyllippa H C Sidey

Important notes