

Gore District Council Decisions



NOTIFICATION UNDER s95A AND s95B AND DETERMINATION UNDER s104

Resource Management Act 1991

Application reference	LU 2017.269.6
Applicant	Mataura Valley Milk Ltd.
Proposal	Application under Section 127 of the Resource Management Act 1991 (RMA) to amend Condition 1 of LU2017/269 to construct an additional milk storage silo that is 18.5m high.
Location	19 Ballast Road, Gore
Legal Description	Lot 1DP 410144, Lot 2 DP 410144 and Lot 1 DP 302422 and Part Section 8-9 Block XXVI Town of East Gore and Section 10 Block XXI Town of East Gore and Part Section 11 Block XXVI Town of East Gore, Lot 3 DP 410144, Lot 2 DP 302422 and Part Section 12 Block XXVI Town of East Gore, Allotment 9-10 DP 190, Section 31 Block V Waikaka Survey District, Section 7 Block XXVII Town of East Gore, Lot 11 and Part Lot 14-16 DP 190, Part Section 13-125 Block XXVI Town of East Gore
Activity Status	Discretionary
Decision Date	21 August 2023

SUMMARY OF DECISIONS

1. Pursuant to sections 95A-95F of the Resource Management Act 1991 (**RMA**) the application will be processed on a **non-notified** basis given the findings of Section 5 of the Section 95A and 95B report. This decision is made by Werner Murray, on 21 August 2023 under delegated authority pursuant to Section 34A of the RMA.
2. Pursuant to Section 104 and Section 104B of the RMA, consent is **GRANTED**. An updated set of conditions of LU 2017/269 is provided in Appendix 1 of this decision. This consent can only be implemented if the conditions in this report are complied with by the consent holder. The decision to grant consent was considered by Werner Murray, under delegated authority pursuant to Section 34A of the RMA.

1. THE PROPOSAL

Consent is sought to change Condition 1 of land use consent LU 2017/269 (as varied by LU 2017/269/1/2/3/4/5), which authorises the establishment and operation of a milk processing plant, commonly known as Mataura Valley Milk Ltd (MVM).

LU 2017/269 was granted on the 23 March 2017 and provided for the establishment and operation of a milk treatment plant and ancillary offices, wastewater treatment, stormwater detention pond and associated earthworks. The original consent provided for the construction of a dryer tower, boiler stack, boiler building and bag house, resulting in buildings to be over the maximum height of 15m for the Industrial zone.

Since this consent decision was issued subsequent variations by the Applicant, being Mataura Valley Milk Ltd. has been applied to allow amendments to the original consent. The following variations to LU 2017/269 have been granted:

- On 28 July 2017, approval was granted to amend Condition 11 to alter the colour of the roof and skirting of the dryer tower.
- On the 12 October 2017, approval was granted to vary Condition 7 to grant an extension of time to submit the landscape plan and for it to be carried out in stages.
- On the 27 October 2017, approval was granted to vary Condition 11 to amend the approved colours and finishes on part of the boiler building.
- On the 11 July 2018 approval was granted to amend the site plan to provide for a concreted container laydown area, south of the Dry Store and to amend the concept landscape plan to reflect evolving landscaping occurring on the site.
- On 12 June 2019, approval was granted to amend Condition 1 to allow for additional silo capacity at the existing processing plant and construction of a tanker reception bay and associated site services.

The Applicant now proposes a variation seeking to authorise a change to Condition 1 of LU 2017/269 to allow for an additional silo to be established along with associated services and building works.

Mataura Valley Milk Ltd. is proposing to add an 18.5m high silo which is to be used to hold a volume of 250m³ raw milk. This is required to enable the factory to segregate the A1 protein milk and the A1 protein free milk (A2 milk) for processing.

The silo will be located east of three existing 250m³ silos, all 18.5m high, currently used for storing raw milk product. This will be located in the middle of the site, by the processing plant and other surrounding existing structures.

Introduction of an additional raw milk storage silo will not increase the volume of milk processed by the Site each day and thus will not have a material effect on aspects such as traffic movements or potential noise emissions further to the activities currently authorised by Land Use Consent LU 2017/269/5.

The applicant seeks to change Condition 1 of LU 2017/269, as follows (amendments are shown in **bold and underlined** and deleted wording denoted by ~~strikethrough~~ text):

The proposal shall be undertaken in general accordance with all of the below in total:-

- a. The original resource consent application LU 2017/269 dated 2 February 2017, and
- b. further information received 16 March 2017 and site plan MVM – P260 revision 1 dated 16 January 2017 and
- c. the subsequent Milk Treatment Upgrade General Arrangement Plans MVM – SK – 050 Revision A dated the 8 April 2019 and,
- d. General Arrangement – 250m³ raw milk silo #1 –M1TK0100 Drg No. 18604 Revision B dated 16 March 2017, and
- e. General Arrangement – 100m³ pasteurised cream silo #1 – Dwg.No. 17502 Revision D dated 21st of January 2015, and
- f. Milk reception & tanker bay general arrangement Dwg.No. 20336 (9.05-01) Revision C, dated 23rd of December 2016, **and**
- g. **The application submitted on the 31 July 2023 for the construction of a new 250m³ milk silo and the following plans:**
 - i. **'Raw Milk Silo #4' Site plan, Rev A, dated 26-06-23, prepared by GEA New Zealand**
 - ii. **'General Arrangement Equipment Elevation' Rev 3, dated 2023-07-13, prepared by GEA New Zealand**

No other change to the proposal consented under LU 2017/269 is sought. Appendix 1 of this report outlines the full revised consent conditions for LU 2017/269.

2. SITE DESCRIPTION

The subject site is located at 19 Ballast Road, access to the carpark and industrial building is from Pease Street. Overall, the site area is approximately 26.21 hectares, with 6.12 hectares being located in the Industrial zone and the remaining 20.1 hectares in the Rural zone. The main bulk of the processing plant is located within the Industrial zone which includes all the larger plant buildings.

The proposed silo location is amongst the main plant buildings, alongside three existing 18.5m in height silos utilised for storing raw milk product. The subject site also comprises of the dryer tower, the largest structure on the site which is in total 44m in height; the boiler building which is 21.3m in height and the bag house that is 18.5m in height.

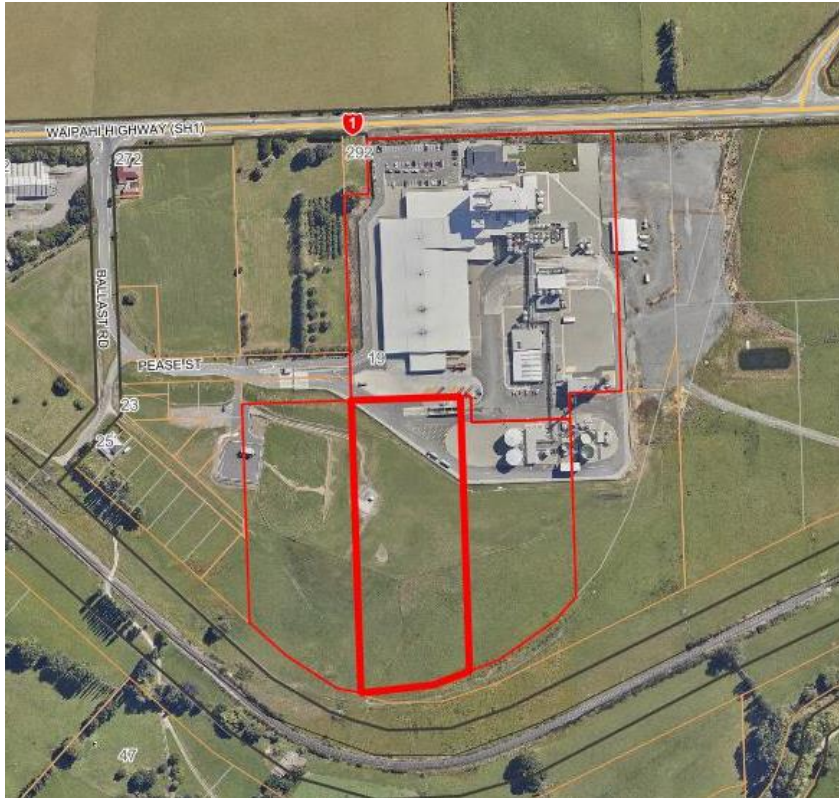


Figure 1: Subject site outlined in red (Source: Intramaps).

3. ACTIVITY STATUS

3.1 Resource Management Act 1991

It is proposed to change condition 1 of the land use consent LU 2017/269.

A **discretionary** activity consent pursuant to section 127(3)(a) of the RMA, which deems any application to change or cancel consent conditions to be a discretionary activity.

4. NOTIFICATION ASSESSMENT

Sections 95A – 95F (inclusive) of the Resource Management Act 1991 ('RMA') set out the steps the Council is required to take in determining whether or not to publicly notify an application or notify on a limited basis.

4.1 Public notification – Section 95A

In accordance with section 95A, the following steps have been followed to determine whether to publicly notify the resource consent application:

Step 1 – Mandatory public notification

Mandatory public notification, is not required because:

- The applicant has not requested public notification.

- Public notification is not required as a result of a refusal by the applicant to provide further information or refusal of the commissioning of a report under section 92(2)(b) of the RMA.
- The application does not involve exchange to recreational reserve land under section 15AA of the Reserves Act 1977.

Step 2 – Public notification is precluded

Public notification is not precluded as follows:

- There are not rules in a plan or National Environmental Standard that preclude notification.
- The application is not:
 - a controlled activity; or
 - a boundary activity as defined by section 87AAB that is restricted discretionary, discretionary or non-complying.

Step 3 – Public notification is required in certain circumstances

- There are no rules in a plan or National Environmental Standard that require notification.
- A consent authority must publicly notify an application if notification is not precluded by Step 2 and the consent authority decides, in accordance with s95D, that the proposed activity will have or is likely to have adverse effects on the environment that are more than minor. An assessment in this respect is undertaken as follows:

The following effects must be disregarded:

- Effects on the owners or occupiers of land on which the activity will occur and on adjacent land.
- Trade competition and the effects of trade competition.
- Any persons that have provided their written approval and as such adverse effects on these parties have been disregarded.

The following effects may be disregarded:

- An adverse effect of the activity if a rule or national environmental standard permits an activity with that effect – referred to as the “permitted baseline”. The relevance of a permitted baseline to this application is as follows:

Permitted Baseline

The consent authority **may** disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect. In this case, as any change of conditions is a discretionary activity, there is not considered to be any relevant permitted baseline.

The applicant has provided an assessment of effects on the environment within section 6 of the AEE, Assessment of Actual and Potential Effects, prepared by Renee Murrell of WM

Environmental, attached at Appendix C. This assessment is adopted for the purpose of this decision with the following summary added for clarity.

Character and Amenity

“The additional raw milk silo will be 18.5m in height, which exceeds the permitted height in the Industrial Zone of 15m. However, it is less than half the height of the existing dryer tower (44m). It will be placed alongside an existing 18.5m tall silo that was approved under an amendment application on the 12th June 2019 and will therefore be unnoticeable from most angles due to the existing structures and placement between the boiler housing (21.3m) and the dryer building. An industrial setting where tall silos and pipework are already well established will significantly mask the addition of one slightly taller silo among similar structures as shown in Figure 2 and Figure 3.”

Due to the well-established industrial activity occurring at the site, located in the Industrial zone, the addition of one silo is considered to have no more than minor effects on the character and amenity of the environment.

Noise

The silo is located in the middle of existing structures, within the industrial zone.

The “Introduction of an additional raw milk storage silo will not increase the volume of milk processed by the Site each day and thus will not have a material effect on aspects such as traffic movements or potential noise emissions further to the activities currently authorised by Land Use Consent LU 2017/269/5. Similarly, the proposed equipment will not alter the noise profile for the site as it does not involve any machinery or equipment (e.g. pumps) that do not already operate there.”

Overall it is considered that the potential adverse effects from noise will be no more than minor when compared with the existing environment.

Traffic

The proposed additional silo is not expected to result in an increase in truck movements from the site, as it is required to segregate the A1 protein milk and A1 protein free milk (A2) from each other. The additional silo will allow for this to occur.

The application notes that “the current Consent does not specify the number of tanker movements permitted per day, however Condition 5 of the Consent states “*Should the number of tanker movements to the site increase above 18 over a 24 hour period the consent holder shall notify the Gore District Council within seven working days and undertake further noise monitoring in accordance with the provisions of the condition above*”.

The Applicant is therefore aware of its responsibilities to undertake additional noise monitoring as specified in the conditions. The proposal will not trigger this condition.

Based on the above, adverse effects from traffic are considered to be no more than minor.

Conclusion: Effects On The Environment

On the basis of the above assessment, in terms of s95D, it is assessed that the proposed activity

will not have adverse effects on the environment that are more than minor.

Step 4 – Public Notification in Special circumstances

- There are no special circumstances that warrant public notification.

4.2 Limited notification – Section 95B

In accordance with section 95B, the following steps have been followed to determine whether to give limited notification of the application:

Step 1 – Certain affected groups or persons must be notified

- There are no protected customary rights groups or customary marine title groups affected by the proposed.
- The proposal is not on or adjacent to, and will not affect, land that is the subject of a statutory acknowledgment.

Step 2 – Limited notification precluded

- The activity is not subject to a rule or National Environmental Standard that precludes limited notification.
- The application is not for a controlled activity (other than for a subdivision of land) under a district plan.

Step 3 – Certain other affected persons must be notified

- Under Step 3, if the proposal is a boundary activity, only the owner/occupier of the infringed boundary can be considered. The activity is not a boundary activity.
- For any other activity, a consent authority must notify an application on any person, if notification is not precluded by Step 2, and the consent authority decides, in accordance with s95E, that the proposed activity will have or is likely to have adverse effects on that person that are minor or more than minor.

An assessment in this respect is therefore undertaken as follows:

Considerations in assessing adverse effects on persons under s95E

- a) The consent authority **may** disregard an adverse effect of the activity on a person if a rule or national environmental standard permits an activity with that effect (a “permitted baseline”). The relevance of the permitted baseline to this application is outlined in the above s95D assessment of environment effects.
- b) The consent authority **must** disregard an adverse effect of the activity on the person if the effect does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion; and
- c) The consent authority **must** have regard to every relevant statutory acknowledgement specified in Schedule 11.

- d) The consent authority **must** disregard effects on those parties who have provided written approval.

Assessment: Effects on Persons

Taking into account the exclusions in sections 95E, the following outlines an assessment as to whether the activity will have or is likely to have adverse effects on persons that are minor or more than minor.

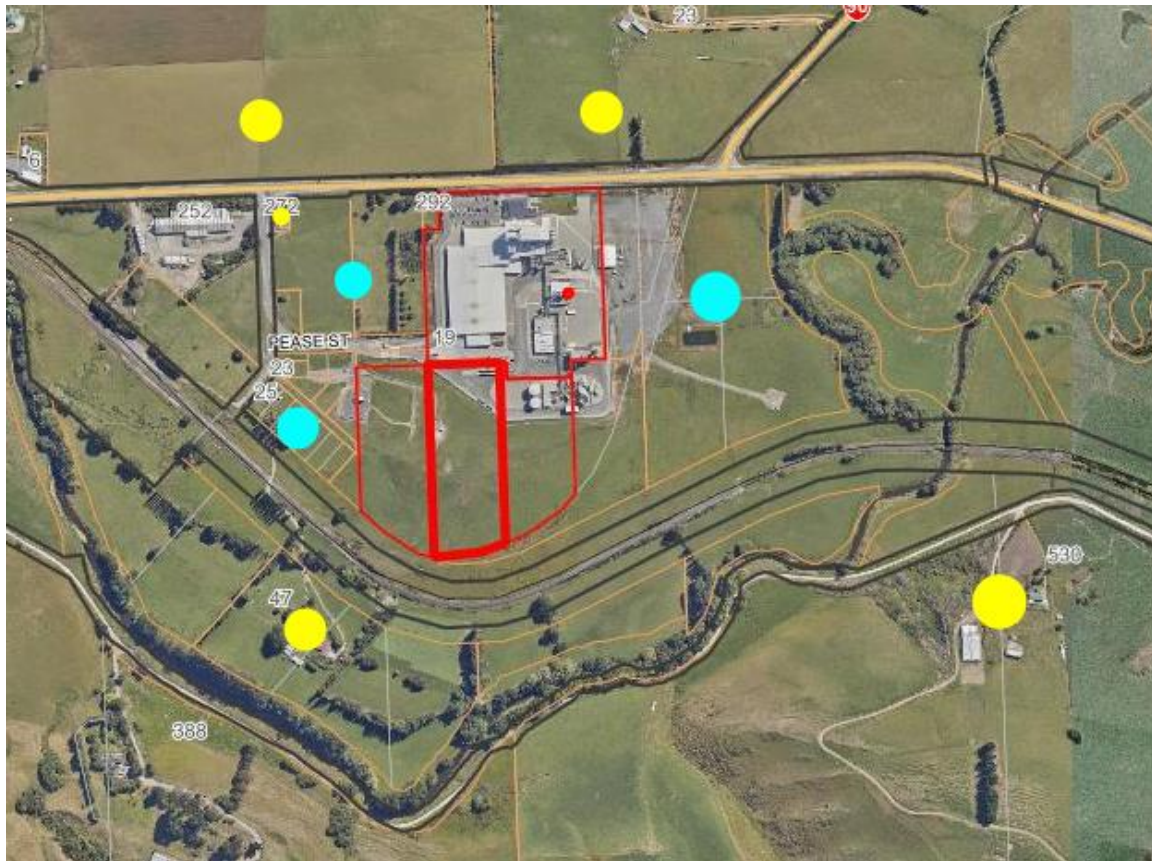


Figure 2: Subject site outlined in red, and blue dots indicate land owned by MVM. Yellow dots indicate neighbouring properties.

It is necessary to have regard to those persons considered in the original decision. The original application was issued without public notification.

47 and 536 MacGibbon Road

These two properties are rural sites with residential dwellings located south of the subject site. The subject site is separated by the railway line and the Waikaka Stream, which provides separation distance as well as a buffer to the industrial site. The proposed silo is proposed to be built at the red dot identified in figure 2. This is located in the middle of the existing built factory area. The subject site is within an industrial zone, as such the appearance of infrastructure such as the silo is in keeping with the character of the zone.

The presence of tall buildings is well-established at the subject site. Further, due to the distance from the subject site, the proposed silo being 18.5m tall will not result in minor, or more than minor effects on the owners and occupiers of these properties.

10 McKinnon Road and 23 Waikaka Valley Highway

These two properties consist of vacant rural land and residential dwellings. These residential dwellings are located north of the subject site.

Located between the subject site and these two properties is State Highway 1. This creates a separation barrier between the subject site and the neighbouring properties. In addition, the subject site has various vegetation planted around the north boundary to mitigate the visual impacts. Existing landscaping and the location of the silo, behind the 44m tall drying tower, mitigates the visual effect of the 18.5m structure.

Due to the proposed 18.5m tall silo being located behind the existing drying tower, it will be absorbed by the existing structures on site. Adverse effects on the owners and occupiers of these properties will be less than minor.

272 Waipahi Highway

This property contains a residential dwelling that is located west of the subject site. Located between this property and the subject site is vacant paddocks in the industrial zone.

The proposed silo is being built on the east side of the subject site, behind the drying tower, creating a separation barrier between the subject site and this neighbouring property. The existing presence of tall buildings is well-established at the subject site. The proposed 18.5m tall silo will not result in minor, or more than minor adverse effects on the owner and occupier of this property.

Conclusions: Effects on Persons

In terms of section 95E of the RMA, and on the basis of the above assessment, no person is considered to be adversely affected.

Step 4 – Special Circumstances for Limited Notification

- There are no special circumstances that warrant limited notification of the application.

5. DECISION PURSUANT TO S95A AND S95B OF THE RMA

For the reasons set out above, under s95A and s95B of the RMA, the application is to be processed on a non-notified basis.

6. SECTION 104 ASSESSMENT

6.1 Matters for consideration

This application must be considered in terms of Section 104 of the RMA.

Subject to Part 2 of the RMA, Section 104 sets out those matters to be considered by the consent authority when considering a resource consent application. Considerations of relevance to this application are:

- (a) *any actual and potential effects on the environment of allowing the activity; and*
- (ab) *any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity; and*
- (b) *any relevant provisions of:*
 - (i) *A national environmental standard;*
 - (ii) *other regulations;*
 - (iii) *a national policy statement;*
 - (iv) *a New Zealand coastal policy statement;*
 - (v) *a regional policy statement or proposed regional policy statement;*
 - (vi) *a plan or proposed plan; and*
- (c) *any other matter the consent authority considers relevant and reasonably necessary to determine the application.*

6.2 Effects on the Environment

Actual and potential effects on the environment have been outlined in the section 95 report. Conditions of consent can be imposed under s108 of the RMA as required to avoid, remedy or mitigate adverse effects.

6.3 Relevant Provisions

District Plan

The relevant operative objectives and policies are contained within Chapter 3 – Land Use Activities – A Framework of the District Plan.

Objectives

- (1) *Maintain and enhance the amenity values of the various localities within the District whilst respecting the different values and characteristics that exist within each area.*
- (2) *Ensure that the effects of land use activities do not adversely affect the quality of the environment and are compatible with the characteristics and amenity values of each locality.*

Policies

- (1) *Establish zones that reflect the characteristics and amenity values of the area.*
- (2) *Control the adverse effects of land use activities on the environment.*
- (12) *Require any adverse effects of land use activities upon infrastructure to be rectified.*

The addition of the silo will not adversely affect the characteristics and the amenity values of the industrial area given the existing height of the structures on site.

7. PART 2 OF THE RMA

The purpose of the RMA is to promote the sustainable management of natural and physical resources.

The purpose of the RMA is to promote the sustainable management of natural and physical resources. The proposal will enable the continued land use consent on site and promote the sustainable management of natural and physical resources.

Overall, the proposal is considered to meet the purpose and principles of the RMA.

8. DECISION ON RESOURCE CONSENT

Pursuant to Section 104B of the RMA, consent is **granted** for the application by Mataura Valley Milk Ltd. to change Condition 1 of LU 2017/269 to construct an additional 250m³ milk storage silo that is 18.5m high as follows (deleted text struck-through, added text **bold** and **underlined**):

The proposal shall be undertaken in general accordance with all of the below in total:-

- a. The original resource consent application LU 2017/269 dated 2 February 2017, and
- b. further information received 16 March 2017 and site plan MVM – P260 revision 1 dated 16 January 2017 and
- c. the subsequent Milk Treatment Upgrade General Arrangement Plans MVM – SK – 050 Revision A dated the 8 April 2019 and,
- d. General Arrangement – 250m³ raw milk silo #1 –M1TK0100 Drg No. 18604 Revision B dated 16 March 2017, and
- e. General Arrangement – 100m³ pasteurised cream silo #1 – Dwg.No. 17502 Revision D dated 21st of January 2015, and
- f. Milk reception & tanker bay general arrangement Dwg.No. 20336 (9.05-01) Revision C, dated 23rd of December 2016, **and**
- g. **The application submitted on the 31 July 2023 for the construction of a new 250m³ milk silo and the following plans:**
 - i. **'Raw Milk Silo #4' Site plan, Rev A, dated 26-06-23, prepared by GEA New Zealand**
 - ii. **'General Arrangement Equipment Elevation' Rev 3, dated 2023-07-13, prepared by GEA New Zealand**

Advice Notes:

All other conditions of consent LU 2017/269, as varied by LU 2017/269/2/3/4/5 shall continue to apply.

Administrative Matters

The costs of processing the application are currently being assessed and you will be advised under separate cover whether further costs have been incurred.

The Council will contact you in due course to arrange the required monitoring. The Monitoring Officers time will be charged to the consent holder. It is suggested that you contact the Council if you intend to delay implementation of this consent or if all conditions have been met.

This resource consent is not a building consent granted under the Building Act 2004. A building consent must be obtained before construction can begin.

This resource consent must be exercised within five years from the date of this decision subject to the provisions of section 125 of the RMA.

If you have any enquiries, please contact the duty planner on phone (03) 209 0330 or email planning@goredc.govt.nz.

Prepared by



Bridget Sim
Graduate Planner

Decision made by



Werner Murray
Delegate

Appendix A: Updated Consent Conditions LU 2017/269

Appendix B: Approved Amendment Plans

Appendix C: Applicant's AEE

APPENDIX A – Updated Consent Conditions of LU 2017/269/5

GENERAL CONDITIONS OF CONSENT:

- 1 The proposal shall be undertaken in general accordance with all of the below in total:-
 - a. The original resource consent application LU 2017/269 dated 2 February 2017, and
 - b. Further information received 16 March 2017 and site plan MVM – P260 revision 1 dated 16 January 2017, and
 - c. The subsequent Milk Treatment Upgrade General Arrangement plans MVM – SK-050 Revision A dated the 8 April, 2019, and
 - d. General Arrangement – 250m³ raw milk silo #1 –M1TK0100 Drg No. 18604 Revision B dated 16 March 2017, and
 - e. General Arrangement – 100m³ pasteurised cream silo #1 – Dwg. No. 17502 Revision D dated 21 January 2015
 - f. Milk Reception & Tanker Bay General Arrangement Dwg. No. 20336 (9.05-01) Revision C, dated 23 December 2016, **and**
 - g. **The application submitted on the 31 July 2023 for the construction of a new 250m³ milk silo and the following plans:**
 - i. **'Raw Milk Silo #4 Site plan' Rev A, dated 26-06-23, prepared by GEA New Zealand-**
 - ii. **'General Arrangement Equipment Elevation' Rev 3, dated 2023-07-13, prepared by GEA New Zealand**
1. The consent holder shall provide the Gore District Council with a copy of HZNO certification required for the storage of hazardous substance upon receipt of that certificate.
2. The consent hold shall submit a Spill Management Plan to the Gore District Council within one year from the date of this decision or prior to the operation of the milk plant, whichever is earlier. The plan must:
 - a. Detail the protocol for dealing with onsite chemical spills, including the procedure for shutting down the stormwater detention pond,
 - b. Show the location of chemicals storage on site,
 - c. Show the location of a chemical spill kit which shall be stored on site at all times.
3. The consent holder shall engage a suitably qualified person to carry out noise monitoring during the first 12 months of the operation of the site.

- a. This shall be undertaken at night during peak production season being October to December,
 - b. Taken at no less than four key locations around the production site,
 - c. Undertaken in accordance with the New Zealand Standards Acoustic – measurement of environmental sound and assessed in accordance with the NZS 6802:2008 acoustic environmental noise,
 - d. A report summarising the results of the monitoring must be prepared and submitted to the Gore District Council within one month of the measurements.
4. Should the number of tanker movements to the site increase above 18 over a 24 hour period the consent holder shall notify the Gore District Council within seven working days and undertake further noise monitoring in accordance with the provisions of the condition above.
 5. No tonal reversing alarms shall be used on any mobile plant on site.
 6. The consent holder shall submit a final landscape plan in general accordance with the concept plan to the Gore District Council for approval. The plans shall show the areas to be planted, species of plants, any existing vegetation to be removed and time frame for the planting. The plans shall be submitted in stages shown on plan “Mataura Valley Milk Ltd – Landscape planning stages dated 12 September 2017, by the following timeframes:
 - a. Stage 1 by the 30 November 2017,
 - b. Stage 2 by 9 February 2018,
 - c. Stage 3 by 31 March 2018.
 7. The consent holder shall upgrade the Ballast Road and Pease Street intersection to a heavy duty commercial access prior to the operation of the milk plant. The final design shall be submitted to the Gore District Council’s Roading Manager for approval.
 8. The consent holder shall ensure that mud or debris is not tracked from the site onto Ballast Road. Should this occur the consent holder shall have this cleaned within 48 hours of notification.
 9. The consent holder shall ensure that all measures are in place to ensure that this development does not give rise to dust outside the site boundary and the boundary of Pease Street.
 10. The colour palette submitted shall be adhered to with the exception of the boiler building which shall be in accordance with application LU 2017/269 Part 3 and with the exception of the dryer tower which shall have a light reflectivity value of no more than 55 % including two vertical or horizontal strips of contrasting colours, unless approved otherwise by the Gore District Council.
 11. The consent holder shall keep a register of complaints which shall be made available to the Gore District Council upon request.
 12. The consent holder shall be required to pay a development contribution not exceeding 0.5% of the cost of the development. The value of the contribution shall be determined

during the building consent process based on the policies for financial contributions set out in the District Plan.

13. The consent holder shall pay a financial contribution for upgrading or constructing any traffic or pedestrian routes required as a result of the development. This payment will be made prior to the lodging of the final building consent relating to the development.
14. Pursuant to section 128 of the Resource Management Act 1991 the Council may review any condition of this consent.

APPENDIX B – Approved Plans

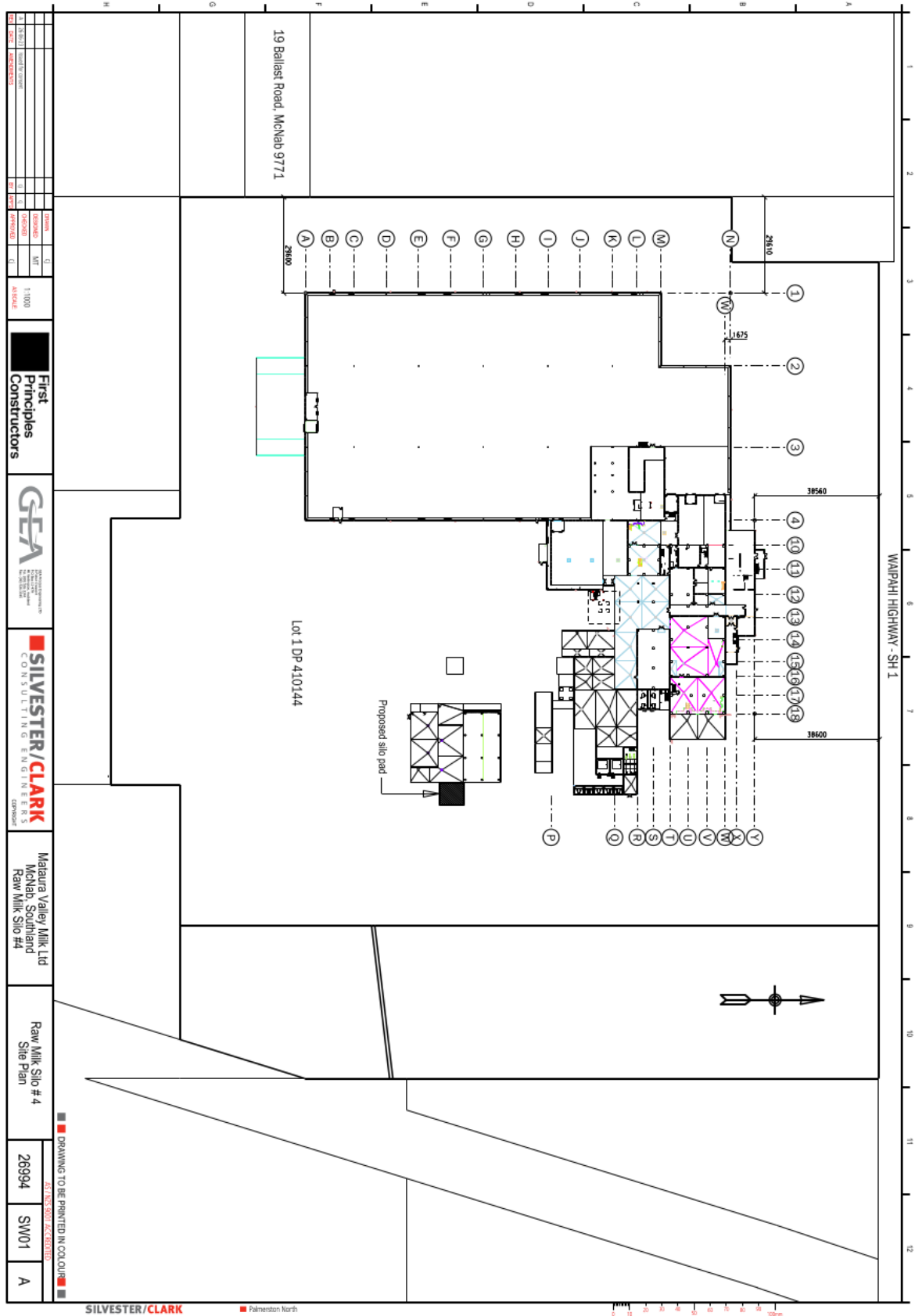
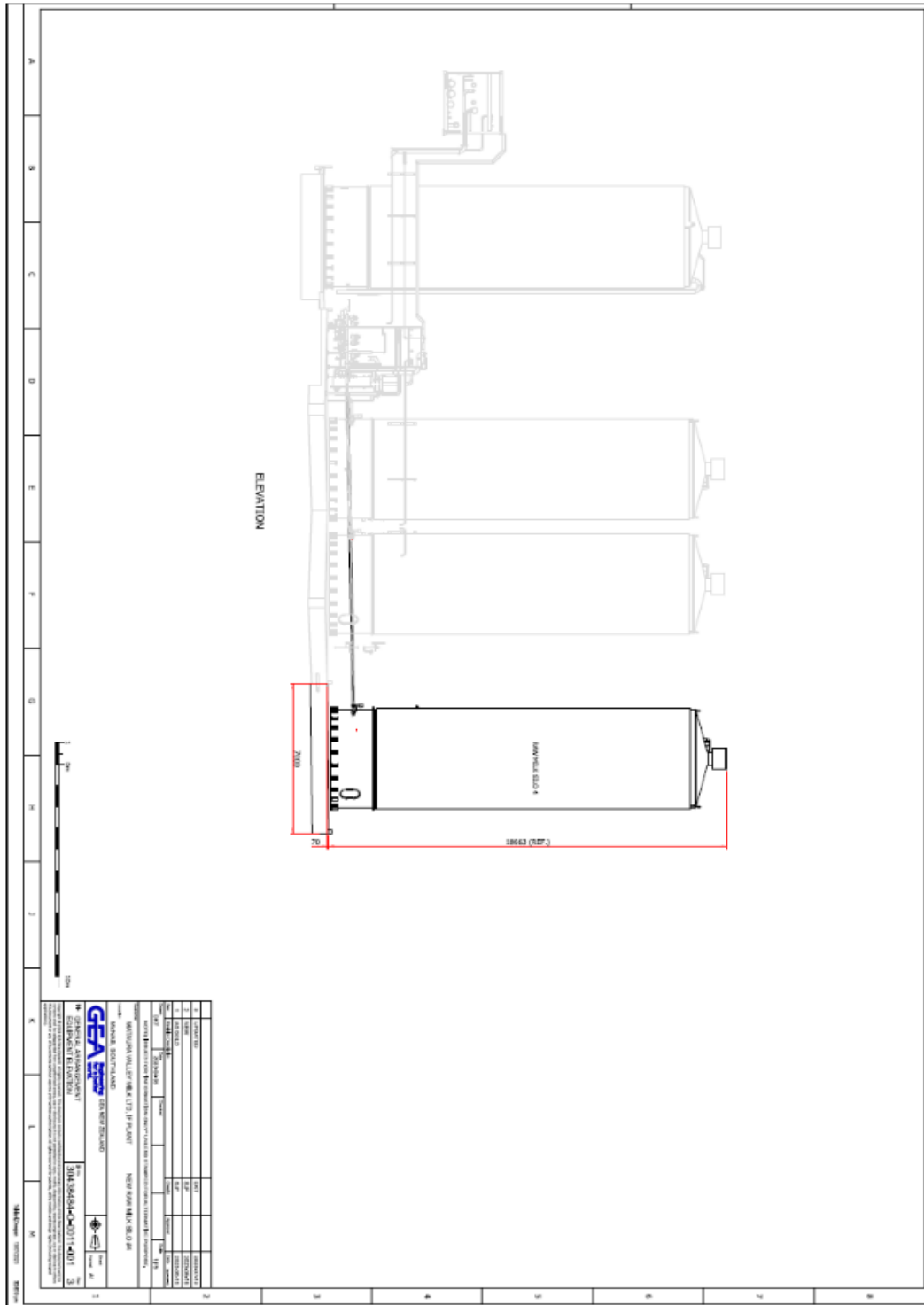




Figure 1: Mataura Valley Milk Limited Site Boundary Map



APPENDIX C – AEE

6 ASSESSMENT OF ACTUAL AND POTENTIAL EFFECTS

The primary effects to be considered are those on visual and amenity values. There are also positive effects, namely, the ability for Mataura Valley Milk to provide better financial returns to its suppliers and the local community by ensuring that premium returns for A1 protein free (A2 milk) is able to be achieved via segregation of the two milk streams. These positive effects are noted but the focus below is on the potential adverse effects.

Effects on Visual and Amenity Values

The additional raw milk silo will be 18.5m in height, which exceeds the permitted height in the Industrial Zone of 15m. However, it is less than half the height of the existing dryer tower (44m). It will be placed alongside an existing 18.5m tall silo that was approved under an amendment application on the 12th June 2019 and will therefore be unnoticeable from most angles due to the existing structures and placement between the boiler housing (21.3m) and the dryer building. An industrial setting where tall silos and pipework are already well established will significantly mask the addition of one slightly taller silo among similar structures as shown in Figure 2 and Figure 3. Accordingly, it is considered that the effects of visual and amenity values will be less than minor in this instance.



Figure 2: Current view from Northeast side of Plant



Figure 3: View from Northeast with additional silo

Noise

The additional development is to be located within the Industrial Zone rather than the adjoining Rural Zone, with the former zoning recognising that there will be a level of noise emissions typical of industrial activities. Land Use Consent LU 2017/269/5 includes provisions for noise monitoring and management which are observed by the Applicant.

As noted previously, introduction of an additional raw milk storage silo will not increase the volume of milk processed by the Site each day and thus will not have a material effect on aspects such as traffic movements or potential noise emissions further to the activities currently authorised by Land Use Consent LU 2017/269/5. Similarly, the proposed equipment will not alter the noise profile for the site as it does not involve any machinery or equipment (e.g. pumps) that do not already operate there.

Transport Movements

The current Consent does not specify the number of tanker movements permitted per day, however Condition 5 of the Consent states "Should the number of tanker movements to the site increase above 18 over a 24 hour period the consent holder shall notify the Gore District Council within seven working days and undertake further noise monitoring in accordance with the provisions of the condition above".

It is anticipated that with the current recruitment drive for additional farms that there will be an increase in tanker movements in the F24 processing year which will trigger the requirement for Condition 5 to be implemented. However, this additional milk silo is not due to a current increase in milk production but rather is due to the requirement to segregate A1 protein milk and A1 protein free milk (A2).

The Applicant is aware of its responsibilities to undertake additional noise monitoring as specified in the conditions.

At this stage there is no change in the effects associated with traffic movements due to the addition of the raw milk silo and therefore potential effects are assessed as no more than minor.

Other Effects

No other effects relating to the additional raw milk silo are identified. Provisions for an increase of tanker movements is covered under condition 5, although this is not directly associated with the proposed raw milk silo as described above, and there are no changes proposed with respects to the number of staff on site, emissions to air or odour emissions.

Conclusion

On the basis of the above assessment, the overall effect of the proposed additional raw milk silo at this location is considered to be less than minor.