



AGRIGHT

PROPOSED WANI RD CHICKEN BROILER FARMS CONSULTATION INFORMATION

INTRODUCTION

Agright New Zealand OpCo1 Limited ("Agright") is in the process of acquiring 780 and 874 Wani Road Paeroa. These properties currently comprise two separate dairy farms totalling approximately 250 hectares (Figure 1). The intention of the farm acquisitions is to use a portion of each to establish and operate a chicken broiler farm (i.e. two broiler farms are proposed in total – one on the North Farm and one on the South Farm). The balance of each farm property will continue to be used for dairy farming and/or cut and carry pasture production.

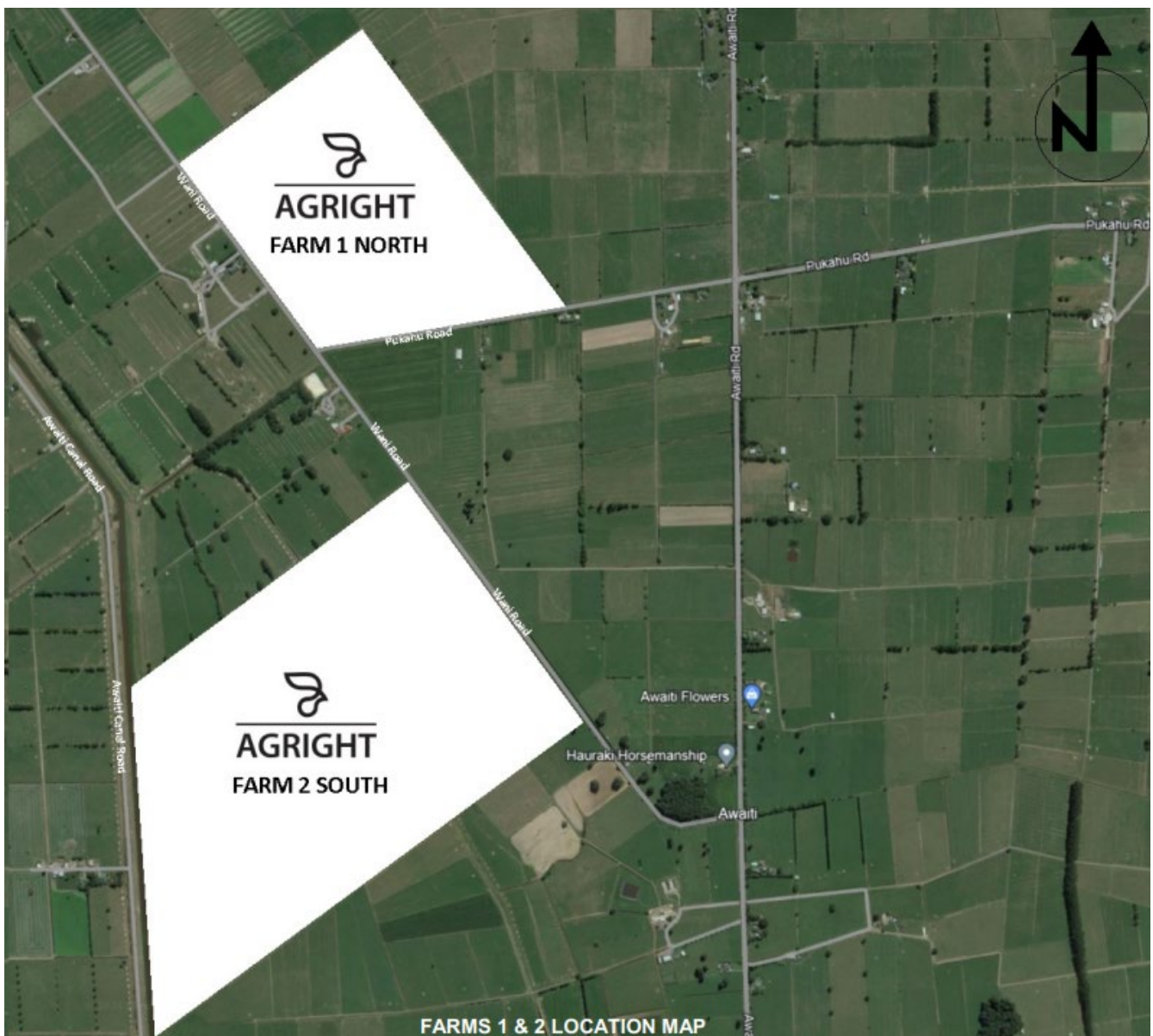


Figure 1: Location of Agright's Farms

Each of the two chicken broiler farms will comprise approximately 8.0 ha of poultry sheds, free-range area, supporting buildings and other hardstand areas. Three additional farm staff dwellings are also proposed as part of the farms' development (more details provided below).

CHICKEN MEAT FARMING IN NEW ZEALAND

Chicken is a popular source of protein in New Zealand and is widely consumed by the population. New Zealand produces all of its chicken meat domestically and has strict biosecurity processes to ensure that no uncooked chicken products are imported into the country. The domestic production of chicken meat supports the country's food security and self-sufficiency and plays a crucial role in meeting the dietary preferences and nutritional needs of New Zealanders.

As well as being an important part of the everyday lives of New Zealanders, poultry products are also an important part of New Zealand's regional and national economy. While chicken meat production in New Zealand is smaller in scale compared to industries like dairy, it has been steadily growing over the years. In 2021, New Zealanders consumed 43 kg of chicken per capita¹, and poultry meat exports accounted for \$47.3 million in trade revenue². Approximately 3,500 people across 180 farms are employed directly in the poultry industry³.

AGRIGHT

Agright is a leading, innovative and socially conscious poultry grower operating in New Zealand and Australia that takes great pride in its animal welfare and environmental practices. Agright's New Zealand operations include:

- The Wardville Farm at 1305 Alexandra Road - comprising 6 free range chicken growing sheds constructed in 2020; and
- The Rakaia Farm at 1347 Rakaia Highway near Ashburton comprising 8 free range sheds with consent to expand to 16 (currently under construction).

PURPOSE

This document presents a high-level summary of the Wani Road Chicken Broiler Farm Proposal (**the Project**) and its associated environmental effects. The information presented is intended to provide neighbours and other stakeholders an appreciation of what is being proposed and also how it might affect them and the surrounding environment.

The objective of this document is to initiate consultation between Agright and the local community and other stakeholders, and in turn, to solicit the community's feedback on it.

It is Agright's intention that consultation be ongoing and undertaken in good faith. Agright commits to retaining an open mind to any feedback it receives and will commit to considering practicable mitigation initiatives that might result in improved outcome for neighbours and other stakeholders.

THE PROPOSAL

The chicken farm proposal includes:

- The construction, operation and maintenance of two chicken broiler farms with each farm comprising:
 - six indoor chicken housing sheds, each measuring approximately 168m in length, 16.0m in width and 4.5m in height;
 - chicken free range areas located adjacent to each side of each shed;
 - a shed heating system using LPG fired heaters;
 - roof chimney ventilation fans and end wall mounted ventilation fans;
 - a diesel fired emergency generator;
 - above-ground LPG storage;
 - chicken feed silos;
 - an amenity building including a control room, office / smoko room and amenities (toilet and shower);
 - a farm machinery shed;
 - on-site domestic wastewater treatment and disposal facilities; and
 - shed wash water effluent storage tanks and land disposal fields; and

¹ The Poultry Industry Association of New Zealand "NZ chicken meat and poultry production and consumption show continuing increases" <www.pianz.org.nz>.

² OEC "Poultry Meat in New Zealand" <www.oec.world>.

³ The Poultry Industry Association of New Zealand "Industry Facts" <www.pianz.org.nz>.

- A new ground water supply well providing up to a 250,000 litres per day (with an annual usage of 40,000m³) of water for chicken drinking water supply and shed washdown; and
- 3 additional staff dwellings

The draft concept layout for Broiler Farms 1 (North) and 2 (South) are provided in Figures 2 and 3 respectively.

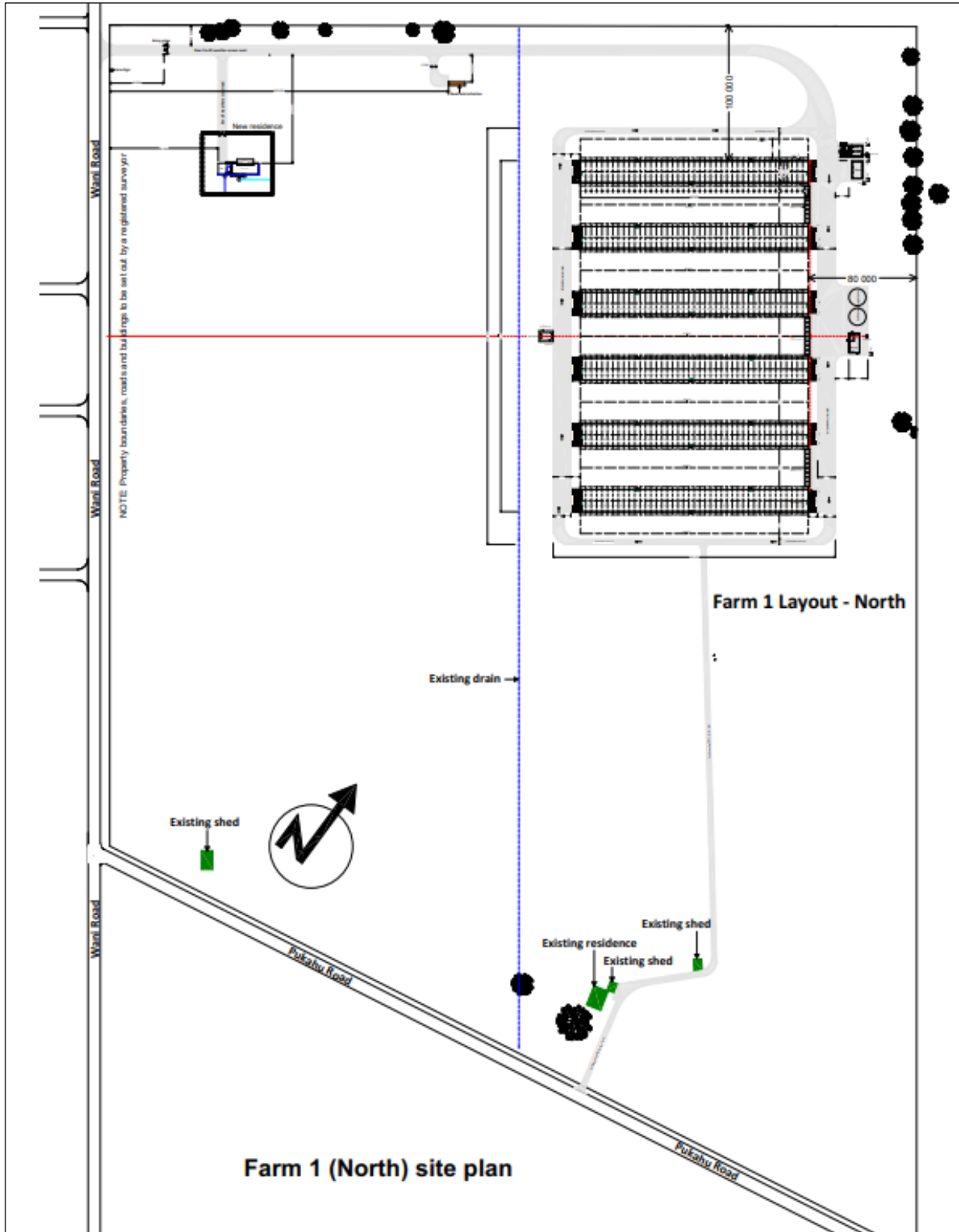


Figure 2: Farm 1 Site Plan (Preliminary)

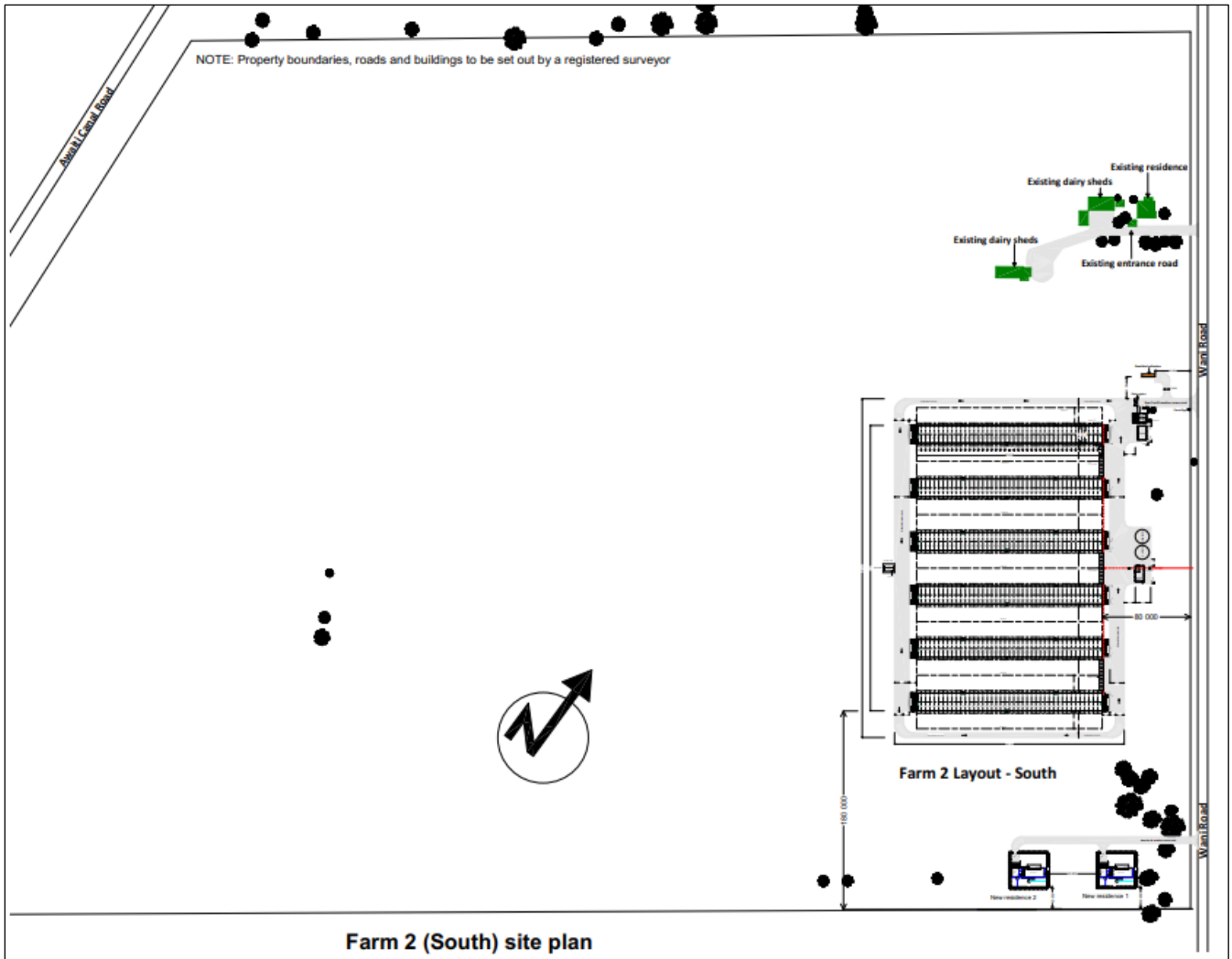


Figure 3: Farm 2 Site Plan (Preliminary)

CONSTRUCTION

Site construction will involve some earthworks which will require more fill than cut so that building platforms can be lifted slightly above existing ground levels to mitigate potential flooding impacts noting the areas are relatively low-lying.

Appropriate erosion and sediment controls will be implemented during all earth disturbance activities and accidental discovery protocols will be followed.

OPERATIONS

General

The poultry farm will be designed to cater for both barn and free-range operating modes. When in free-range mode, the sheds will be run in conjunction with an outside yard area which will be open to the birds during daylight hours.

The farms will be operated in accordance with specific Site Management Plans designed to minimise odour and other potential adverse effects. In addition to the SMPs, and various other legislative requirements, the farms will also comply with a Biosecurity Manual which prescribes the minimum standards provided for in the “Biosecurity for NZ Meat Chickens Growers” document produced by the Poultry Industry Association of New Zealand.

Chicken Growing

The operation will involve bringing chicks onto each broiler farm when they are one day old. All 6 sheds within a farm will be stocked at the same time over approximately one week. Stocking of the north farm is not anticipated to coincide with stocking of the southern farm.

The chicks are reared on a wood shavings litter base, fed pelletised food and supplied water via automatic feeding systems. Food is delivered to the site by trucks and stored on-site in silos. The loading and unloading of birds and shavings delivery will take place on concrete pads located at each end of the sheds, where the sheds are fitted with large barn doors.

The chickens are harvested between day 28 and 42 of the growing cycle. In general, half of the birds from each shed are removed at day 28 - 30 with the final harvest taking place at day 42 in the cycle depending on the end client requirements. Birds are removed by means of specialist transport trucks and equipment and taken to the processing factory. Typically, birds are removed from one shed at a time using procedures that minimises distress, injury and discomfort, in accordance with the industry's Code of Welfare.

Cleaning

Once all the chickens have been removed, the litter is removed from the floor of the sheds, pushed to the end of the shed. Air blowers are then used to remove residual dust from shed surfaces, equipment and fixtures to achieve thorough capture of litter and other solid material. The spent litter is then loaded directly onto a truck and trailer. Once the truck is full, it is sealed, and all litter is taken away for use as an organic fertiliser either off-site by a separate contractor or used directly elsewhere on the farm to supplement the dairy farm fertiliser application programme.

After the removal of litter, the internal areas of the sheds are washed down and sanitised. Wash water generated during shed cleaning will be collected in a wash water collection tank and irrigated over pasture within land disposal areas designated for each farm. Wash water volumes and contaminant loadings are minimised by using high pressure and low volume cleaning equipment such that the irrigated wash water complies with the Regional Council's permitted activity requirements.

After cleaning, the sheds are then stood down for up to 7 days, depending on the end client's requirements, before a new batch of chickens are brought onto the site. This results in approximately 6.5 cycles per year for barn raised and 7.0 cycles for free range operations.

Stormwater

Stormwater generated from shed roofs and hardstand areas will be directed to specially designed detention swale areas to promote ground soakage. Any residual flows during high rain events will be designed to overflow to the local drainage network. Overall, the stormwater design will achieve no net increase in current off-site stormwater flows.

ODOUR

Odours associated with the chicken growing process are minimised through a number of technological and operational processes. These include:

- Adoption of high-tech ventilation systems, managed through the use of advanced computer control systems, to ensure humidity levels in the sheds are maintained at optimum levels for the growing chickens. Maintaining ideal indoor climatic conditions is very important as this leads to lower animal stress, lower excretion rates and overall better litter quality with less odour;
- Roof-mounted fans and end fans provide primary ventilation and better outdoor dispersion of odour;
- Thorough cleaning of the sheds after each batch of birds and no reuse of litter;
- Fully self-contained feeding and watering systems that reduce spillage and, in turn, reduces likelihood of damp litter which can result in higher odour intensity; and
- Regular shed monitoring and visual checks including relocation of any bird mortalities to on-site freezers until off-site disposal.

To determine the odour effects of the proposal, Agright has engaged Pattle Delamore Partners Limited (PDP) to build a sophisticated air dispersion model (a CALPUFF Model) of the sites. The model conservatively predicts odour intensity associated with the chicken farming operation. PDP has produced some preliminary results of the "worst-case" odour concentrations. A graphical presentation of the combined odour concentration is presented in Figure 4. For context, the Ministry for the Environment's "Good Practice Guide for Managing and Assessing Odour" recommends an odour guideline of 5-10 OU for low sensitivity environments such as the rural environment at Wani Road.

As further context, PDP has advised of another existing chicken farm site where both modelled odour concentrations and field observations were made simultaneously. In this exercise, a modelled odour concentration of 5 OU corresponded with a “weak” odour when measured in the field.

Based on the atmospheric dispersion modelling results, which predict that odour concentrations are below the guideline value of 5 OU at neighbouring houses not owned by Agright (see yellow contour lines in Figure 4), and based on actual field observations made at other similar operating chicken farms, PDP concludes that it is highly unlikely that the site will result in any adverse off-site air quality effects.

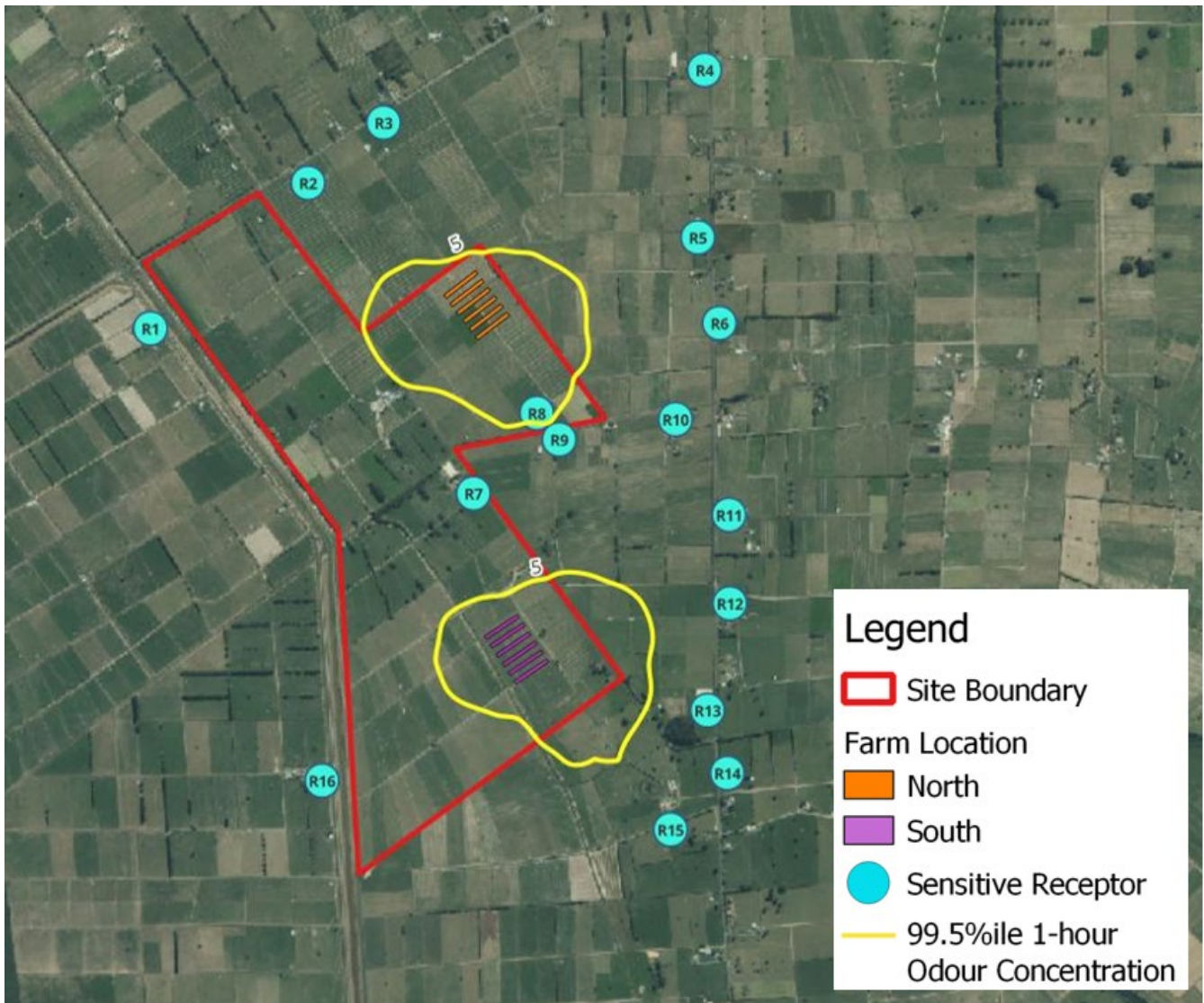


Figure 4: 99.5%ile 2018 1-hour odour concentration (Barn Raised)

VISUAL APPEARANCE

Although the chicken sheds have a reasonably large footprint, they have a low-lying profile (i.e. they comply with maximum building height rules for the rural zone) which minimise their visual dominance in the landscape. The low building heights also enables opportunities for strategic screen planting to soften visual impact. The sheds will also be coloured with muted colours and low reflectivity paint to help them blend into the landscape. For context, the figures below provide photos of a similar chicken broiler farm at Wardville.

Overall, on the basis that poultry farming is a rural based activity and is, therefore, contemplated to occur in this type of rural environment, and considering the mitigating factors summarised above, Agright considers the proposed chicken farms will be consistent with the area’s existing rural character.



Figure 5: Example Chicken Farm (Wardville) – Photo taken from farm entry gate off Alexandra Rd



Figure 6: Example drone view of a 6 shed broiler farm (Wardville)

NOISE

Agright has engaged Marshall Day Acoustics to assess noise impacts associated with the proposal. This work is not yet ready to circulate, however, based on other noise assessments undertaken on similar chicken sheds, it is expected that any noise will easily comply with relevant permitted activity night-time noise limits for the rural zone.

TRAFFIC

The additional traffic generated by the chicken farms is very low and amounts to an average of two truck trips per day (per farm). With site staff living on site, car traffic is also very minimal.

ARCHAEOLOGY

Agright has commissioned an archaeological assessment to determine the likely impacts on archaeology and heritage values. The assessment notes that there are 3 recorded Māori cultural sites (urupa) in the Awaiti area. The closest, cultural site 308, a Ngāti Hako urupa, is located 650 metres south of the southern boundary of the south farm and will not be effected by any works on the farm. The report also confirms that there are no known or recorded archaeological sites on 780 and 874 Wani Rd (the closest is over 2km distance) and no archaeological features were found during field surveys.

The report concludes that, while there is still a possibility of exposing pre-1900 archaeological features during site earthworks, the likelihood of this occurring in this instance is very low. Overall, effects on archaeological and heritage values is considered less than minor.

Notwithstanding, Agright will adopt appropriate accidental discovery protocols during all construction earthworks.

CONSULTATION

Agright has identified the following parties to consult in relation to this proposal:

- (a) All neighbours located within the modelled 2 Odour Unit Contour (See Figure 4); and
- (b) Mana whenua including:
 - Ngāti Hako
 - Ngāti Maru
 - Ngāti Pāoa
 - Ngāti Tamaterā
 - Ngāti Rāhiri Tumutumu
 - Ngāti Tara Tokanui
 - Ngāti Whanaunga

CONSENT PROCESS AND ESTIMATED TIMEFRAMES

- Consultation Ongoing
- Expected consent application lodgement May 2024

NEXT STEPS

Agright will also invite all neighbours and iwi inviting them to attend an “Open Day” at their Alexandra Rd chicken broiler farm. This will be a good opportunity for everyone to experience a fully operational chicken farm and get a close-up appreciation of the level of associated impacts.

Further Open Day details are provided separately.

CONTACTS FOR FURTHER INFORMATION

In the meantime, if you have any specific questions or are interested in discussing this proposal further, please make contact with the following Agright staff:

- Daniel Bryant (e-mail: daniel@agrigh.co.nz Phone or text: 0061488554644) or
- Matthew Bryant (e-mail: matthew@agrigh.co.nz Phone or text: 027 979 5500).

For more information about Agright, please visit our website at <https://www.agrightpacific.com.au/>