

EVIDENCE 45
TOPIC PC85A-D, 86, 87, 102, 114
SUB# Rural Plan changes
DATE 07-07-2017

Whangarei District Plan Hearings PC85 A-D

Grower case study

I am Lindsay Wells, who with my wife Terrie Wells, Wells Family Trust and Natural Touch Ltd (trading as NTL Horticulture) have an orchard at 406 Apotu Road Kauri.

We have 20 Ha planted in Fuyu persimmon for export, domestic and processing.

Part of the property is proposed to be Rural Living and part Rural Production.

This area is ideal soil type for persimmons requiring the exact clay content, climate good, north facing and ideal water supply. We have water resource for irrigation purposes which is consented.

Some of the challenges with growing in this area are climate (frosts sometimes), encroaching subdivision restricting requirements for production.

The Proposed Plan Changes will affect our operation.

If the majority of the orchard area is left in RPE we will be able to run our business as we do today. Having a good relationship with our neighbours is key as they understand our requirements for running our horticulture business; currently we do not have any District Plan Restrictions.

However the boundary proposal changes the sheds and orchard facilities from RPE to Rural Living which will restrict the usage of such facilities. The line between RPE and RLE should be changed so that all our production land is in RPE.

We live in an area of Whangarei that should be protected from land development.

The Proposed Changes to increase Rural Living will have an impact on the area.

Roading

- Increasing the number of subdivisions under Rural Living will increase the danger at an already congested Apotu Road SH1 intersection at peak times. At peak times there can be up to 20 cars waiting to enter SH1.

Water

- RLE will require water tanks for roof catchment, potentially leading to restrictions on spraying. Chemical usage is a requirement for horticulture businesses, although sprays these days are more pest targeted they are still a requirement for export markets. Even Organic use sprays and fertiliser.

Rates

- Rate increases will impact our business due to the cost of land values increasing, under Rural Production rates are presently at a sustainable level.

Alternative areas for Rural Living:

- I would like the council to continue as per plan, however add the orchard buildings into RPE
- Rate Rebates for horticulture/Farming businesses within the RLE.

Final Word:

I understand that my neighbour on my eastern boundary, Malcolm Alyward, would like to change from RPE to Rural Living. This will restrict the business as usual on the orchard without guarantees for our continuation if it becomes Rural Living. I understand why he is making this

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application and would be supportive if there was restriction on the subdivision on that boundary near the orchard or only the top part of his property is rezoned RLE.

DATE

Lindsay Wells, Chairman
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