

24/07/17

EVIDENCE SS
TOPIC 85 A - D 86 A + B 87 1021
SUB# Rural Plan Changes
DATE 24/07/2017

Representing the Povl and Julie Jensen Family Trust.

Our small Farm (22.219 hectares) has been identified as "Rural Productive Environment" under the proposed plan change 85 A. It is situated in the fork between Waiotoi Rd and Pukenui Rd in Ngunguru. Lot 3DP 101201.

For 28 years we have tried to operate it as a productive farm with primarily beef cattle and plantings of timber trees. However for the last 20 years we have consistently operated with yearly loss and no profit and the running of the farm is essentially a "labour of Love". The property is approximately in 4 hectares of fenced bush, 9 hectares of steep hills, and 9 hectares of officially classified flood prone flats (which makes fertilising and haymaking etc. unpractical). When compulsory fencing of the creek which crosses the flats is implemented in the foreseeable future the productive area will be further reduced. For practical reasons and of concern for the environment (fertilisers and lime getting washed off the hills and straight into Ngunguru River during flash-floods) we have not applied these chemicals for the last 20 years and consequently the property which initially carried 35 cows and a bull, now only support an average of 18 to 20 one to two years steers.

We wish to continue to farm as we have done up until now for "the love" of it, but we believe that the designation "Rural Productive Environment" is mistakenly applied to our property, and to the immediate neighbouring properties. Times have changed and what used to be productive environment is no longer realistically productive due to subdivisions and the increased awareness of the negative environmental impact of intensive farming and forestry in this area.

Alternative designation as "Rural Living Environment" (as defined in plan change 85D) would be more appropriate. The reality is with regards to limiting subdivisions in our area, that the horse has already bolted on to lifestyle blocks. Our property was one of three approximately 20 hectares blocks created from the subdivision of a small dairy farm. The other 2 blocks now each have 6 separate family homes. The bigger farm across the Waiotoi Rd from us which used to have just one family, now caters for at least 8. In other words, we are already surrounded by the type of lifestyle blocks described for the "Rural living environment" of 1 to 4 hectares.

Unfortunately the Council has only provided a very brief sketch of these plan changes with no details about practical implications, such as the difference for the above mentioned categories (Productive Environment and Living Environment) in terms of rates, access to subdividing etc. This makes it impossible to know how vigorously we should oppose the proposed plan changes.

Keeping in mind the Councils disastrous handling of the "Landscape Review Project 2005" which was traumatic for a lot of us (including some council staff) 11 years ago, we wish to urge this Council to provide further information and careful consultation before these proposed plan changes are actioned. In the meanwhile we wish to state our disagreement with the plan change proposal.

Best wishes

A handwritten signature in blue ink, appearing to be 'Julie and Povl Jensen', written in a cursive style.

Julie and Povl Jensen

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