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**Mckie**

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Na Na <thegreensills@xtra.co.nz>  
To: Layne Greensill <thegreensills@gmail.com>

Thu, 25 Jul, 10:07 AM

In November 2015 the Greensill Family Trust purchased the property at 1303 Main South Road, Oakura. The property was purchased as to be run in tandem with our existing Dairy Platform at Okato to enhance our business model. At the time of purchase due diligence was done on not only this property but also the surrounding neighbours as one of our concerns was the direction in which local land was being used or changed. It was brought to our attention that the property to the North of us being that of which is seeking to have a plan change approved had already had part of it sect for development ie: the paddocks. Part of the consent process for this development meant that the rest of the farm would remain as farm land in perpetuity.

Owing to the constraints of farming a small property, our property is 70 acres a similar size I believe to the remainder of the applicants property and the constraints that are applied to us by the Taranaki Regional Council we have certain conditions that apply to our consent to discharge effluent by spreading to pasture. This consent has conditions like no contaminants shall be discharged within 150 metres of any dwelling nor within 50 metres from any bore, well or spring used for water supply purposes, nor within 25 metres of any surface water body. The return period of applications of effluent shall be at least 20 days. (Talk about consent)

If the proposed plan change was to be approved it would mean that a 150 metre buffer zone between the applicants property and our property would reduce the area on which we would be able to spread effluent to a point that we would not be able to comply with our consents which would mean that we would have to cease dairy farming on this property. Due to the topography of the property with a rise of over 100 metres from SH45 to the Kaitake Ranges Boundary any land that we own that is not within the restrictions of our consent ie: Housing, water is of too steep a gradient to safely apply effluent as runoff into streams would be highly risky remembering that both the streams on our property end up flowing on to Oakura beach at either the surf club or the camp store.

Throughout New Zealand Dairy Farmers are already feeling the heat from the public where residential is meeting rural with a lack of understanding from the public as to how and why best practices occur on farm. One of the effects of urbanisation next to our farm would be a raised concern of security for our asset, a concern for biosecurity in terms of spread of diseases from domestic dogs and cats and generally complaints from townies in regards to noise and smell, remembering farming is a 7 days a week, 24 hours a day business.

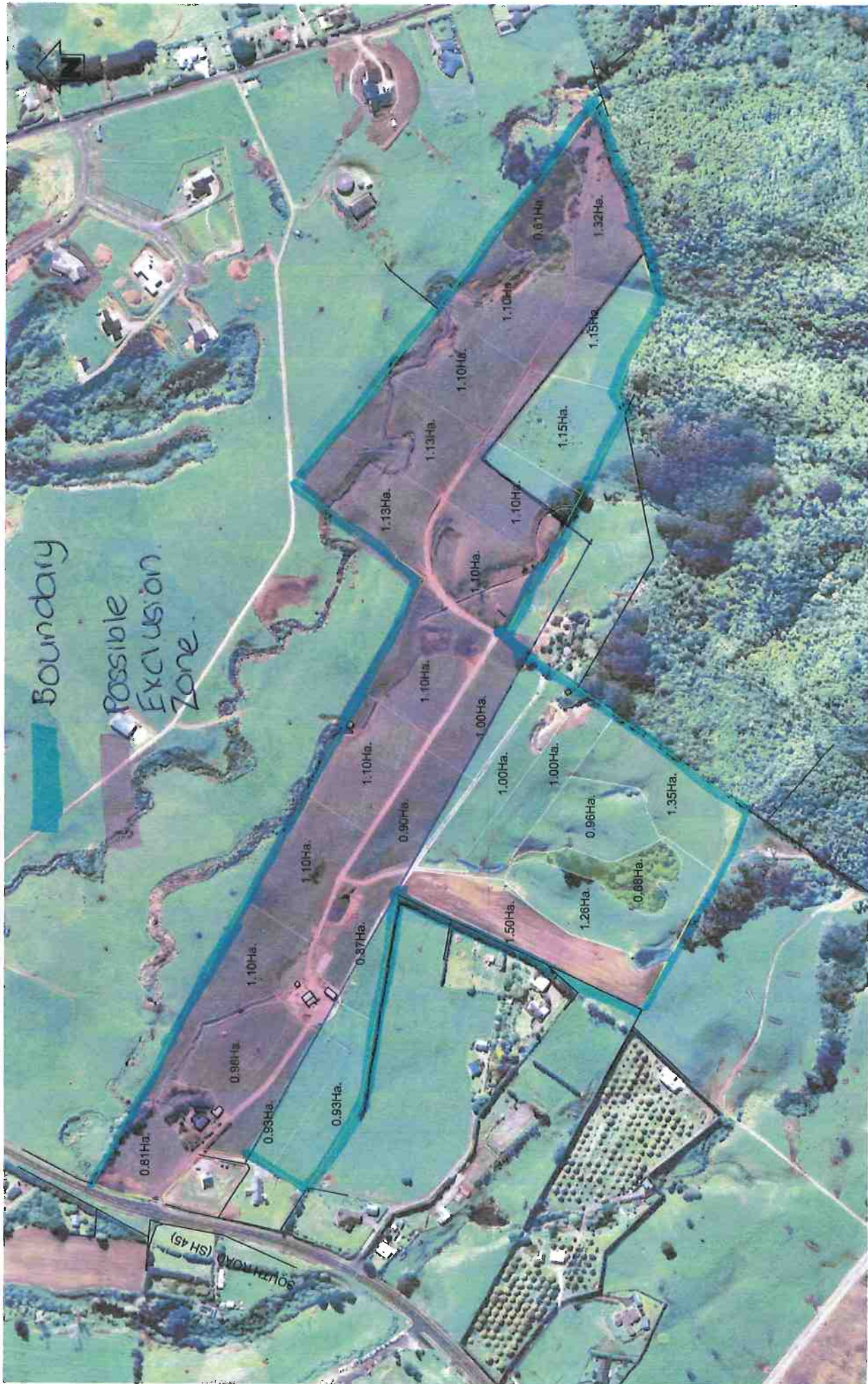
This farm has been set up as a spring calving farm and whilst is profitable as a stand alone unit it is currently operated in tandem with our larger all year round dairy unit in Okato and several runoffs. (Talk about farm operation)

If we are unable to operate as a dairy unit on this property it will severely impact the trusts ability to run its business operation as efficiently and profitably as it is doing currently. A plan change in usage on the applicants farm will have severe detrimental affect on our ability to farm this property at Oakura meaning that we will not be able to service the \$2 million dollar debt on the land which is why since we purchased this property it has been run as a dairy unit.

What are our options if approval is given. We have considered since the application began what we are able to do with this property and the only conclusion that we have come to is that if the property north of ours is given the status of residential we will be forced to either apply for a plan change of our own or talk with the council with the new district plan coming out to also gain the ability to subdivide our property in to residential lots so as to be able to recover our costs on this property.

Does this also mean in time as other people would feel the effect of urbanisation on rural land properties to the South of us would also wish to get on the band wagon and subdivide their properties for residential lots as well, remembering that as you travel South from our property the belt of land between SH45 and the Kaitake Ranges narrows to approximately 300 metres at the start of Lucys Gully meaning if residential lots were applied to this area that housing would again move closer to the Kaitake Ranges.

Our family has had connection with Oakura for over 40 years, having always had a family bach and now owning our own home within the village. Part of the reason we bought the farm here in Oakura is that it is very close for us to operate our business while living in Oakura at our home which is the hub for our 4 children and our friends and family. The experiences I have had whilst living in Oakura over a lifetime of summers is what we are endeavouring to



Boundary  
Possible Exclusion Zone

SOUTH ROAD (SH 45)

<p>OWNER: <b>LAYNE &amp; HELEN GREENSILL</b>  <b>OAKURA FARM</b>  <b>FARM LAYOUT</b></p>		<p>PROJECT NO: <b>00-000</b></p>	<p>DATE: <b>1</b></p>	<p>SCALE: <b>1 : 2000</b></p>
<p>DATE: <b>12/05/2011</b></p>	<p>BY: <b>A1</b></p>	<p>FOR: <b>00-000</b></p>	<p>NO. OF SHEETS: <b>1</b></p>	<p>TOTAL SHEETS: <b>1</b></p>
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NOTES:  
 1. Contours in terms of 1:00m (NZMS 260)  
 2. Boundaries in terms of 1:1000  
 3. Contour intervals: 1:1000

