

INTRODUCTION

Good morning Commissioner!

My name is John Broadway and I have lived at 212 Birch's Road for 42 years. Previously we lived in town. I owned a butcher shop and was a keen horse rider.

We had the opportunity in 1980 to buy our property and not have to worry about renting paddocks for the horse. At the time our boys were young and also showed interest in riding. While owning different butcher shops we also had a go at growing different vegetables with limited success, for example one year we grew cabbages and then had a go at growing yams. But running a business, working a horse didn't leave much time for growing anything.

Since retiring I have been running some sheep and making some hay to help the pension go further. Last year we made approx. 28 bales of medium square hay and fattened approx. 25 lambs, which gave us a net profit of approx. \$3000. Now our rates are approx. \$4,000, (\$3962.60) there is no way we can make a profit. It is now really just a hobby farm.

UNSUITABLE TO FARM

Plan 79 is made up of 9x 4 hectare lots with different owners (3 Geddes). With small units it is difficult to grow crops which require larger paddocks which can accommodate the big headers and Wattie's machinery etc. With close neighbours tractor noise and spraying etc. are a concern as well. All these small blocks that make up plan 79 have houses, gardens, driveways, sheds etc. which all reduce the area available to farm, probably down to 3x hectares per unit.

JADE GARDENS

Jade Gardens who grow vegetables on the southern boundary have approx. 50 hectares of land. They also own other properties. It is very labour intensive and they have a large staff, approximately 20 who arrive in cars which can be seen parked in the paddock. They also have extensive irrigation that is used often.

IRRIGATION

Our consent to irrigate is for 4.9 litres per second for an 8 day period which is only enough for half of our 4 hectare property at any one time. The consent is for our property alone. With the summers getting hotter, we are using our irrigation mainly to keep the paddocks green to prevent fire risk. A few years ago there was a major fire which came close to our back boundary. The other

irrigation that has been suggested is not on P79 land and the infrastructure has largely been removed and I believe that would be unavailable.

CLIMATE CHANGE

With data being produced saying the east coast will get warmer and dryer the need for irrigation will be greater.

TRANSPORT

Birch's Road is a main road with a cycleway and bus route running along it. The cycleway has become even more popular since the park has started to take shape and I have a grandson, who, with his mates regularly bikes from Prebbleton to Lincoln High School. The new park is very popular but it has created a lot more traffic, with people coming from Halswell, Lincoln and Prebbleton to use the dog park, we have counted 30 odd cars in the dog car park alone and the sporting fields are now being used often. The park at present is only half completed. Just getting my tractor or horsefloat out the gate is a challenge now!

EARTHQUAKE

I believe the land on P79 is good land for housing. In both major earthquakes we had no liquefaction on our land and very minimal damage to our house, and I also believe that would have been the case on the other lots in P79, unlike land that is being developed in the Halswell Sparks Road area which is heavy wet land and suffered quite badly in the earthquakes.

FLOODING

It has been suggested by Mr John Sheaf that P79 is prone to flooding. He stated that last year water laid on the land for several months. This is not correct, in fact this was more like 2-3 weeks. The land in question is a 5.7 hectare block of land on the southern boundary which is not part of P79. We part own this block with one of our sons. The reason for the flooding was that the ditch on the neighbouring property had fallen into disrepair and the culvert under Birch's Road had become blocked which resulted in the ditch overflowing onto our land. Grant Miller of Selwyn District Council can confirm this.

We originally came here to live in a rural area but now it is very much urban.

I HIGHLY RECOMMEND THAT PLAN 79 IS REZONED