

Evidence of Cameron Coombes to PC 13 on behalf of Coombes Farms Ltd, Cameron Coombes and Sheree Coombes.

- PC 13 has addressed the pressure for further development in the district by releasing more land for immediate development. That is happening by the uplift of the deferred zoning in various Growth Cells including all remaining land in the N2 cell which we own.
- That uplift will change the current timing triggers for development within the Growth Cells currently in the district plan.
- The assessment of this plan change should also be looking at how the options affect timing for all of the Growth Cells and whether the sequence of development is still appropriate.
- We have proposed a like for like land swap between the N2 and N3 land in Ngahinapouri. We are not asking for any additional land to be released for immediate development. Just the equivalent amount within a nearby cell.
- Our preferred option is to develop N3 - initially with the land swap between N2 and N3 to satisfy the current demand.

Our reasons for not progressing N2 first are:

- o 25 years of growth and development of our family dairy business at Ngahinapouri
- o Amalgamation of 12 smaller (8-50ha) titles to create 'one farm' with 2 cowsheds over 3 main titles of over 400ha milking 1800 cows.
- o Substantial investment in land development to maximise production
- o Substantial investment in farm infrastructure. High tech cowsheds with automation, best possible effluent systems, 1.5cm GPS auto steer tractors with proof of placement for nutrient application.
- o Initially a farming business very focused on driving efficiencies and profitability which has in more recent years allowed further investment on-farm to achieve best possible environmental outcomes as well.
- o We have been actively involved in all planning processes that affect the future of Waipa District and Ngahinapouri in particular. Submitted on 2050 growth strategy from the mid 2000s. Submitted on the current district plan. Environment court mediation for current district plan.
- o Our key issues were WDC demonstrating the need for the growth and the lack of any planning around a village concept plan for school and amenity growth.
- o Involvement with village concept plan directly consulting with Ngahinapouri community group and many members of the wider community.
- o The new Concept Plan has widespread community support which is to be recommended by Council for adoption
- The balance of N3 developed following with this allowing for the establishment of the community centre, commercial hub, additional land for the school and the major realignment of Reid road.
- Having the N2 land to be last parcel of land to be developed would be the best outcome for our farming operation:
 - o N3 is the furthest block of land from our cowshed, feed-pad and associated farm infrastructure.
 - o Farm race (the eastern end of N3 is at the limit for dairy cows to walk each day for milking), water supply and electric fence power is supplied to N3 via N2 and will be cut-off if N2 is developed first.
 - o N3 has inferior soil type to N2. LUC 3 vs LUC 1.
 - o N3 has not had the full infrastructure and land development as N2
 - o The delaying of developing N2 will allow new technology and infrastructure to reduce reverse sensitivity issues.
- Should the land swap not be approved the importance of our primary farming operation would mean most likely we will not develop N2 until perhaps 2030 .

- We will need funding from the sale of some of the large lot sections in order to fund works needed for the Ngahinapouri Village concept plan. For example any of the commercial development and intersection upgrading. The effect of not allowing this land swap will be to delay all of that work because we are not ready to give up the land in N2 for residential housing.
- Our submission seeking the land swap is on the basis that N2 remains deferred **only** if the equivalent portion of N3 has the deferred status uplifted. We are opposed to all development in stages N2 and N3 being delayed until after 2035.
- We may progress a Private Plan Change for the balance of the N3 land but need some certainty that we can proceed with development on some of the land and the District has recognised the need for land to be released for that development.

Cameron and Sheree Coombes