

Comment from Wendy Campbell, Farm Owner.

When I bought the farm at Abbotsford in 1990, it was subdivisible to 5 acres, or 2 hectares. The Council has since increased that to 62 acres, or 25 ha. Why? I don't know. The whole farm of 530 ha stretches from Wingatui almost to Kaikorai Valley. At Abbotsford the farm has the City literally on its doorstep. I am the only farmer who I know of that has a city street address and can climb on a city bus at the front gate.

I am at the end of my farming career, so I am facing what to do about the farm's future. It won't readily sell as farm land – the soil is too poor and rocky. It is grade 4 -5 in a scale of 1 - 5 where 5 is the worst. I *could* sell it for pine forest. It's handy to port and it grows very good pine trees. Is this what you want for your vista? And what happens to Green Island, Corstorphine and Abbotsford in a wild North Westerly driven fire?

In my opinion there is a much better plan. The parts of the farm closest to the City should be high density residential sections. They are adjacent to Abbotsford and Kaikorai Valley. Areas of the farm closer to existing lifestyle blocks on Chain Hills, Wingatui, and Halfway Bush could become variable sized lifestyle blocks. The central area of the farm I'd like to see become a recreational expanse with native forest and tracks where people can walk, ride horses, and adventure bike.

In my view, City Councils today must do three things: provide services, reduce carbon emissions and ensure the city is one in which people *want to live*. My vision for the farm ticks these boxes.

- Providing essential services

- The Abbotsford reservoir of treated water is just above the land in question, so water can be gravity fed to a new subdivision.
- Sewerage may be able to be linked to the existing system in North Taieri Road or to the Mosgiel – Ocean View line put in for the Fortex freezing works in the 1990s. This line passes through the South East corner of the farm.

- Carbon Emissions

- The land under consideration with its proximity to the CBD, University, Hospital and Stadium means the people do not have to travel as far as those from say, Mosgiel, Allanton, or Outram.
- The land is close to any future Park and Ride development in Burnside.
- The land is likely to border the proposed Cycle Trail between Mosgiel and Dunedin. I have given permission to the Trust to do a preliminary survey on part of my land for this very purpose.
- The land is on an existing bus route and is in easy and safe walking distance to the local School

- Attracting people to live in Dunedin

- The Abbotsford climate is the best around. Most of the area gets all day sun. Views to Saddle Hill and the coast are magnificent. Any cold NE wind Dunedin gets is largely blocked by the hills in between, and we don't get the inversion layer that plagues Mosgiel in the winter.
- Just as the cycle ways are making Dunedin a desirable place to live, so too, a large central recreational space with native bush, birds, walking and riding tracks would be a wonderful asset to the City. I have already started planting native trees.
- I am often contacted by people hoping, and then waiting, to buy some land from me. Some want a residential site only. Others want 0.5 – 5 ha for a small lifestyle block. They don't want 25 ha and they don't want to be forced to live further out at, say, Waiholo, contributing rates to a different Council.

I have lived in Abbotsford for 32 years. I love the area. Its very proximity ensures that it **will** become part of the City. Let's begin that inevitable process now with foresight and sensitivity.