

Meeting Minutes

Meeting Name	Rural workshop		
Meeting Venue	Whakatane District Council Chambers		
Date Of Meeting	28 November 2007	Time Of Meeting	6-9pm
Chairperson	Carolyn Wratt	Recorder	Carolyn Wratt

Project Details

Client Name Whakatane District Council
 Project Name Whakatane Rural Monitoring & Review
 Project Number Z1623600

Attendees

John Morgan
 Chris Kimpton
 Barry Gray
 Basil Simpson
 Glenn Sutton
 John Hesseling
 Gerard van Beek
 Robert Power
 John Howard
 Barry Marshall
 John Brosnahan
 Norm Ngapo
 Linda Conning
 Brian Carter
 Margaret Wright
 Colin Holmes
 Robert P
 George Johnston
 Mark Fort

Organisation

EBoP
 RPC
 Resident
 Resident (Wainui)
 Ross J. Overington
 Ross J. Overington
 Federated Farmers
 GRINZ
 Farmer
 Resident
 GRINZ
 Wainui Soil Conservation Ltd
 Forest and Bird
 Farmer
 Farmer
 Mayor
 Farmer
 Councillor
 Farmer / Forest and Bird

What makes rural "rural"?

Open space
 Fewer houses
 Big trees eg forestry and bush
 Food producing capacity
 Farms
 Wilderness
 Not lifestyle blocks
 No services
 Self sufficiency
 Remoteness
 Diverse communities due to travel
 Smells
 Zones rural production vs rural residential
 Rural residential subdivision affects rural land value
 Traditional activities and practices eg dairy, sheep, beef, forestry
 Quiet and less services
 Privacy
 Flexibility in land use (economics)
 Roads
 Roading style
 Drains (open culverts)
 Rotation of crops
 Changing uses

Working on the land
Fencing styles
Septic tanks
Casual
Less tidy sections
Not manicured
More natural
More environmentally considerate
Enhancement of natural environment
Each rural area has a different character due to topography and geography
Rural is a lifestyle
Clydesdales
Animals
People are part of the rural scene, don't dominate it
Attachment to the land
Undeveloped
Silage making at midnight
Noises eg calves and tractors
Shelterbelts
Perception of unspoilt space
Buildings and structure less dominant
Type of buildings
Transition between natural (eg bush) and people
Wildness vs cultivated
Mosaic of uses
Diversity of horticulture and agriculture
Evolution of crops
Busy / lots of activity
Day-long activity

Urban?

Infrastructure
Dominance of the built form
High density of dwellings
Diverse community
Treatment and shape of roads (eg kerb and channel, sealed)
Sprawl
Big centres
Better services eg water, power, broadband
Denser population

Rural Residential?

Increasing
Unserviced
Higher density than rural
Not reliant in farming / rural production for income
Size of houses (often very large)
Size of sections
Entry statements eg pillars and gateways
Style of fencing
Uneconomic (from farming perspective)
Different expectations eg rubbish collection
Want town services
Income is obtained away from the land
Don't mix well in the rural community

What is good / working well / attractive about the rural area?

Green – grass / trees
Open space
Privacy – distance from neighbour
Quiet from human domestic activities
Buildings are not a dominant feature
Visual outlook
Wildlife including birds
Space for own activities
Closeness to nature
Ability to make a living from the land
Isolation
Looking after animals
Lots of room for young children to play
Like minded neighbours
Where people can earn an income off the land
Diversity of land use and different management systems, different buildings, diversity of people
More subdivision results in better roads for access
More space
Less people
Cleaner air
Better relationships between people
School embodies and enhances community
Rural values – neighbourly, self starters, helpful, generous, but not too close
Less regulated
Natural values, not concrete jungle
Animals and plants

What is bad / not working / not so good in the rural area?

Urban values in the rural environment
Lack of amenities eg pool, latte
Lack of cultural stimulation
Isolation
Teenagers crave to be in town
Fragmentation of land
More people = more problems eg Ohiwa Harbour
More people = more conflict eg electric fences affecting broadband, rural smells etc
Rate of change eg straight fences, straight drains, irrigation
Higher turnover of population
Subdivision design can cause issues
Artificial shelterbelts
Huge houses not in keeping with rural character
Regulations – too lax? Too tough? Rural provisions / zoning not clear or conflicting
Road sides are awful
Lifestylers less tolerant than rural
Property inflation from lifestyle blocks

Future Issues

Cultural issues with intensification
Fragmentation of land → can be both good and bad (not unanimous in group)
Subdivision increases capital value (can be both good and bad)
Subdivision allows more people to have a rural lifestyle
Need regime to ensure property size is appropriate for rural use
Demand for more services
Conflict between varying uses

More natural environment for families
Farms have to continue to be viable
Climate change – travel / distance & viability
Economy of scale is different eg diary vs asparagus
Loss of wild places including kanuka, bush, marshes
Subdivisions can be sympathetic to locale eg retirement of bush
More efficiency of infrastructure
Plant trees as carbon sinks
Intensive land uses
Climate change, energy costs, peak oil
Scarcity of high quality water
Demographics – loss of young working people
Too much traffic commuting
Good land being subdivided and never again available for rural production
Protecting future land use activities
Keeping existing activities legal or continuous
Roading - more traffic, changing vehicle patterns
Protecting economic value
What is approved – regulatory framework
Protect future high quality land
Protect economic future – export potential of rural land
Less people wanting to be farmers
Increasing expectations for services
Are lifestyles important to rural communities or not?

What are the issues associated with maximum development of the rural area?
Public transport issues
Human wastewater
Fuel use
Representative on Council will change
Will decrease productive basis of land
Different services will need to be provided
Will put money into smaller communities eg Kawarau
Central government's role? Affordability of land, foreign ownership