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| **Environmental factors affecting land use** |

* Intensive farming and horticultural practices are now being closely monitored by environmentalists and by Regional Councils e.g. Environment Canterbury. Their actions are I response to public opinion and overseas market requirements that production is carried out in a sustainable manner especially the environment and animal welfare related issues.
* The land use under closest scrutiny is dairying followed by factory farming such as pigs, poultry and egg production.
* Organisations such as Environment Canterbury and Environment Southland are concerned over issues such as
1. Water abstraction for irrigation
2. Effluent treatment and disposal
3. Odours from pig and poultry units
4. Noise from horticultural use of wind machines, bird scarers etc
* Southland has reached the point where consent forms are required before additional dairying can be carried out, mainly because of effluent disposal and contamination of wetlands

In Canterbury water abstraction is being limited or not permitted in areas where water reserves are marginal meaning that land use dependant on irrigation is questionable. Buying a [property with existing water consents is now common place

* Lifestyle blocks on the fringes of towns’ and cities have created pressures on existing land use whereby pig and poultry units are placed under closer scrutiny with the result often being that producers sell up and move further from urban areas where nobody complains. Tomato growers around Christchurch who used coal for heating have moved away because of the expense involved in satisfying council clean air regulations.
* Many of the environmental issues are integrated with social considerations such as clean, safe drinking water, water leisure activities and aesthetic values