

Nutrient Management Plan, Albany Green Acreages Estate – Albany

In 2006 Godiniland purchased a large parcel of land some 10 km from the Albany city centre on the Lower Denmark Road. The land comprised of 291 hectares which had been run as a cattle farm for many, many years. The owners were aging and found it more and more difficult to manage both the property and the livestock. Their children did not wish to take over the management of the farm and accordingly it was put up for sale.

Godiniland saw a unique opportunity in the land. Besides its close proximity to the city of Albany, it had terrific views of the Torbay region and the undulating landscape. We firmly believed that a section of the population would desire and appreciate a small farmlet, where they could lead a semi-rural lifestyle on a few hectares of land ...thus Albany Green Acreages Estate was conceived.

Stage One of the estate was highly successful, with stiff competition to be one of the lucky few to own a lot in the estate. The 33 lots offered in this first stage all sold in 2 short weeks and happy land owners began receiving title to their properties in February 2008. No doubt these owners will soon be progressing plans to design and build their dream homes and we at Godiniland look forward to seeing the establishment of the community.

Although Stage One has now been completed and plans are well underway to progress a Stage Two of the estate, so that more families can live their semi-rural dream.

One of our greatest challenges in progressing Stage Two of the Estate, was the development of a strategic plan to manage the nutrient content in the soil and its contamination of the natural waterways of the region. As you can imagine, over the 37 years that the land is known to have been a working cattle farm, a large amount of nutrients have been deposited into the soil. These nutrients have over time leached into the waterways of the region and thus affect the native flora and fauna. Primarily

through the growth of non-indigenous plants.

It is an unfortunate fact of life but issues such as nutrient leaching and the greater problem of salt leaching, were not factors considered by many farmers in the past. Thankfully, many farmers today recognising the need to change the farming practices of the past and are actively seeking ways to limit the effects of their farms on the landscape.

Since Godiniland was changing the use of the existing farm it was essential for us to develop methods of:

- managing the current excess nutrient levels in the soil,
- reduce the current nutrient levels over the entire estate, and
- ensure that the waterways and catchments of the region are no longer exposed to contamination.

In Stage One, this was achieved by revegetating approximately 12.5 % of the estate and introducing a number of dry bed compensation basins to collect the excess water and filter the nutrients out of the water before it returned to the underground aquifer system.

In Stage Two, Godiniland intends to significantly increase its efforts of nutrient management and improve the environmental sustainability of the estate. It is proposed that:

- an extensive revegetation program be undertaken over the entire estate,
- all non-indigenous plant species to the region be removed and
- a pond and waterway system be created to aid in the filtration process.

The ponds and waterway systems will be planted with native flora which will aid in the stripping of excess nutrients from the soil and water as it runs through the system. Furthermore, the ponds and waterways will be lined with filtration material so as to further strip nutrients from the water and only allow clean, nutrient free water to flow into the underground aquifers and the natural waterways of the region.

This will act as a healthier, living, breathing environment, slowly undoing the years of nutrient pollution and



will in time, become a stable micro environments able to sustain native flora and fauna.

Godiniland believes that this unusual approach to the problem will have a number of benefits not merely to the land and the environment but also the native flora/fauna of the region.

There is also no doubt that the ponds and waterways shall provide pleasing vistas for residents and their guests, as well as pleasant walks for the residents to admire the wildlife or enjoy recreational activities in the open spaces.