



Agricultural Appropriate Land-use and Development Assessment.

Prepared for:

Vernon Developments Limited

1799A Great South Road, Bombay

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1.0 Purpose

To assess the appropriate land-use and development of all allotments to the proposed development of a rural industry activity located at 1799A Great South Road, Bombay, in relation to the National Policy Statement of Highly Productive Land.

Legal Descriptions:

Lot 6 DP 156089	8.673 Hectares
Total Area	8.673 Hectares

2.0 Executive Summary

The applicant, Aarons Contracting Limited is wanting to establish a small scale rural industry activity business from the site which will provide supporting services to the rural land-based primary production sector.

Currently Aarons Contracting Limited is using a small portion of the site for storage of logs and processed green waste. CB Civil and Drainage Limited had also been onsite but has since vacated.

The intention is to establish a rural industry activity business in the north-west corner of the site of approximately 5,700m², see Figure 3.

The soil mapped at the property is classified under the NZLRI as LUC 2e2. LUC 1-3 land class qualifies as Highly Productive Land (HPL) and is subject to the National Policy Statement for Highly Productive Land (NPS-HPL)

The Productive Capacity of the proposed site is zero. There was no HPL on the proposed site. The proposed site was covered by a metalised hardstand.

Section 3.9 of the NPS-HPL provides for the development of HPL in certain situations where the development of HPL is appropriate and if certain criteria are met. A summary of this assessment showed:

- Productive Capacity loss on the overall site was minimised due to the proposed site being the location of an old farm dairy shed, haybarn and tanker track and all development is contained within the boundaries of the proposed site of 5,700m².
- Minimal land of less than 2,000m² was used to construct a metal hardstand which is required to operate the rural industry activity within the boundaries of the proposed site of 5,700m².
- No further or cumulative loss of HPL, as all development will be within the boundaries of the proposed site of 5,700m².
- There is no fragmentation of HPL due to the location of the overall site which is located between State Highway 1 (Auckland Motorway) on the eastern boundary and the Great South Road on the western boundary. Land to the south has residential housing (titles NA67C/283 & NA1919/14, and land to the north is currently for sale as 4Ha lots)
- No reverse sensitivity effects are identified that could impact the operation of the business, see Peake Design Limited Report.
- The rural industry activity supplies services to land-based primary production sector that are vital to the long-term operation of these businesses, such as shelter belt / tree trimming and removal of waste vegetation from the land-based primary production sector. These activities maintain productive output and reduce possibility of diseases within the orchard (Kiwifruit, Avocado, Pip fruit)
- The business will also provide support services to local businesses, Counties Power and Franklin Trees, with the removal of vegetation from rural properties.

While the NPS-HPL seeks to avoid development of HPL, in this case and with the supporting information provided, the proposed development will not further compromise soils considered highly productive as all development is within the proposed site of 5,700m².

The proposed small scale rural industry activity and the development of the 5,700m² on the site has minimized the loss of HPL and potential cumulative loss of HPL within the district, avoids reverse sensitivity effect on land-based primary production and so meets the criteria of clause 3.9(2)(g) and 3.9(3)(a)(b) of the NPS-HPL. The proposed business of Aarons Contracting Limited, will provide services that are vital to the land-based primary production.

3.0 Background

The property has been owned by the current owners since September 2022.

Aarons Contracting Limited operates a business which provides supporting services to the rural land-based primary production businesses within the district and these same services are also utilised within the local community from companies such as Counites Power and Franklin Trees.

4.0 Land Use Capability of Soils On-site

The Land Use Capability (LUC) classification is defined as a systematic arrangement of different kinds of land according to those properties that determine its capacity for long-term sustained production. Capacity is used in the sense of suitability for productive use or uses after taking into account the physical limitations of the land.

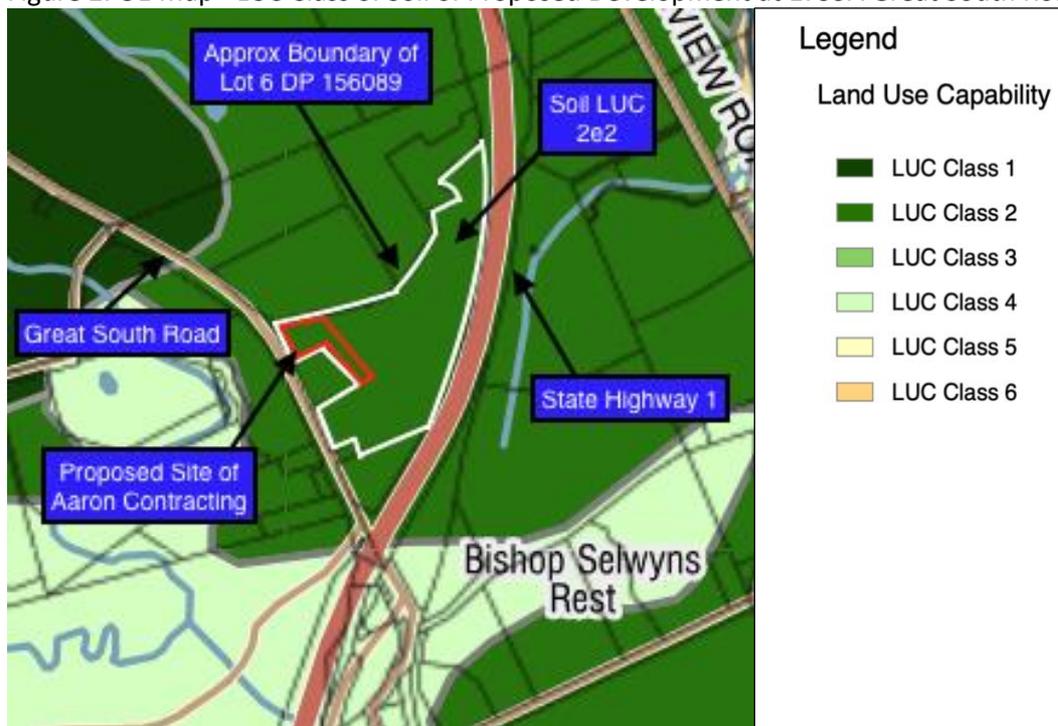
LUC provides an index for soil versatility and categorises the land into 8 classes from 1 through to 8, which indicates an increasing in their limitations and their versatility decreasing.

Increasing limitations to use ↓	LUC Class	Arable cropping suitability †	Pastoral grazing suitability	Production forestry suitability	General suitability	Decreasing versatility of use ↓
	1	High ↓ Low	High ↓ Low	High ↓ Low	Multiple use land	
	2					
	3					
	4					
	5	Unsuitable	Low ↓ Unsuitable	Low ↓ Unsuitable	Pastoral or forestry land	
	6					
	7					
	8					
			Unsuitable	Unsuitable	Conservation Land	

Figure 1: Increasing limitations to use and decreasing versatility of use from LUC Class 1 to LUC Class 8 (modified from SCRCC 1974). † Includes vegetable cropping. Reference 3rd Edition of Land Use Capability Survey Handbook.

The following OE map identify the LUC Class as recorded on the New Zealand Land Resource Inventory.

Figure 2: OE Map - LUC Class of Soil of Proposed Development at 1799A Great South Road, Bombay



The OE Soil map of the property classifies soils as LUC 2. Under NZLRI mapping using LRIS the property is mapped as LUC 2e2. Land classes 1 – 3 are classified as highly productive land and therefore subject to the NPS:HPL. See Figure 3 as to approximate boundaries of the proposed development in relation to the LUC classifications onsite.

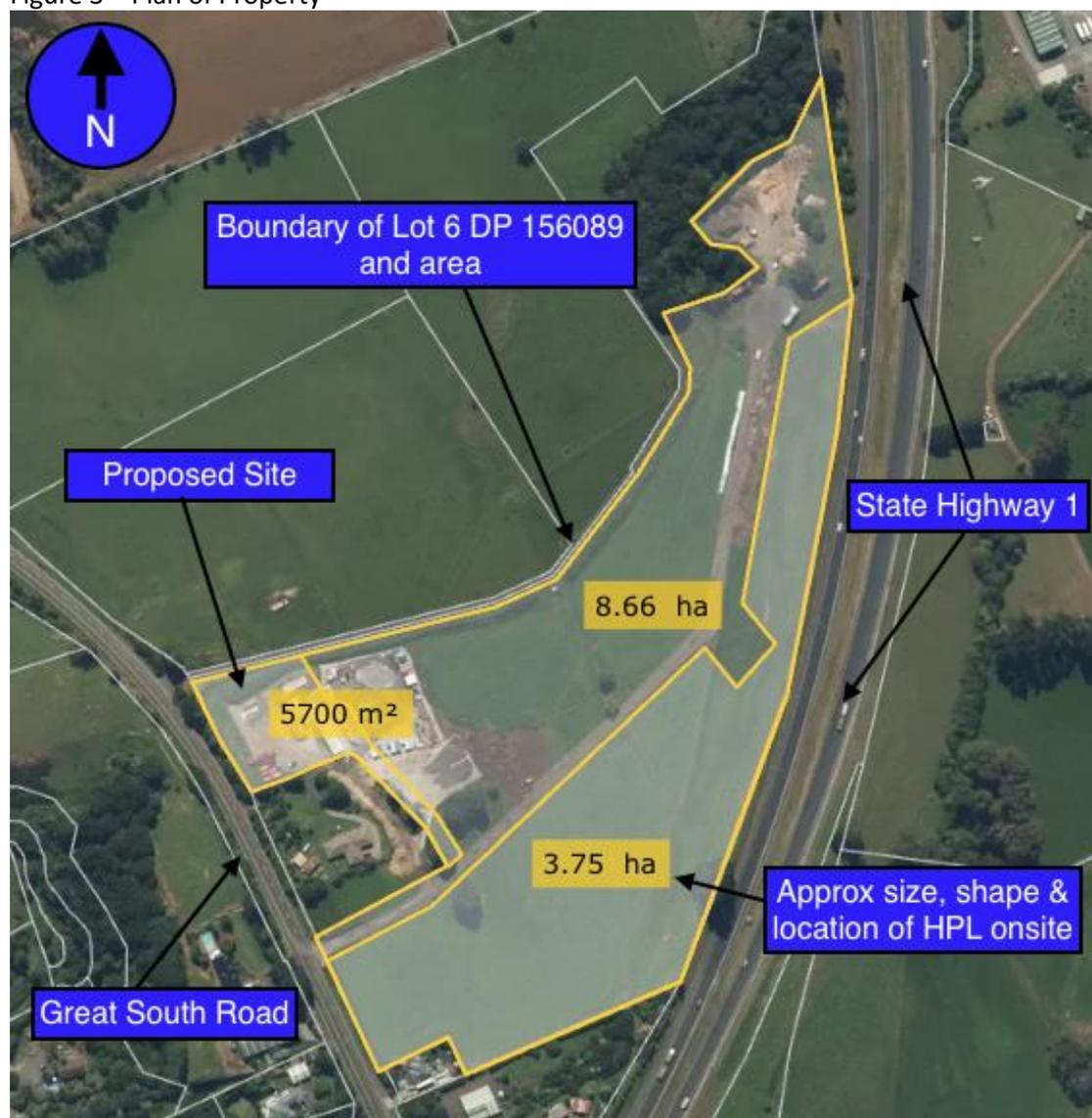
5.0 Current land-use

There is no land-based primary production occurring on the proposed site of 5,700m² due to the construction of a metallised hardstand, old existing buildings (old farm dairy and hay barn) and an old driveway. Currently the hardstand is being used to store rural contracting equipment (mulcher / chipper / digger / tractors / trucks etc). The proposed site is part of the parent title, Lot 6 DP 156089.

On the balance area of the parent Lot there is a newly constructed shed used for storage and also the construction of a second shed. These buildings are located in the central portion of the parent site.

There is a large area of approx. 3.75Ha of retained HPL which is currently being mowed to keep pasture growth under control and clean and tidy. See Figure 3.

Figure 3 – Plan of Property



6.0 Potential for land-based primary production

The overall site of 8.673Ha at the time of inspection has limited land available for land-based primary production as a metallised hardstand has been constructed onsite.

There is an area of 3.75Ha, see Figure 3 above that can be used for land-based primary production.

As stated in section 5 above the current site is a rural based contracting business which provides supporting activities to land-based primary production businesses within the local and wider communities in the Auckland and Franklin regions. This rural industry activity requires large machinery to be able to provide the supporting activities to the land-based primary production sector and this requires metallised hardstand to be able to store and operate this activity.

6.1 Proposed Site for Rural Industry Activity

The proposed site of 5,700m² is flat and completely covered by compacted metal. See Tilsley Report. This site has no potential for land-based primary production. The site is covered by a metallised hardstand which is required of the operation of the rural contracting business, Aarons Contracting Limited.

6.2 Bare Land – 3.75 Ha – See Figure 3 above

This bare land is primarily flat which gives plenty of opportunity for land-based primary production. Suitable land uses include:

- Pastoral grazing of drystock – cattle or sheep
- Calf or lamb rearing
- Arable vegetable production
- Equine including teaching and training, horse muscular therapy, agistment
- Horticulture – Kiwifruit or Avocados

The carrying capacity of the land is common to run 9-10 Stock Units per Hectare. Stock Units (SU) are a means of calculating stock numbers between species and age groups based on relative feed demands. One SU is based on the annual feed needed for a 55kg ewe rearing a single lamb¹. A calf up to 1 year of age is equivalent to 4 SU and a 2 year old heifer / steer is 5 SU equivalent.

Based on the total 3.75Ha the maximum SU carried is $3.75 \times 10 \text{ SU} = 37.5 \text{ SU}$.

Based on the above information, in Table 1 below shows what is likely to happen in reality. As in reality you only have whole numbers of animals. As you can't have $\frac{1}{2}$ a Sheep or calf, its either 1 or 0.

Table 1

	Ha	SU/Ha	Total SU	# of Sheep	# of 1 Yr Cattle
Available land	3.75	10	37.5	37 or 38	9 (37.5 / 4 = 9.375)

6.3 Balance of Lot 6 DP 156089 – 4.353Ha

Currently there is the construction of a large shed and there is also a compacted metalled zone on the eastern side of the proposed site for the rural industry activity. This land has the potential for land-based primary production similar to that of the bare land in section 6.2. Land that is north eastern corner of the property, that boundaries the native bush, has been used for tree & log storage and mulching of vegetation. This land may become part of the development of State Highway 1.

7.0 NPS-HPL Protecting highly productive land from inappropriate use and development

The objective of the NPS-HPL is “Highly productive land is protected for use in land-based primary production, both now and for future generations”, The NPS however does recognise that there are certain situations where the development of HPL is appropriate. Section 3.9 of the NPS-HPL allows for the use and development of HPL if certain criteria are met, this section provides an assessment against clause 3.9.

NPS-HPL Clause 3.9

- (1) Territorial authorities must avoid the inappropriate use or development of highly productive land that is not land-based primary production.
- (2) A use or development of highly productive land is inappropriate except where at least one of the following applies to the use or development, and the measures in subclause (3) are applied:
 - (a) it provides for supporting activities on the land:
 - (b) it addresses a high risk to public health and safety:
 - (c) it is, or is for a purpose associated with, a matter of national importance under section 6 of the Act:

¹ <https://help.farmfocus.nz/en/articles/1507150-livestock-codes>

- (d) it is on specified Māori land:
- (e) it is for the purpose of protecting, maintaining, restoring, or enhancing indigenous biodiversity:
- (f) it provides for the retirement of land from land-based primary production for the purpose of improving water quality:
- (g) it is a small-scale or temporary land-use activity that has no impact on the productive capacity of the land:**
- (h) it is for an activity by a requiring authority in relation to a designation or notice of requirement under the Act:
- (i) it provides for public access:
- (j) it is associated with one of the following, and there is a functional or operational need for the use or development to be on the highly productive land:
 - (i) the maintenance, operation, upgrade, or expansion of specified infrastructure:
 - (ii) the maintenance, operation, upgrade, or expansion of defence facilities operated by the New Zealand Defence Force to meet its obligations under the Defence Act 1990:
 - (iii) mineral extraction that provides significant national public benefit that could not otherwise be achieved using resources within New Zealand:
 - (iv) aggregate extraction that provides significant national or regional public benefit that could not otherwise be achieved using resources within New Zealand.

(3) Territorial authorities must take measures to ensure that any use or development on highly productive land:

- (a) minimises or mitigates any actual loss or potential cumulative loss of the availability and productive capacity of highly productive land in their district; and
- (b) avoids if possible, or otherwise mitigates, any actual or potential reverse sensitivity effects on land-based primary production activities from the use or development.

(4) Territorial authorities must include objectives, policies, and rules in their district plans to give effect to this clause.

7.1 Assessment of Inappropriate land-use and development – Clause 3.9(2)(g)

Clause 3.9(2). A use or development of highly productive land is inappropriate except where at least one of the following applies to the use or development, and the measures in subclause (3) are applied:

- (g) it is a small-scale or temporary land-use activity that has no impact on the productive capacity of the land:**

In rural districts there is the requirement to have businesses that support the land-based primary production industry. These businesses have to be local and a reasonable distance from the land-based primary production business to give support and effect to these businesses. Without these supporting businesses, the successful operation of a land-based primary production business would be very difficult and long-term productive would decline.

Aarons Contracting Limited is a rural based business that supports land-based primary production businesses. This business needs to be based in the rural community to be able to effectively support the rural community.

The business also requires an area metalled hardstand sufficiently large enough to operate and store large equipment such as, mulchers / chippers, diggers and multiple trucks and trailers to transport waste materials. Also required is storage for equipment, areas for vegetation storage, and the ability to compost the vegetation. These areas must be dry and hard packed metalled surfaces to allow the rural industry activity to operate.

Table 1: Assessment against NPS:HPL Clause 3.9(2)(g) – Support activities on the land.

Supporting Activities	
<p>Shelter belt / Hedge Trimming</p>	<p>Requirement to maintain shelter belts and hedges on orchards and farm land.</p> <p>There is the ongoing requirement to maintain shelter belts and hedges on orchards and farms to provide the necessary protection from wind.</p> <p>The shelter belts are critical to the orchard. Without the annual maintenance of shelter belts orchard crops (Kiwifruit / Avocados / grapes) would be damaged, yield and quality would decline and result in a loss of productivity and profitability.</p> <p>The trimmed material is then required to be removed, mulched and stored offsite (removed from the orchard). All material (trimmings) need to be removed to prevent diseases (fungal) from developing and attacking the orchard. The waste material is stored at the contractors storage facilities.</p>
<p>Mulching & Wood Chipping</p>	<p>Requirement to maintain fell / cut down trees on orchards, farm land, storm damage and support clients like Counties Energy or Franklin Trees.</p> <p>Shelter belts and trees are often required to be removed from rural land-based primary production business. These trees are cut down, mulched/chipped either onsite or back at the contractors facilities and the material is then stored at the contractors facilities.</p> <p>When there is a large weather event (storm) often rural contractors like Aaron Contracting is sub contracted by large companies (Counties Power – Franklin Trees) or councils to provide support to the local communities in the clean-up of fallen trees and vegetation.</p> <p>Power companies can often use contractors like Aarons Contracting to provide support in keeping powerlines clear of vegetation.</p> <p>The waste material is then required to be removed, mulched and stored offsite. The waste material is stored at the contractors storage facilities.</p>
<p>Tree Rescue</p>	<p>Protection and saving of trees</p> <p>Tree rescue service is used to save trees during landscaping / clearing works and the tree is then temporarily store at the contractors facilities. These trees are then on-sold to rural properties.</p>

	All specialist equipment required to dig out the tree and appropriately store the tree is stored at the contractors facilities.
Storing and composting of Materials	The composting of waste vegetation requires the appropriate area, location and equipment to do this process. The best location for this process in a rural location.
Storing of logs and rescue trees	The storing of logs and rescue trees requires the appropriate area, location and equipment to do this process. The best location for this process in the rural section.

7.2 Assessment of minimise or mitigates any loss or cumulative loss, and reverse sensitivity – Clause 3.9(3)(a)(b)

Table 2: Assessment against NPS:HPL Clause 3.9(3)(a)(b) minimise or mitigates any loss or cumulative loss, and reverse sensitivity

Minimise or Mitigates any actual loss of HPL?
<p>Minimal loss of less than 2,000m² of HPL</p> <p>There is approximately 2,000m² of HPL that is lost through this proposal. The site is a hard packed metalled site. There is no productive capacity within the boundary of this site of 5,700m². The site was originally the location of an old farm dairy, haybarn and driveway. This location was selected due to the already anthropic /modified soil to minimise and mitigate the loss of HPL</p> <p>No land-based primary production can occur within the proposed boundary of the proposed site. There is no soil available for land-based primary production.</p> <p>The size, shape and location of the proposed site within the boundary of the parent title Lot 6 DP 156089 is ideally located and of an appropriate size and shape to allow the rural industry activity to successfully operate. The proposed site has been selected so that there is minimal loss of HPL therefore ensuring clause 3.9(3)(a)(b) of NPS:HPL can be achieved.</p> <p>All development of the business will occur within the boundary of the proposed site of 5,700m² therefore no further loss of HPL will occur.</p> <p>The proposed size has minimised the loss of HPL.</p> <p>The site is part of the parent title, Lot 6 DP 156089 of 8.6730Ha.</p>
Cumulative loss of HPL from proposed land-use and development?
<p>Yes – minimal cumulative loss.</p> <p>The proposed size has minimised the cumulative loss of HPL within the district.</p>

Due to the type of rural industry activity and the requirement of a hard metalled surface it will result in this HPL land being lost. Significant consideration has been made to ensure that any HPL that could be lost is mitigated and minimized.

There is also the development of State Highway 1, the widening of this Highway. This will result in HPL also being lost within this small rural district.

There is approx. 3.75Ha HPL with the boundary that is retained as HPL and available for land-based primary production. See Figure 2 above.

Will the proposed subdivision result in any adverse sensitivity effects?

No

The location of the site is sited away from State Highway 1 and has sufficient shelter trees and bund to ensure visibility from Great South Road is minimized.

There may be some noise onsite due to trees/logs being mulched or chipped and the operation of large machinery. The formation of the bund and shelter belt trees will help in mitigating these noises and any potential adverse sensitivity effect.

8.0 Impact of proposed subdivision on wider district

The proposed development of Lot 6 DP 156089 at 1799A Great South Road, Bombay will allow provide supporting activities to land-based primary production businesses within the Franklin District and local community.

The location of the proposed development will have no unintended impacts on the wider agricultural community or farming enterprises in the local district.

This proposal will result in minimal loss of 5,700m² of HPL for land-based primary production, but the proposed rural industry activity is a critical support business to land-based primary businesses. The proposed rural industry activity ideally should be located within the rural community. This location is well suited for this business.

The proposal is a rural industry activity which provides significant supporting activities to land-based primary production systems within the local Franklin district. These supporting activities are critical to land-based primary production for the long-term. These supporting activities are also used at times by the wider community such as Counties Power and Franklin Trees for the ongoing maintenance and cleaning up of vegetation and clean-up post storms.

The shape, size and location of the proposed site has been to selected to mitigate and minimise the loss of HPL.

Our Future Land Limited consider the proposed rural industrial activity satisfies clauses 3.9(2)(a) and 3.9(3)(a)(b) of the National Policy Statement for Highly Productive Land. Therefore clause 3.9(4) of the NPS:HPL must be considered and come into effect.

9.0 References

- 3rd Edition Land Use Capability Survey Handbook – A New Zealand handbook for the classification of land.
- S-MapOnline – Landcare Research
- Soils Portal – Landcare Research
- LRIS Potral – Landcare Research
- Our Environment Maps – Landcare Research
- New Zealand Land Resource Inventory (NZLRI) – Soil
- NZsoils.org.nz
- Ministry for Primary Industries – Target Land and Land Use Capability Classes

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