



Hollis & Scholefield Ltd

Registered Valuers . Property Consultants

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PLANNING REPORT

PROPERTY: Maddies Road, Kaukapakapa

CLIENT: State Highway 16 Limited



PREPARED FOR:
State Highway 16 Ltd
Date: 9 January 2020

PREPARED BY:
Ray Hollis
Dip VFM FNZSFM
Farm Consultant
ray@gracefarm.co.nz
0274 939 703

INSPECTION DATES: 20/10/15 &
15/5/18
JOB REFERENCE: H1805-001
(Amended)



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VALUING THE RODNEY AND KAIPARA DISTRICTS SINCE 1978

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9 January 2020

H1805-001 (Amended)

MacDonell Consulting Ltd
P O Box 35-928
Browns Bay
NORTH SHORE CITY

Attn: Barry MacDonell

**RE: STATE HIGHWAY 16 LIMITED, KAUKAPAKAPA
LAND USE REPORT FOR ZONE CHANGE**

Acting on your instructions we have inspected land at Kaukapakapa.

PURPOSE OF REPORT

To assess the economic/productive land use of block of land identified and described herein.

The land is zoned Rural Production. The application is to seek a private Plan Change to Countryside Living zone. The block adjoins the Countryside Living zone.

This report covers issues of land class and land use as they affect these titles.

Reporting Date

9 January 2020.

Date of Prior Inspections

20 October 2015 & 15 May 2018 (kerbside inspection).

RODNEY DISTRICT

Stephen Jack - B.Com VPM ANZIV SPINZ
Guy Scholefield - Dip VFM FNZIV FPINZ
p: 09 425 8810

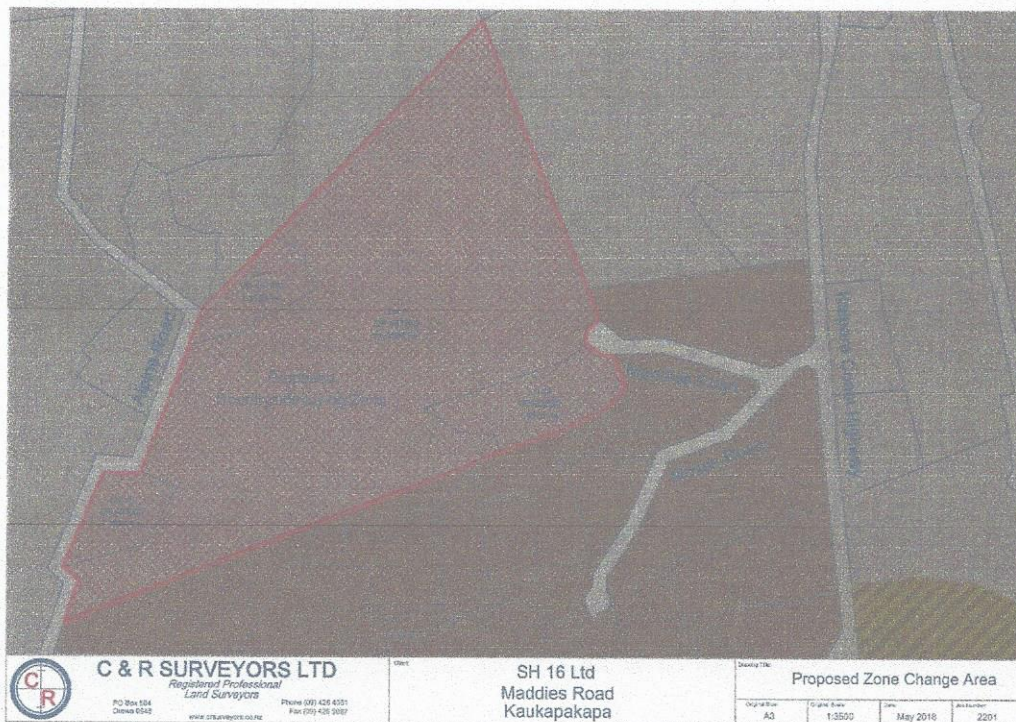
WELLSFORD, MANGAWHAI & THE KAIPARA DISTRICT

Ray Hollis - Dip VFM FNZSFM ANZIV SPINZ
Hilary McNaughten - B Prop, BA (Applied Mathematics)
p: 09 423 8847

HIBISCUS COAST & SOUTH RODNEY

Mike Morse - B Ag Com ANZIV SPINZ
p: 09 427 9903

This planning map shows the location of the land for proposed Countryside living- relative to the existing Countryside Living zone.



LAND TITLES

1.9876 hectares being Lot 23 DP 403930 in Certificate of Title/Identifier 413331, registered in the name of S H 16 Ltd.

18.9710 hectares more or less being Lot 12 DP 403930 in Certificate of Title/Identifier 413323, registered in the name of S H 16 Ltd.

5.6 hectares more or less being proposed Lot 2 on plan
26.5586 hectares



LOCATION

Both titles and proposed lot 2 are off the end of Maddies Road (no exit) which connects with Kaipara Coast Highway just north of the Kaukapakapa Township.

S H 16 Ltd is completing a quality Countryside Living subdivision on the adjoining land, a good example of what is intended for this zoning.

Title 413323 also has access off Alpine Road at the western end.

LAND CLASS & LAND USE

The main objective of this report is to describe and discuss land use for the titles and proposed lot 2 herein involved in this zoning submission.

Land Class

The total area of the two titles and proposed Lot 2 is **26.5586 hectares**. At least 13 hectares (half) of the area is covenanted bush (Covenant A, V, W, S in DP 403930).

GIS aerial showing main areas of non covenanted land in title 413323



This is a contiguous area of covenant commencing with a large block of native bush and extending through the riparian gully and linking with other covenant areas as part of the S H 16 Limited Countryside Living subdivision.

This leaves approximately 13.5 hectares of fair quality pasture land, categorise as follows:

1.5 hectares approximately of pasture on title 413331. This is already a lifestyle title with access from Maddies Road. The land class is 4 under the New Zealand Land Resource Inventory Worksheets. Fair quality pasture with limited productive use because of the size of the title.

12.0 hectares more or less. Very steep, (6ha) to moderately steep, includes a rough gully with some gorse and blackberry. This area is poor pasture with sedge, isolated blackberry.

The land class is generally 6 under the New Zealand Land Resource Inventory Worksheets being land for extensive pastoral production or forestry. The area comprised firstly 1.2 hectares more or less off Alpine Road, steep, gorse covered and of little use for agricultural production purposes.

1.2 hectares off Alpine Road



Part of the 5.2 hectares off Maddies Road



Secondly 10.8 hectares more or less off the end of Maddies Road and incorporating a narrow strip running in northerly direction on the north side of proposed Lot 2. These areas are generally steep incorporating a gully with a dam. The land in proposed Lot 2 (5.6 ha) is very steep. There are weeds of gorse and blackberry which are largely under control and sedge on proposed Lot 2. There is an area of easier contoured knoll directly off the end of Maddies Road.

Proposed Lot 2 - 5.6 hectares



The class of land and small scale make it impractical to use the land effectively for agricultural production purposes.



SUMMARY

1. The titles form a natural extension to the existing Countryside Living zone.
2. There is good access to the non covenant area in these titles for Countryside Living purposes.
3. In my opinion there is no benefit in keeping this land in the rural production zone for agricultural purposes. The land generally too steep and the areas of pastoral land too small and isolated to be economic to farm or be of value for agricultural production.
4. Isolated small lots of poor quality land, such as these titles, are more likely to be neglected and become further infested with weeds if farming were to continue thereon.
5. Conservation and ecological care of the land has, in my opinion, the best opportunity to be enhanced where it can be occupied by rural residential style living (as on Countryside Living) and as property owners plant trees on steeper areas for conservation and aesthetic purposes.
6. There is no infrastructure specifically for managing stock on the land as it is and it is uneconomic to provide such as is needed for pastoral farming.

Yours faithfully
HOLLIS & SCHOLEFIELD LTD

A handwritten signature in black ink, appearing to read 'R G Hollis'. The signature is fluid and cursive, with a large initial 'R' and 'H'.

R G Hollis
FARM CONSULTANT