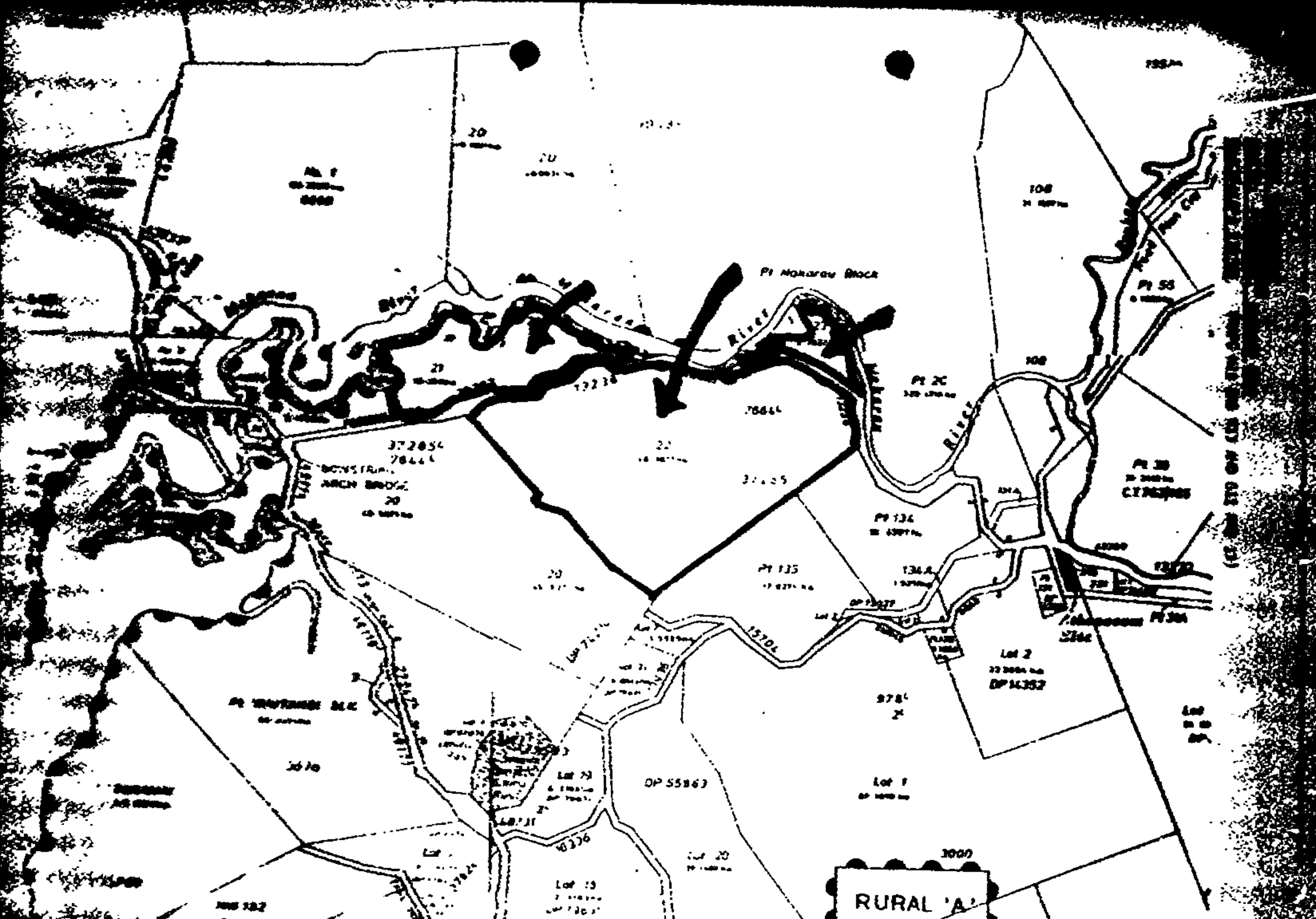
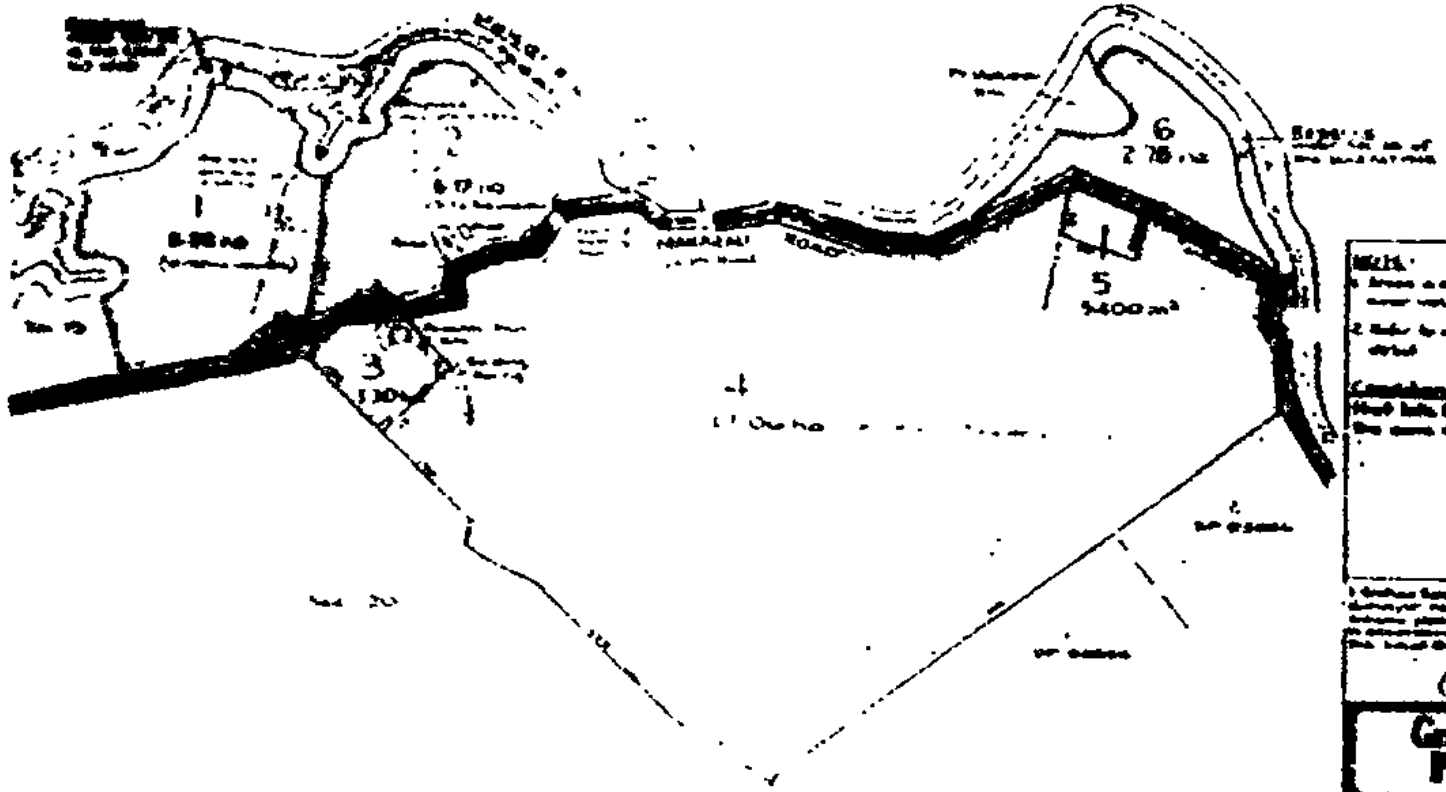

Pt Mokarau Block
Pt 2C
Pt 134
Pt 135
Lot 2
DP 16352
Lot 1
DP 55863
Lot 79
Lot 15
Lot 20
RURAL 'A'



NOTE:

1. Areas & dimensions are subject to survey variations upon final survey.
2. Refer to covenant areas for topographical detail.

Conditions of Approval:
Final Subdivision Plan to be in the same certificate of title.

Graham Road Partnership

R13719

Mr. P. Butcher	Proposed Subdivision of Sections 21, 22 & 23 Blk II Kaipara S.D.	Rodney County C.T. 89/267 (part) Total Area: 64.1958 ha	Scale 1:4000 098 1

(ST ONW 210 ONW 215 ONW 216 Sched)

[illegible]

[illegible] P [illegible], MAKAREU ROAD

KAUKAPAKAPA RIDING (MAPS N12 AND N13 AND O12 AND 13)

This Scheme Plan proposes that Lots 1 and 2 be approved as horticultural lots, but Lot 3 be an intensive use for growing greenhouse carnations. Lot 5 is proposed as the site for the dwelling house in connection with the proposed greenhouse use on Lot 6, which is for orchid production in 2,000 m^2 greenhouses. Lot 4 is proposed as a pastoral lot

Part of Makareu Road which fronts Lots 1, 2 and 3 is sealed with the balance metalled. The property adjoins existing water rights, which provide adequate water for irrigation for the proposed uses, but this should be confirmed by the Regional Water Board.

An amalgamation condition requiring Lots 5 and 6 to be held in the one title should be imposed.

Letters from the Power Board and Post Office indicate that power and telephone services will be able to be provided to each of the lots.

The Divisional Engineer recommends a road upgrading contribution towards the metalled section of Makareu Road. The sealed portion of the road has been recently re-aligned and provision for the new road boundary should be made on the survey title plan.

Lot 5 is presently rather large for the purpose of erecting a dwellinghouse and the owner has agreed that this area be reduced to [illegible] m^2. A [illegible] which shows the boundaries of Lots 5 and 6 to be suitable for horticultural purposes.

[illegible]

[illegible]

[illegible]

(a) [illegible] OWNER SHALL:-

(i) [illegible] ROAD [illegible] FROM [illegible] OF MAKAREU ROAD.

(ii) SHOW LOT 5 REDUCED TO AN AREA OF NOT MORE THAN 2,000 m^2.

(iii) PURSUANT TO SECTION 279 [illegible] OF THE ACT, HAVE ENDORSED ON THE SURVEY PLAN THE FOLLOWING CONDITION OF AMALGAMATION:-

THAT LOT 5 HEREON OF [illegible] IN THE SAME OWNERSHIP AS LOT 6 HEREON AND ONE CERTIFICATE OF TITLE BE ISSUED TO INCLUDE THESE PARCELS. [illegible]

(b) BEFORE COUNCIL WILL ISSUE THE CERTIFICATE OF COMPLIANCE PURSUANT TO SECTION 306 OF THE ACT, THE OWNER SHALL:-

(i) PROVIDE COUNCIL WITH A WRITTEN STATEMENT FROM THE AUCKLAND REGIONAL WATER BOARD THAT AN ADEQUATE SUPPLY OF WATER IS AVAILABLE OR IS NOW TO BE MADE AVAILABLE FOR THE [illegible] OF THE LOTS ON THE SCHEME PLAN.

[illegible] THE CONSENT [illegible] ADDITIONAL PROHIBITION [illegible] SHOWING THE LAND OF THE SUBDIVISION, WHICH SHALL TO BE PAID WITHIN SIX (6) MONTHS OF SCHEME PLAN APPROVAL OR WHEN THE SECTION 306 CERTIFICATE IS APPLIED FOR, WHICHEVER FIRST OCCURS.

NOTE: THE BUILDING OF A HOUSE ON LOTS 3, 5 AND 6 WILL BE SUBJECT TO THE GRANTING OF CONDITIONAL USE CONSENT IN TERMS WITH THE CRITERIA OF ORDINANCE 7.1.9(a).

The Director and Registrar
Land Registry Office
Kelvin Hse
[redacted]AND

Dear Sir

COMMONTY AMALGAMATION : SCHEME PLAN R13718 : OWNER: PATCHER

It is proposed that Lots 5 and [illegible] on the enclosed scheme plan be held in the one title with Lot 5 providing the house site for the glasshouse [illegible] to be established on Lot 6.

PURSUANT to Section 89(2)(d) of the Local Government Act 1974 the following condition of amalgamation is proposed :-

"[illegible] MUST BE SUBJECT TO A [illegible] OVER LOT 6 [illegible] [illegible] OF [illegible] INCLUDE [illegible] [illegible]"

[illegible]

P. Butler, Makarau Road

Kaukapakapa (Maps N 12 & 13 and O 12 & 13)

(Narrative on Tape)

13 7 19 Sections 21, 22 and 23
Bk II Map 57

" /247 64 73 94 ha

(11)

(6)

93

(1)

945

951a (11) 4,674 Makarau

964 Note [illegible] will

• Registered Surveyors
• Engineering Surveyors
• Land Development Consultants

P.O. Box 134, ALBANY VILLAGE PH. 415-8929

REF: 098

RECEIVED

14th May, 19[illegible].

The County Planner,
Rodney County Council,
Private Bag,
ORAKEI.

TP

Dear Sir,

[illegible]

[illegible] enclose herewith a copy of the letter to the [illegible] on behalf, clear from the details intended to be proposed for [illegible].

Yours faithfully,

[illegible]
[illegible]

[illegible] ncil.

[redacted] FARM CONSULTANT
FARM AND ESTATE SUPERVISION

P.O. BOX [illegible]
P A P A K U R A

12 April 1986

Mr P. Butcher,
Makarau Road,
KAUKAPAKAPA R.D 3.

Dear Sir,

This letter is to clarify the supplementary report sent to you on February 6th with specific reference to Lot 6.

1.0 Council staff informed me that it was appropriate to mention the range of products that could be produced from an intensive lot as well as stating the intended use. I was told that such information could be useful for reference in case a particular purchaser wished to grow a crop different from the intended one.

1.1 Accordingly, I stated the range of products and also that the sheltered location would make the lot very suitable for orchid production and this was the "intended use" as stated under 1.0 of that report.

1.2 I re-affirm that orchid production is the intended use for lot 6.

1.3 The brief feasibility report confirms that the lot can be economically operated as an orchid production unit. The net profit - before interest deduction - should be around $35,000-$40,000 from a 2,000m² structure.

1.4 The proposed lot 6 is quite suitable for orchid production.

Regards,

[redacted]

[illegible] from [illegible]

please let us have your comments within eight (8) weeks

ASSISTANT COMMITTEE SECRETARY

M Tyrrell

PLEASE REPLY BELOW

[illegible]

To [illegible]

[illegible]

[illegible] within eight (8) weeks

• Registered Surveyors
• Engineering Surveyors
• Land Development Consultants

P.O Box 134, ALB[illegible]Y VILLAGE PH. 415-8[illegible]

12 April 1966

Mr P. B. Lyber,
[illegible] Road,
[illegible]

[illegible]

[illegible]

[illegible]

Regards,

[illegible]

[illegible]

Attention: [illegible]
Your reference: [illegible]

Dear Sirs

[illegible] PLAN M13719 - P [illegible]

Thank you for your letter of 5 March 19[illegible].

For Lot [illegible] it [illegible] there is a need for the subdivision to enable [illegible] to be established

For Lot [illegible] the [illegible] for the subdivision is not applicable [illegible] a [illegible] purpose in the zoning was proposed at the time of [illegible] [illegible]

[illegible]

[illegible]

[illegible] 31 October 1965."

If you have any question concerning this letter please contact [illegible]

Yours faithfully

for: [illegible]

Please reply below:

Re reply:-

For Lot 3 it has been shown there is a need for the subdivision to enable greenhouse carnation growing to be established.

For Lot 6, however, the need for the subdivision is not specific with the use ranging from [illegible] to a [illegible]. The criteria for establishing a house relative to the specified use is proposed at the time of outline plan approval. (insert below)

Unless more information is available the creation of Lot 6 cannot be recommended for approval.

Cl. 7.4.5. (e) [illegible]

- 65 sites subdivided for [illegible] under Ordinance 7.1.7.11

- 65 sites subdivided for horse training under Ordinance 7.1.7.9

Requirements

[illegible]

• Engineering Surveyors
• Land Development Consultants

P.O. Box 134, ALBANY VILLAGE PH. 415-8929

R13719

5th March, 1

1 MAR

TP

6 February 1986

Mr P. Butcher,
Makarau Road,
KAUKAPAKAPA, R.D. 3.

Dear Sir,

[illegible] your request I have [illegible] the following report to supplement that forwarded [illegible] 3/6/85.

1. [illegible]

[illegible]

[illegible]

It is [illegible] that an application for a [illegible] site [illegible] access the road to be combined with lot 8 has been withdrawn.

1.1 Lot 3 would be quite suitable for a glass house, tunnel or shade house type operation. I understand that an intending purchaser wishes to grow carnations.

1.2 Adequate water for irrigation purposes can be obtained by installing a dam and a suitable site is available

on this lot.

1.3 There are suitable sites for both a house, glass house and ancillary buildings. It is recommended that a multi-span glass house with at least 1,500m^2 under cover be erected. This will provide a plantable area of at least 650m^2. A multi-span construction will lower height, reduce costs and provide better heat retention and control. A double-skinned quality polythene house would also be suitable, and initial cost will be lower but renovation after a few years will be necessary.

1.4 [illegible]

1.5 [illegible]

[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	2,000
[illegible]	5,000
Total costs	$101,000

1.6 Operating costs including all growing costs such as weed, pest and disease control, management, harvesting, grading, packing, freight and commission would total approximately $[illegible] leaving

a net operating profit of $50,000. This could be increased by expanding the covered area.

Interest charge has not been allowed as this would depend on financing and planning arrangements as well as your own equity.

1.7 Indirect expenditure such as rates, insurance, accounting and depreciation would reduce the $50,000 operating profit to approximately $45,000 before meeting interest charges.

1.8 Yields will fluctuate according to such factors as management skills, efficiency of installation and [illegible] [illegible] flowers [illegible] [illegible] [illegible]

1.9 [illegible]

1.10

The proposed lot is quite suitable for intensive utilisation and can be developed into an economic glasshouse unit producing trees, e.g. nellies and cut flowers.

2.0 Lot 6 would be quite suitable for a variety of glass house, tunnel or shade house operations and because of its sheltered location would be very suitable for orchid production. This is because open sides are preferred as long as the area concerned is well sheltered from the wind.

2.1 Water can be provided through erecting a stopbank holding area to retain water on the lower side of this lot.

2.2 Beans can be grown successfully in plastic covered tunnels with vents and single or multi-span polythene covered greenhouses. It is recommended that a quality rooter area - preferably glass with polythene side vents [illegible] $[illegible],000m^2$ [illegible] provided. A multi span construction will lower [illegible], reduce costs and provide better heat [illegible], and [illegible]

2.3 [illegible] but [illegible] site [illegible] allow for expansion [illegible] inflation.

2.4 Capital requirements would depend on the scale of the enterprise and whether refinements such as trickle or sprinkler irrigation are incorporated in preference to a cheaper reticulated hand watering system. Approximate costs would be as follows :

2,000m² glass with side vents	$ 80,000
Hand watering system	9,000
Heating	20,000
Grading and packing equipment	5,000
Packing shed/coolstore	10,000
Total costs	$134,000

2.5 Operating costs - including all growing costs such as weed, pest and disease control, management, harvesting, grading, packing, freight and commission - would total approximately $70,000 leaving a net operating profit of $45,000.

Interest charge has not been allowed as this would depend on financing and planning arrangements as well as your own equity.

.6 [illegible]

[illegible] as management skills, [illegible] of fertilisation and watering etc., but should average 66.7 flowers per square metre for a total plant population of approximately 6,000.

2.8 Prices will also fluctuate considerably depending on such factors as the weather (wet, cold, hot), varieties sown, time of sowing and time of harvesting, extent of heating to advance sowing time for early harvest and overall supply and demand. Prices will also depend on the proportion exported compared with local sales but should

range from 40¢ to 75¢ per flower.

2.9 The proposed lot is quite suitable for intensive utilisation and can be developed into an economic glasshouse unit producing beans, carnations, cut flowers and orchids.

3.0 There is no doubt that both Lots 3 and 6 can be developed into viable small lots and that both lots are quite suitable for this purpose.

Ralph de Faur

[illegible] November 1985

[illegible] Partnership
Registered Surveyors
PO Box 134
[illegible]

Your Ref: 98

Dear Sirs

SCHEME PLAN R13719 : P BUTCHER

The proposed uses on Lots 3 and 6 should be reported on in terms of the enclosed notes.

Consideration has been given to the amalgamation of Lots 5 and 6 which could be recommended to Council provided the area of Lot 5 is reduced to about 2,000m2 as set out in your letter of 5 November 1985.

When the additional report is to hand a recommendation will be made to the Planning Committee.

Yours faithfully

[illegible]

Reg Dr
PO Box [illegible]

Dear Sir ALBANY [illegible] 1990

Scheme No. R 17219 - D. Burnie

The [illegible] on lots [illegible] and [illegible]
should be [illegible] [illegible] of the
[illegible]

[illegible]

Please let us have your comments within eight (8) days.

ASSISTANT COMMITTEE SECRETARY

M Tyrrell

None

PLEASE REPLY BELOW

Consider for agenda [illegible]

Send letter as [illegible]

To Secretary .....

Letter to .....

Reply cannot be given in eight (8) days

• Registered Surveyors
• Engineering Surveyors
• Land Development Consultants

P.O. Box 134, ALBANY VILLAGE PH. 415-[illegible]

RECEIVED
6 NOV 1985
RODNEY COUNTY COUNCIL

REF: 096

5th November, 1985.

The County Engineer,
Rodney County Council,
[illegible]
[illegible]

[illegible]

[illegible]

[illegible]

3. [illegible] materials are [illegible] approval [illegible] in the [illegible] for [illegible] flowers, sample locations.

Mr. [illegible] has arranged the [illegible] lot to his employee who will establish and maintain [illegible] thereof.

4. We await the Regional Water Board's advice on the matter of water catchment and storage. This shall be forwarded in due course.

Yours faithfully,

[illegible] READ,
[illegible] READ PARTNERSHIP.

Letter No .....[illegible]..... from .....[illegible]

Please let us have your comments within eight (8) days.

FILE R13719

ASSISTANT COMMITTEE SECRETARY

M Tyrrell [illegible]

PLEASE REPLY BELOW

[illegible]

To Secretary .....

Letter No .....

Reply cannot be given in eight (8) days.

• Registered Surveyors
• Engineering Surveyors
• Land Development Consultants

P.O. Box 134, ALBANY VILLAGE PH. 415-892[illegible]

RECEIVED
24 OCT [illegible]

REF: 98

22nd October, 19[illegible].

The County [illegible],
Rodney County Council,
Private Bag,
[illegible].

[illegible]

[illegible] [illegible]

[illegible]

[illegible]

098

2/1/R MG:LRW

Mr. Granger

12th September 198[illegible]

Graham Read Partnership,
P.O. Box 134,
ALBANY VILLAGE.

Dear Sirs,

Re: Subdivision of Sections 21, 22 & 23
Block II, Kaipara, for P. Butcher

In reply to your letter of 31st July concerning the above subdivision involving 6 lots, we would advise that power supplies can be made available from the existing distribution lines which cross lots 2, [illegible] & [illegible].

It should be noted that the power supply to [illegible] will require a 200 m line extension and the supply to lots 5 & 6 (amalgamated) a 1.2 km line extension, both of which will be [illegible] to the [illegible] supply is requested. [illegible] then

A [illegible] needed to service the [illegible] uneconomic [illegible] the [illegible].

[illegible] of power [illegible] property [illegible] the

Yours faithfully,

P.C. CUNNINGHAM.
Chief Engineer.

[illegible]
AUCKLAND WEST

Telephone 77: 999 Ex 855
Telex [illegible]0009/14 JO:MKB

E.AK 512/2/79

20 August 1985

Graham Reid Partnership,
P.O. Box 134
ALBANY VILLAGE

[illegible]

It has been [illegible]
[illegible]
Kaipara [illegible]

[illegible]

---

information regarding

① verification of [illegible] areas for lots 1 and 2 & mark up on a photo.

③ Specified use for Lot 3 and [illegible]

④ Need for large Lot 5 which [illegible] suitable home site on Lot 6 — creating a future management probl[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible] a permanent [illegible] being [illegible] minimal.

19.8.85
Rod phoned and getting info together!

5.11.85 { [illegible] Lot 3 to be specified — [illegible]
[illegible] [illegible] areas
[illegible]

an carved [illegible]

Lot 3 - too sheep for
[illegible]

[redacted]

To: [illegible]

[redacted]: [illegible] (Attendance) [illegible] MK & [illegible] MK

[redacted]: (hearing along 75)

[redacted]: Lots 1 & 2 most elevations of [illegible] slope.

Lot 3 may be suitable for [illegible] but there is no evidence that it will not be more lot & more elevations for [illegible] grades lots

Lots 5 & 6 are to be later capital. but the reason & evidence of lot 5 is not clear. No [illegible] on the [illegible] it is going to be more for [illegible] [illegible]

[illegible]

Please let us have your report for Planning Committee by 21 [illegible] - [illegible] 1973.

COMMITTEE SECRETARY

1. Zoning	
2. Are General Requirements met for (i) Design (a) Are shapes appropriate to their use? (b) Does design relate to topographical features? (c) Is fencing practicable?	✓ ✓ ✓
(ii) Water (a) Does design relate to water management and protection of land from erosion, subsidence, slippage and inundation? (b) Is surface water available for irrigation? (c) Has letter been received from National Water Board for water availability?	✓ ✓ Pub Inlet ✓ - No W/K in [illegible]

(iv) **[illegible]**	
(3 shows a suitable stable site on that proposed lot for buildings to which stable access can be provided?	Yes
(v) **Power and Telephone**	
(a) Are these services existing?	No
(b) Does supply need to be confirmed?	Yes
(vi) **Power and Stormwater**	
(a) Is land capable of on-site sewerage disposal?	✓
(b) Is stormwater disposal adequate?	✓
1. **Planning**	
(i) Is proposed use Predominant? ✓	2 lots Sub
Controlled?	
Conditional?	
and under what Ordinance?	
(ii) Do frontages comply? ✓	
(iii) Do usable areas comply? ✓	
(iv) Is dispensation or waiver needed? —	
(v) Should use be established before Board permitted?	Lot/sub + 3
(vi) Are yard requirements met? ✓	
(vii) Do [illegible] criteria in [illegible]	
[illegible]	OK [illegible]

[illegible]

[illegible] existing buildings

5. **Legal Requirements**

(i) Do existing building line restrictions need reimposing, relocating or cancelling?

(ii) (a) Should encumbrance be placed on title re building sites or earthworks?

(b) Should report be entered in Hazards Register?

(iii) Are existing rights-of-way redundant?

(iv) Are any amalgamations necessary? (Including access lots)?

fs - lots 5 & 6

(v) Are easements of any sort necessary?

(vi) Should easements be conditional or proposed?

(vii) Does Council need to resolve that access is adequate where a lot has no legal frontage?

(viii) **Esplanade Reserve**

(a) Is a 20 metre width reserve adequate for access and protection?

Ely CL.

(b) Can a reduce width or dispensation be considered in the interest of [illegible]

[illegible]

Date of Inspection

Additional Comments:

CHIEF PLANNER

Date

[redacted]

7. SUITABILITY OF LAND FOR SUBDIVISION

(a) (b) (c) (d)
(e) (f) (g)

Comments: AOK. Some areas low lying and but suitable b/sites all lots.

EXISTING ACCESS pt metalled rdg - [illegible] [redacted] #4249

(a) (b) (c)

3. PROPOSED ROADS, SERVICE LANES, ACCESS WAYS

(a) (b) (c) (d) (e)

4. SERVICES - WATER, SANITARY AND STORMWATER DRAINAGE

(a)	(i)	(ii)	(iii)
(b)	(i)	(ii)	(iii)
(c)	(i)	(ii)	(iii)
(d)	(i)	(ii)	(iii)
(e)	(i)	(ii)	(iii)

5. ELECTRICITY AND TELEPHONE SERVICES

(a) (i) (ii)
(b) (i) (ii) Rec'd evidence all charges pd & arrangements made for supply to lots 5/

6. WATER RIGHTS RWB letter

Eg DT = 114 @ [illegible]

6 lots from 1 title & 1 amalgamation

ie 4 new titles.

Contribution $\frac{4 \times 8}{114 \times 30}$ ([illegible] × [illegible])

= $ [illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[redacted]

8 August 1985

Messrs Graham Read Partnership
Registered Surveyors
PO Box 134
ALBANY VILLAGE

Attention: G K L Read
Your reference: 098

Dear Sir

SCHEME PLAN NUMBER: R13719
YOUR CLIENT: P BUNUMER
PROPOSED SUBDIVISION OF: SECTIONS 21, 22 AND 23 BLK II TAIPARA S D

I acknowledge the above plan, and enclose Invoice Number 14495 for the fee payable, being $113.00. Your cheque by return mail will be appreciated. The plan cannot be submitted to Council until the fee has been paid.

Four copies of the plan have been received.

Please quote the scheme plan number in all future correspondence.

Yours Faithfully

[redacted]

• [illegible]
• Engineering Surveyors
• Land Development Consultants

P.O. Box 134, ALBANY VILLAGE PH. 415-89[illegible]

RECEIVED
29 JUL 1985
RODNEY COUNTY
COUNCIL

REF: 098

26th July 1985

A12
A13
R13719 D12.
RKR. D13.
N13

The County Manager
RODNEY COUNTY COUNCIL
Private Bag
[illegible]

[illegible] Mr [illegible]

Dear Sir,

[illegible]
[illegible] Road

[illegible]

[illegible]

[illegible]

[illegible]

The subject property [illegible] along [illegible] Road and from the State Highway [illegible] off.

Although the land is physically divided into [illegible] separate portions by road and river, it is comprised within one certificate of title being C.T. 1111/762.

../

Section	21	-	13.05ha
"	22	-	48.91ha
"	23	-	2.78ha
TOTAL			64.74ha

The northern boundary of lots 1,2 and 6 follows a natural line parallel to the M.H.W.M. of the Makarau River which is tidal over the extent of the land. The boundary is situated 20m from the M.H.W.M. and the intermediate strip of land is constituted as Reserve under Section 58 of the Land Act 1948.

ZONING

The boundary between the Rural General North and Rural General South zones follows the alignment of Makarau Road. Lots 1, 2 and 6 are situated in the Rural General North zone. Lots 4, 5 and 6 are situated in the Rural General South zone.

[illegible]

All of the [illegible] have street frontage and are [illegible] from Makarau Road. Makarau Road [illegible] the frontage of [illegible] of Makarau [illegible] Dr.

[illegible]

[illegible] land is [illegible] over which allow [illegible] of deer roads which will require the [illegible] surface area. [illegible] is important to ensure that a sufficient useable area of land remains to comply with the requirement of the District Scheme.

Lot 3 can be served by siting a dam, as shown, within the property. An existing spring will supplement the source of water supply.

In respect to lots 4 and 5 which operate as one unit, it is optional to either construct a dam near the road frontage on lot 4 and pipe the water under the road to lot 4, or to select a suitable position on lot 6 to construct a storage pond. There would be sufficient catchment on lot 5 together with that from the buildings to provide the water requirement for the site.

../

We advise that the previous owner of the property was successful in securing water rights over the land. These water rights were transferred into the name of Auckland Advances Ltd, the applicants' company, in June 1984.

The water right numbers are - 822960, 822961, 822962, 822963, copies of which are attached.

USEABLE AREA CRITERIA

Lots 1 & 2 under Section 7.2.7.2

The land is generally flat with minimal areas of steepish sidlings separating differing elevations.

We have measured the useable areas as follows :

Lot 1	[illegible]	ha	total area
	less [illegible]	ha	proposed dam
	less [illegible]	ha	unuseable [illegible]
	balance [illegible]	ha	useable land
Lot 2	[illegible]	ha	total area
	less [illegible]	ha	proposed dam
	less [illegible]	ha	[illegible]
	[illegible]	ha	[illegible]

[illegible]

[illegible]

[illegible] which shows contour [illegible] the areas [illegible] are in excess of [illegible] should allow have [illegible] and the areas [illegible] areas.

The total area of land steeper than 15° would [illegible] in the vicinity of [illegible]ha.

The area of land flatter than 15° is then [illegible]ha.

The report by Mr de Saur points out that the areas accommodating Warkworth Silty Clay loam and the Parua Bay loam would be suitable for cropping. These areas are indicated by the codes Wa and Pa on the contour map.

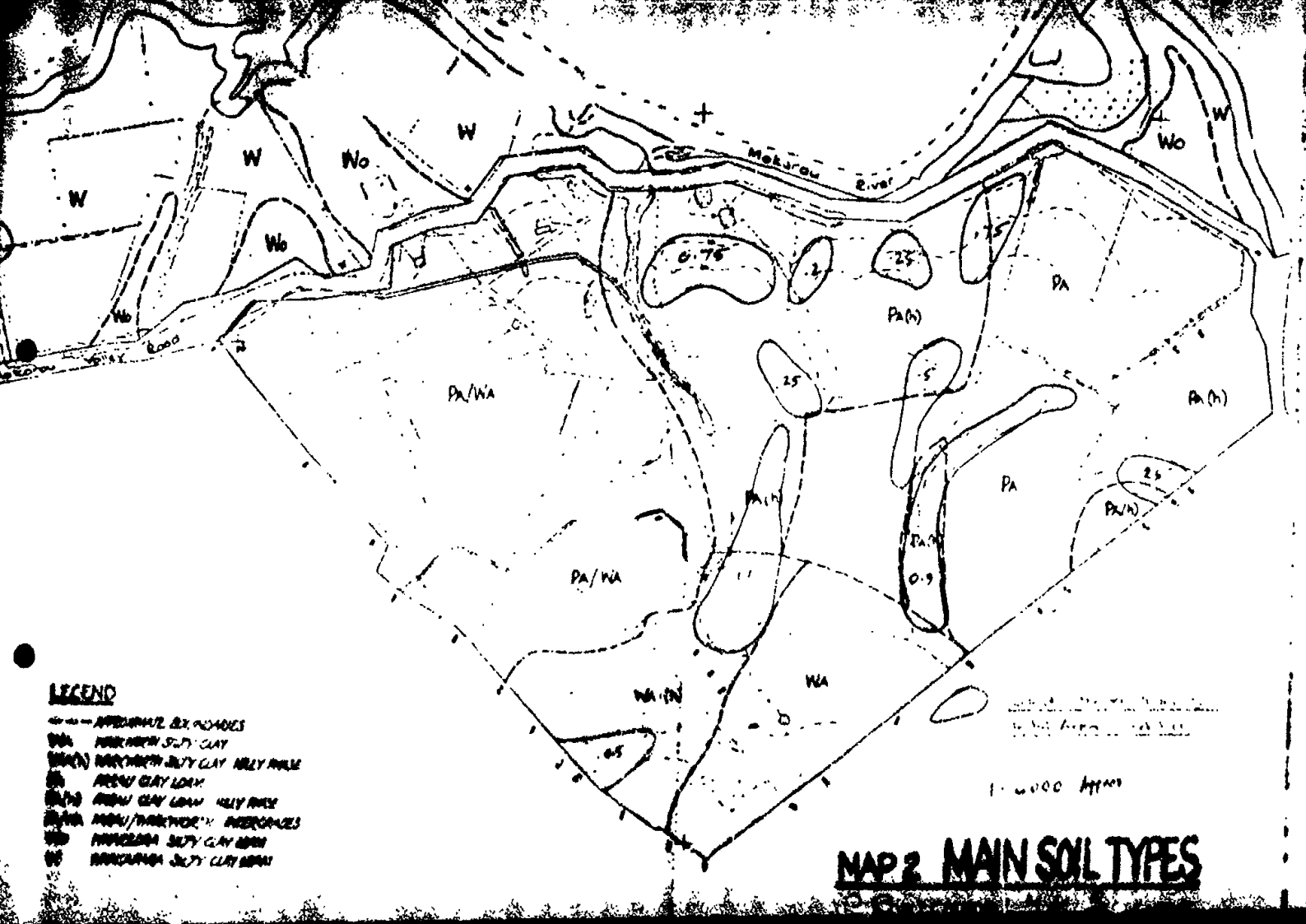
../

[illegible] be required we would appreciate your enquiry as soon as possible.

Yours faithfully,
GRAHAM READ PARTNERSHIP

GKL Read
(Gilt Edged)

[illegible]



MAP 2 MAIN SOIL TYPES

13 June 1985

Mr P. Butcher,
Makarau Road,
KAUKAPAKAPA R.D. 3.

Dear Sir,

The following is my evaluation of the proposed subdivision of your property at Makarau Road north of Kaukapakapa. The legal description is [illegible] Sections [illegible] & [illegible] Makarau Parish, L.S.

1 - General

The pro[illegible] subject to the [illegible] into the following [illegible]

[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
4	[illegible]	Pasture
5	54000	House site
6	2.78	Glasshouse operation

1.1 The intention is that lots 5 & 6 be combined under one title, with lot 5 being the house site.

1.2 This report has been based on an evaluation of the significance and relevance of the following factors for each proposed unit :-

Soil types and production classes
Topography
Unit size
Water availability and requirements
Economic viability

1.3 Economic Use

Under the reviewed District Scheme of the Rodney County it is no longer necessary to produce a feasibility report to support the stated intended use of each lot as long as the proposed lots comply with the new guidelines established by the County. The suitability of each lot will be commented on relative to these guidelines.

[illegible] Lot 1 - 6.58 hectares

The lot [illegible] horticulture.

[illegible] The topography is flat [illegible] sloping.

[illegible] The soil [illegible] the whitipara silty loam [illegible] with the following ratings in its natural state:

Pastoral farming	1A
Cropping	1A
horticulture	1A
Food production	1A

These are very high ratings and designate the soil as some of the best in the county. This soil is alluvial based and has a high potential but usually requires sub-

surface drainage before optimum results can be achieved.

There is ample fall into the tidal Makarau River even at spring tide but further drainage is required - based initially on correctly sited open drains. Present drainage is having minimal effect and deepening is required.

The strip of higher soil is the Whareora Silty clay loam with the following ratings:-

Pastoral farming	1B
Cropping	2C
Horticulture	2B
Food production	1B1

The 2C rating for cropping means that there is some limitation due to Texture, Structure and Consistence but this can be overcome with correct and adequate fertilising and liming.

The 2B rating for horticulture recognises the same limitations as for cropping but these can be offset by adequate fertilising and liming.

The 1B1 rating for food production means that the soil has a high potential value with limitations of imperfect to poor natural drainage. The surface drainage will overcome limitations.

7.3 Water for irrigation can be obtained by siting a dam as shown on the plan - with an adequate catchment from the southern side of the Makarau Road.

3.0 <u>Lot 2 - Area 6.1 hectares</u>

This lot would also be suitable for a horticultural unit.

3.1 This lot is similar to Lot 1 but contains approximately 50/50 Whakapara Silty clay loam and Whareora Silty clay loam and comments made for Lot 1 are also relavant for this lot.

3.2 Water for irrigation can be obtained by siting a dam as shown on the plan - with an adequate catchment from the southern side of the Makarau Road.

4.0 <u>Lot 3 - Area 1.30 hectares</u>

This lot would be suitable for a glass house, tunnel or shadehouse-type operation.

4.1 There are suitable sites for [illegible] house and other required buildings.

4.2 The soil [illegible] with ratings [illegible] as follows:

[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]

These ratings [illegible] that [illegible] are not suitable for cropping, [illegible] because the land is too steep while pasture product[illegible] can be limited through a lack [illegible] moisture retentivity [illegible] the summer and excessive wetness at [illegible] during winter. Food production rating is not high [illegible].

4.3 The creation of this lot for a glasshouse-type operation would therefore not result in the utilization of cropping or horticultural land.

4.4 If required ample water can be obtained by installing a dam as marked on the plan. This dam would also be serviced by an uphill spring.

5.0 <u>Lot 4 - Area 47.06 hectares</u>

This lot would be suitable for either a deer or an Angora goat unit. Although this lot is essentially a residual lot it is large enough to be economic. It also has a warm northerly aspect.

5.1 There are several soil types on this lot - namely, the Warkworth Silty clay plus the hill phase, the Parau clay loam plus the hill phase, and a mixture of both the Warkworth and Parau soils. The capacity of these soils in their natural state would be approximately as follows:

	Warkworth Silty clay	Parau clay loam	Warkworth Parau Mixture
[illegible]			
[illegible]		[illegible]	[illegible]
[illegible]		4	4
[illegible]		4	4
Food production [illegible]		34	40

These capacity indicate that the soils are quite suitable for pastoral farming and that they are not good quality soils suitable for cropping or horticulture which would otherwise be used below potential capacity. There are small frequented areas of both the Warkworth Silty clay loam and the Parau clay loam which would be suitable

for horticulture following drainage and fertilisation but such areas are not of practical significance.

5.2 On this lot water can be supplied for stock from existing dams and springs.

6.0 <u>Lots 5 & 6 - Areas 5400m^2 and 2.78 hectares</u>

These two lots would be combined under one title to create an intensive glasshouse-type operation. Lot 5 would be the elevated house site and lot 6 would contain the buildings.

6.1 [illegible] with terraces for lot 6.

6.2 [illegible]

[illegible]

6.3 [illegible] which is [illegible] ratings are as follows:

Pastoral [illegible]	1h
Cropping	2[illegible]
Horticulture	28
Food production	181

These are relatively high ratings but the small area involved - being little more than 1 hectare - and being completely isolated by both the river and road means that cropping or horticulture is not a practical or