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23 January 2021

Mr and Mrs S and K Quigley

Please find attached my report regarding the impact of your proposed rezoning from Rural to Country living.

If you have any questions or comments please do not hesitate to contact me.

Yours sincerely

A handwritten signature in blue ink, appearing to read "D. Miller".

Dave Miller
Farm Management Consultant
B Ag Sc MNZIPIM



Independent
Agriculture
& Horticulture
Consultant
Network

Proposed Rezoning from Rural to Country Living at 233 Wilton Collieries Road Glen Murray

Prepared for:
- S and K Quigley

Dave Miller
20th January 2021

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1.0 PURPOSE

The purpose of this report was to review the impacts of a proposed rezoning of a 28.99 ha property at 233 Wilton Collieries Road, from Rural to Country living, on future agricultural or horticultural activities.

2.0 EXECUTIVE SUMMARY

This 28.99 ha property is classed as Land Use Capability 6, meaning significant limitations to agricultural productivity.

In my opinion there is no prospect for horticulture on the land although forestry is an option.

Soil types, contour and fertility all provide limitations to productivity on this block. While fertility could be addressed and would be expected to result in a modest lift in pasture production the other limitations make this an unattractive option in my opinion with the investment in fertiliser likely to show marginal returns.

The property could reasonably be expected to run 250 - 300 SU under intensive management.

A shift to Country Living Zoning is likely to see a modest drop in this carrying capacity depending on the final size of the lots. If the property is rezoned, then it is reasonable to assume that a number of the lot owners would continue to run stock of some kind as a means of control pasture and weeds.

It is feasible there would continue to be 100 – 200 SU run across the block under country living condition.

3.0 BACKGROUND

The 28.9 ha property is located approximately 1.4 km from the centre of Glen Massey on the Wilton Collieries road. The proposal is to have the property rezoned from Rural to Country Living.

The broad site description is a gully running north south through the centre of the property with reasonable steep land on either side leading down to the gully.

There is approximately 80 m fall from south to north.

Approximately 5 ha of the property is rolling enough that hay could potentially be made on it.

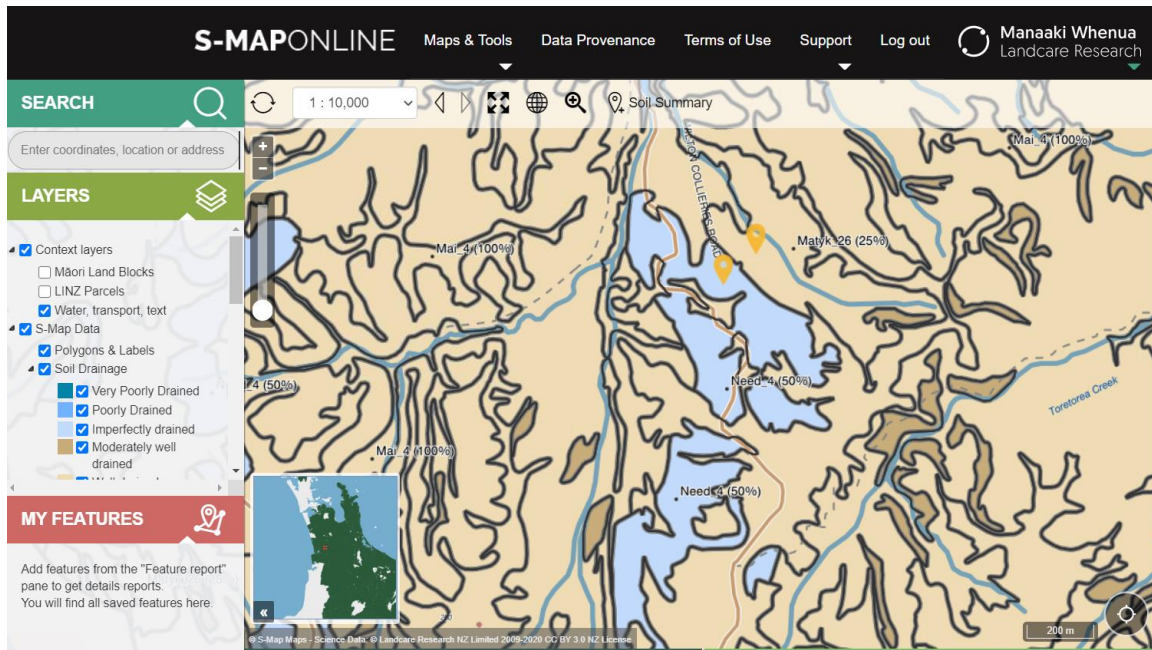
The property is currently used for low intensity stock grazing of beef animals. Carrying capacity is limited by summer dry conditions and challenging contour with heightened risk of erosion in winter.

The property lies to the north increasing the propensity for the clay soils to dry out in summer.

4.0 SOIL TYPE

S Maps indicates two primary soil types but does indicate a low level of confidence in the accuracy of the map. Based on experience in the area S Maps has correctly identified the soil types but the exact location of each on the property is not accurately mapped. The S Map depictions do not appear to follow ground observations reliably.

Figure 1 : S Maps soils



The primary soils are an Acidic Orthic Brown Soil of the Mataikona family. This is a generally well drained clay soil. These are shown in the taupe colour.

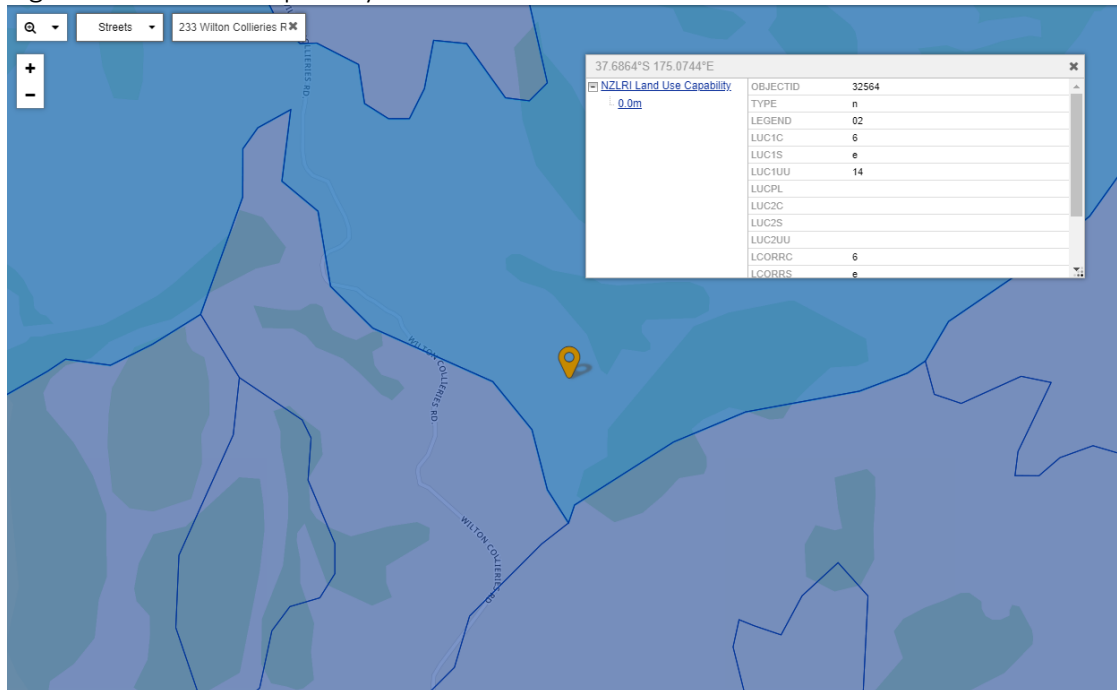
The other main soil is a Mottled Orthic Brown Soil of the Needle family. These are poorly drained clay soils. These are shown in the blue colour.

Both these soils are prone to drying out and baking over summer with the Needle's soil prone to waterlogging.

5.0 LANDUSE CAPABILITY

Figure 2 is a screen shot from the LRIS portal detailing land use capability for the property. The classification of 6e is entirely consistent with land in the area. The combination of contour and challenging soil type provide significant limitations to agricultural options and productivity.

Figure 2: Land Use Capability



6.0 SOIL FERTILITY

Limited fertiliser information was sighted. The owners provided soil tests which indicated Olsen P of 5 and 8 on two separate samples from the property.

These are a little below average for the area but are low enough to be negatively impacting on potential pasture production.

Other nutrients and pH were found to be adequate for pasture production.

A significant capital investment in Phosphate would be required to lift pasture performance. Given the other limitations, notably soil type and contour, it is debateable whether it would be economic to lift fertility on this property given its relatively small size and viability.

7.0 PASTURE

Pastures are inline with soil type and fertility for the area. There is a constant battle with gorse and reversion.

8.0 CARRYING CAPACITY

Current carrying capacity is estimated at 8 - 10 SU/ha. Given the size of the property this means a maximum of 300 SU carried.

While there is some scope to lift this through a more aggressive fertiliser program, other constraints already discussed would bring into question the economics of doing this.

9.0 FORESTRY

Forestry is an option at this site. Contour would cause some concern with regard to erosion at harvest but roading and suitable skid site make it feasible and viable.

10.0 HORTICULTURE OPTIONS

In my opinion the contour and soil type preclude any horticultural activities being undertaken on this property.

Contact

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