



25 October 2022

Gascoigne Wicks
79 High Street
Blenheim 7240

Attention Josh Marshall/Quentin Davies

Dear Sirs

Residential lots 1 – 21 in Deposited Plan 571994

This report is prepared to accompany James Bridge's submission to the hearings panel on the proposed Central Hawke's Bay District Plan.

I confirm that I have read and agree to abide by the Environment Court's Code of Conduct for Expert Witnesses. A summary of my qualifications is set out at the end of this report.

I inspected the subject property on Thursday 20 October 2022.

The property comprises 20 residential beach lots and 1 communal service lot. The properties adjoin the Pourerere beachside community as illustrated in the map.



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The purpose of the inspection was to determine the productive capacity of the land for farming. The residential lots range in size from 1967 M² to 2676 M², with a common recreation area of 4933 M².

Individually these residential lots are too small for agricultural or horticultural production.

Combined together (6 ha), any type of pastoral farming is considered uneconomic because of the small scale. Horticultural production also isn't considered viable for the following reasons: -

1. Reliable bore water isn't available for irrigation and this is essential for any type of horticulture.
2. Horticulture in this location is considered uneconomic even if irrigation was available.
3. The subject property is too far from the service providers, and a reliable labour pool that is required for horticultural production.
4. Horticulture production would not be welcome by the beach community because of spray drift, frost and bird control.
5. There is no other commercial horticultural production in the Pouterere district.

Accordingly, the subject property has no productive value.

Yours sincerely

Steve Goodman

GoodmanRural was established in 2009. Stephen Goodman founded the business to offer qualified and experienced advice in economics, finance and resource management, to growers and pastoral farmers. Qualifications include diplomas in agriculture and farm management, together with a bachelor of commerce and management from Lincoln University, and certificates in sustainable nutrient management from Massey University.