

IN THE MATTER OF the Resource Management Act
1991

AND

**IN THE MATTER OF THE PROPOSED ONE PLAN
as NOTIFIED BY "HORIZONS"
(MW REGIONAL COUNCIL)**

EVIDENCE OF PETER JAMES LOVERIDGE

1. INTRODUCTION

- 1.1 My full name is Peter James Loveridge. I graduated with a Bachelor of Commerce in Valuation and Property Management from Lincoln University in 1981.
- 1.2 Between the years 1981 to 1995, I was employed by the Valuation Department (Palmerston North) as a rural valuer. I achieved Registration in 1985 and became an Associate of the New Zealand Institute of Valuers in 1986.
- 1.3 In 1995, I left the Government Valuation Service and was employed as a Rural Relationship Manager with TrustBank in Palmerston North. In May 1999, I joined Blackmore & Associates Limited, became a Director later that year and remain so today.
- 1.4 I am currently a National Council member of the New Zealand Institute of Valuers, and have been so for the past two years. My work experience in the private sector over the past 12 years has been predominantly of a lifestyle/rural mix within the Manawatu, Horowhenua and, Tararua regions.
- 1.5 I have previous experience as an expert witness at Civil hearings in the Palmerston North High Court, have provided evidence at a number of Arbitration hearings, and have also been involved with the compilation and presenting of evidence for two Power Companies; a) Trustpower's Planning Tribunal hearing for the extension of their Tararua wind farm, and b) Meridian's Environment Court hearing to establish their 70 turbine windfarm along the Makara Hills back in September 2005.

- 1.6 I have been asked to present evidence relating to the relevance, of both soils maps &, land-use classification maps, within the rural valuation profession.
- 1.7 In addressing this task, I will cover the following matters in my evidence:
- (a) Valuation Matters:
 - (b) Other examples of LUC usage.
 - (c) Recent advances in identifying soils/LUC
 - (d) Summary
- 1.8 I confirm that I have read the practice note for expert witnesses, effective from 31 March 2005. I have complied with it when preparing and presenting my evidence in relation to this application.

2. VALUATION MATTERS

- 2.1 Soil maps and Land Use Classification go hand in hand. They provide a cornerstone, or key role in the establishment of rural land values. Rural Valuers, Farmers, Real Estate Agents, Investors and Local Authority Planners all need to know the soil composition within any given farm property.

These maps provide such vital information such as the soil's inherent fertility, its bedrock material, its drainage capacity and most importantly, for a valuer at least, its proportions. For example, – we need to know what area of the property is made up of river silt, - how much of the farm can we drive a tractor around and, what area is ineffective and/or retired. Most of the answers to these questions can be found from soil maps.

Establishing the proportions of high producing flats versus the area of say medium to steep hill is critical to our profession, in in determination of an individual farm value.

3. OTHER USES OF LAND USE CLASSIFICATION

- 3.1 Most, if not all Planners within Local Authority Districts, will be acutely aware of the best producing and least effective soils within each of their respective catchment areas.
- 3.2 The Horowhenua District Council goes one step further. Their operative District Plan clearly defines its best soil areas as Class 1 and/or Class 2; for example - the market gardening blocks in and around Levin and, the potato growing area within in the Opiki basin;. The clear intent (and subsequent result) of this zoning designation, is to encourage continuing gardening and/or cropping and to protect such land from alternate use; (ie. such as lifestyle subdivision).

4. RECENT DEVELOPMENTS IN SOIL & LAND USE CLASSIFICATION

- 4.1 While most in the rural valuing fraternity continue to rely on the plans produced by Water & Soil Division of the former Ministry of Works, back in the 1970's, we can (with owner's permission) now access more detailed soil information as collated by "Horizons". In one Kiwitea farm where we completed a market valuation for transferral purposes, it was evident the property contained not less than six different soil types, when our Water & Soil Conservation maps indicated only three different soil types were present.

5. SUMMARY OF KEY FINDINGS

- 5.1 It is clear to the writer, that soil composition (which is inextricably linked with land use classification) is one of the most important components in establishing rural values for individual farm properties. While other factors, such as location, contour and degree of development are important drivers of any farm's market worth, there is little doubt to me, that the more fertile soils best differentiates the most valuable land from the weaker performing and less valuable farm holdings.



PJ LOVERIDGE

REGISTERED PUBLIC VALUER (SPINZ, ANZIV)

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