

# Rathkeale College

## School House Bush & Paddocks Proposal

6.2 Ha

2017 RV \$560,000

Includes bush block, paddocks, 2 farm sheds, 2 bedroom cottage.



### **The Paddocks: Teaching and Learning Benefits**

- Can introduce at least two other classes of stock, namely cattle and pigs.
- Could sustain two small but contrasting sheep flocks ie dual purpose breed (Romney) and meat breed (Southdown).
- Sheds include barn, stables, utility shed and cow shed.
- Powered site can deliver skills training eg shearing.
- Waterway provides ideal site to develop riparian planting examples/trials.

### **The Bush: Teaching and Learning Benefits**

- Native bush sustainability site.
- Native bush native species research and teaching
- Site has significant Maori heritage so would be very valuable for developing greater awareness of Tikanga Māori specific to the Wairarapa region.

### **Other Points to Consider**

- The bush boundary is very close to School House, School House Tennis Courts and School Swimming Pool. Potential issues if privately owned for the day to day operation of the school.
- Land current has an operating water well.
- Extra hectares will generate more income.
- Extra hectares will create extra asset value. This area is a rapidly appreciating area of the Wairarapa.
- Cottage provides additional staff residence and/or rental income.
- Ownership would prevent potential subdivision on school boundary.