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REGISTERED VALUER

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18 September 2003

O'Brien Property Consulting Ltd  
4th Floor  
15 Courtenay Place  
WELLINGTON

**Attention:** Mr Peter O'Brien

Dear Sir

**RE: WAITANGIRUA FARM SETTLEMENT - LANDCORP FARMING LTD**

In response to instructions received, I have collected data and made a peripheral inspection of the above Waitangirua Farm in order to provide a guide as to its current market value and its rental value.

## INTRODUCTION

'Waitangirua Farm' itself comprises 1242.9383 ha in a single title CT 40A/782, being a large block of hill country directly above and east of Porirua East stretching through to Belmont Regional Park. It is a fully appointed traditional sheep and cattle breeding unit which if operated as a stand-alone unit is capable of carrying between 10,500 and 11,000 stock units, however it is currently operated in conjunction with the adjoining Kilmister and Dry Creek blocks owned by Hutt City and DOC, giving it an overall carrying capacity of approximately 14,000 stock units. Headquarters of the property are at 44 Waihora Crescent, Cannons Creek, but alternate access is limited to access points from Cardiff Crescent, Cannons Creek, the end of Takapu Road and from the end of Hill Road on the eastern Hutt side of the property. This limited access, together with the property being a corridor for Transpower high voltage transmission lines and Natural Gas and water pipelines, inhibits potential for subdivision.

From a farming perspective, though a substantial well appointed holding in close proximity to amenities associated with a large city, it has the drawback of having no finishing country, a difficult climate prone to dry spells and exposure, isolation from markets and farm services and disturbance from public trespass and the risk of dog worrying. Hence, the property is thus not of obvious potential to a development interest and does not have great appeal to a purely farming interest, but on the other hand is of immense significance as a recreational amenity to its immediate adjoining urban areas Hutt and Porirua City.

**VALUATION****\$4,550,000****[Four Million Five Hundred & Fifty Thousand Dollars]***This valuation is exclusive of GST.***RENTAL VALUATION****\$86,000****[Eighty Six Thousand Dollars]***This rental assumes the Lessee will pay rates and insurance.***PROPERTY DETAILS**

*Legal Description:* Section 1-3 SO Plan 36634  
 Section 2-3 SO Plan 36635  
 Section 4-6 SO Plan 36636  
 Section 7-10 SO Plan 36637

*Area:* 1242.9383 ha

*Certificate of Title:* 40A/783 - For plan and interests registered, please see copy of Title enclosed.

*Location:* Immediately above and east of Cannons Creek, Porirua stretching eastwards to the Hutt Valley and Behont Regional **Park**. Cannons Creek and Porirua East being a low cost housing area **has** historically been a hindrance to farm management with worrying dogs **and** public trespass and also a detraction from future potential on adjoining land.

*Climate:* Average rainfall 1300mm per *annum* but prone to *dry* summer spells and a high evaporation due to wind. **The** property ranges in altitude from **150m** asl to 250m asl **and** hence is vulnerable to exposure from **wind** causing **the** majority of the property to be unsuitable for production forestry.

***Local Authority & Zoning:***

The property **has** land in three Local Authorities and is zoned as follows:

1. Porirua City - 598.82373 ha  
Rural - Designation Landscape Protection over all land immediately **above** Porirua East
2. Hutt **City** - 515.9344 ha  
General Recreation
3. Wellington City - 128.1766ha  
Rural

Farming and Recreation are Permitted Activities in **all** the above zones.

Access **limitations** nullify any subdivisional potential on land in Hutt and Wellington City.

Landscape Protection designation is an inhibiting factor on land zoned rural in Porirua City.

A Motorway designation bisects the property taking a footprint of approximately 59 ha.

*Rateable Values/Rates:* Porirua City as at 9/01

1.	15601/500	598.7397 ha	
	Value of Improvements		\$460,000
	Land Value		\$1399,000
	Capital Value		\$1,859,000
	Rates		\$7,39242
2.	1560114	876 ha	
	Value of Improvements		\$4,000
	Land Value		\$5,000
	Capital Value		\$9,000
	Rates		\$344.20

Hutt City - 360 Normandale Road

3.	16151/1217	515.9344 ha	
	Value of Improvements		\$300,000
	Land Value		\$900,000
	Capital Value		\$1,200,000
	Rates		\$4,410.16

Wellington City - 529 Takapu Road

4.	16690/531	128.1766 ha	
	Value of Improvements		\$25,000
	Land Value		\$475,000
	Capital Value		\$500,000
	Rates		\$1,530.38

Composite Roll Values (obsolete values and of different dates)

	Value of Improvements	\$785,000
	Land Value	\$2,779,000
	Capital Value	\$3,564,000
	Total Rates	\$13,677.25

**PROPERTY DESCRIPTION**

Improvements: 'Waitangirua' has farm improvements dating back to the days of Farm Settlement under Lands and Survey in the 1960s. **Buildings** are at both the Porirua and Hutt side of the property.

The headquarters of the property are accessed from **44** Waihora Crescent, Cannons Creek and comprise a four bedroom managers dwelling, a three bedroom shepherds dwelling, five stand woolshed and covered yard, shearers quarters, two implement sheds and some old stables.

At the end of **Hill** Road on the Hutt side the property are two shepherds cottages and a woolshed and yards.

The property **has** a sealed drive-in entry from Waihora Crescent, cattleyards for loading out sale stock, internal cattle and sheepyards, a **full** subdivision of sound permanent **fencing**, water supply to the buildings and internal farm roading. **All** improvements were constructed of good materials and buildings have been well maintained but have not been upgraded over recent years. Residential accommodation though tidy and well maintained is employee accommodation only, there being no homestead of stature or significance.

*Land:*

The land is **all** hill country. Its estimated grazable area comprises approximately 360 ha more moderate and easy contoured Korokoro Hill soils and predominantly below 200m asl adjacent Porirua East with approximately 800 ha steeper Makara Steepland sods as it extends over 200m asl towards Belmont Regional Park.

The bulk of the property is in sound pasture, however, there is approximately 60 ha with a severe gorse problem just above Porirua East on the western side of the property and approximately 20 ha reverted gully and second growth on steeper land just north of Belmont Regional Park. Pastures have been regularly topdressed and on this Section of the property are estimated to be **carrying** between 9 and 9.5 **stock** units per ha to good level of performance.

I estimate there to be approximately 1160 ha effective *grazing* within the property which at an average of 9.25 stock units per ha is a carrying capacity of 10,730 say 10,750 stock units.

*Utilisation:*

The property is currently utilised as a traditional sheep and cattle breeding unit. Due to the **land** contour, soils and climate, it is not capable of finishing surplus stock for sale, however Landcorp are able to move stock to other blocks for finishing.

Without the ability to shift stock off to easier country, the Waitangirua classifies as a store unit only. It has above average maintenance requirements, these being annual fertilizer essential to sustain productive pasture, extensive fencing maintenance prone to breaking down **with** salt **air** exposure, and a gorse problem. An estimate of stock carried on the block is as follows:

**Stock Units**

<u>Sheep</u>	7,700	mixed age ewes	@	1 su	\$	7,700		
	1,800	ewe hogts	@	.75 su	\$	1,350		
	120	rams & others	@	.8 su	\$	<u>100</u>		
	Total Sheep						\$	9,150 su
<u>Cattle</u>	7	bulls	@	7su	\$	50		
	200	MA cows	@	6su	\$	1,200		
	40	yearling heif			\$			
	40	weander heif	@	4.5 su	\$	360	<u>\$ 1,610 su</u>	
							\$ 10,760 su	
					<b>Say</b>		<b>\$10,750 su</b>	

*Stock Performance:* Historically, Landcorp stock have performed well when management is sound, as stock have a good genetic base. Stock are well bred and would sell well, **having** a good reputation of shifting well to other districts. I expect the following is **being** achieved

Lambing	%	100
calving	%	90
Wool		5 kg per <b>su</b>

Market Value of Livestock

7700	ewes @ \$60	\$	462,000
1800	ewe hogts @ \$55	\$	99,000
120	rams @ \$20	\$	<u>2,400</u>
	Total Sheep	\$	563,400
200	MA cows @ \$600	\$	120,000
40	yearling heifers @ \$450	\$	18,000
40	weaner heifers @ \$300	\$	12,000
7	bulls @ \$1,000	\$	<u>7,000</u>
	Total Cattle	\$	<u>157,000</u>
	<b>Total Livestock</b>	\$	<b>720,400</b>

**NB** At 10,750 stock units this represents \$67 per stock unit. An extra 3000 stock units to stock the Kilminster and Dry Creek **land** of the same stock mix requires an **additional** \$201,000 capital stock.

**Gross Income**

Lamb Sales	6000 @ \$40 per head av	\$	240,000
Ewe Sales	1200 @ \$50 per head av	\$	60,000
Wool	36,000 kg @ \$2.75 per kg av	\$	126,500
Cattle	90 weaner steers @ \$400 av	<b>9</b>	36,000
	50 weaner heifers @ \$300 av	\$	15,000
	30 <b>cull</b> cows @ \$450 av	\$	<u>13,500</u>

**Gross Revenue** **\$ 491,000**

At 10,750 stock units this represents \$45.67 per stock unit which is average efficient for this class of country.

## MARKET VALUE

The rural market has been very strong over the last eighteen months, and properties have sold at values exceeding vendor expectation. With a dollar having risen 40% over this period commentators have expected this demand to ease, however, recent sales have not shown *my* market downturn and there remains a scarcity of property for sale on the market.

Waitangirua Farm **has** appeal in that it has economy to **scale** and is close to a city but on the other hand has high maintenance costs, isolation from farm services and public nuisance to deal with. It also **has** the potential nuisance associated with its Motorway designation which **will** take a footprint of 59 ha and bisect the property should it ever proceed, and although compensation will be paid in accordance with the Public Works Act, an element of the market would prefer not to be involved.

The property is however of an amenity value for recreation to its adjoining urban areas, and in general land **has** been acquired for this purpose by Local Authorities at a value comparable to its highest and best use and without discount for the impact proximity to an adjoining urban area may have.

Hence, to establish market value I have compared the subject to sales of both local economic and semi-economic pastoral units, and *also* comparable traditional farm units in the Lower North **Island** (see Sales Appendix). These sales indicate that at the moment Waitangirua Farm **has** a market value in the \$410 to \$430 per stock unit selling range.

**On** this assumption and from an estimated 10,750 stock unit carrying capacity a valuation is **\$4,550,000**.

### Valuation:

Headquarters	Managers dwelling & garage	\$ 100,000	
	Second dwelling & garage	\$ .50,000	
	Woolshed & covered yard	\$ 140,000	
	Implement Sheds	\$ 30,000	
	Stable	\$ 3,000	
	Shearer's Quarters	\$ 17,000	
Hill Street	Staff cottages	\$ 100,000	
	Woolshed & yards	<u>\$ 40,000</u>	\$ 480,000
Other Improvements	Fencing - 1240ha @ \$150 per ha	\$ 185,000	
	Yards	\$ 20,000	
	Water Supply	\$ 15,000	
	Power Connections	\$ 10,000	
	Roading and Access	\$ 30,000	
	Dwelling <b>layouts</b>	<u>\$ 5,000</u>	\$ 265,000
Land	360 ha moderate hill @ \$4500 per ha	\$1,620,000	
	800 ha steep clear hill @ \$2600 per ha	\$2,080,000	
	<b>82</b> ha broken and gorse covered hill @ \$1250 per ha	<u>\$ 102,500</u>	<u>\$3,802,500</u>
Fair Market Value			<b>\$ 4,547,500</b>
		<b>Say</b>	<b>\$4,550,000</b>

At 10,750 stock units this represents **\$423.26** per stock unit.

## Sales Appendix

### Local Pastoral Units:

Location	Sale Date	Category	Area	Net Sale Price	Carrying Capacity su	Sale Price su	Sale Price per ha	Land per ha	Comments
Johnsonville	2/03	PGD	236.3	950,000	1,500	663	4,020	3,681	Some subdivisional potential at frontage. Clean hill country. No dwelling.
Reikorangi	12/02	PGB	412.9 + 6 ha lease	1,800,000	3,500	514	4,358	3,305	Had subdivisional potential and finishing flats. Only 350 ha effective.
South Makara Rd	12/02	PGB	531.7	1,150,000 inc GST	200		1,977	1,760	Run down improvements and reverting hill country. Coastal property and lifestyle recreation.

### Central North Island:

Location	Sale Date	Category	Area	Net Sale Price	Carrying Capacity su	Sale Price su	Sale Price per ha	Land per ha	Comments
Fields Track, Ohakune	9/01	PGB	2089.3	4,750,000	14,500	327	2,273	1,914	Mainly medium steep hill. Strong country. Standard improvements. Dated sale.
Whangaehu Valley, Wanganui	3/02	PGB	1,166	3,800,000	13,000	292	2,259	2,572	All hill country with little waste. Full range of buildings. Market lift since this sale.
Ongo Road, Wanganui Dist	6/03	PGB	509.12	1,910,000	6,000	318	3,752	2,946	Predominantly medium and steep hill country 150ha had gorse influence. Sale by Tender.

\$3,663.45 per ha Capital Value  
 \$3,061.59 per ha land without improvements.

## RENTAL VALUE

Few properties of the size of Waitangirua Farm are put out to lease, and there is thus limited directly comparable market evidence. A rule of thumb for rental assessment and starting point is 20% of Gross Income. From a Gross Income of \$491,000 this represents a rental of \$98,200 per annum.

An alternative approach is on a stock unit basis. From rental evidence available, I consider the range would be between \$8 and \$10 per stock unit. Adopting the lower end of this range \$8 stock unit to reflect public nuisance and expenditure on gorse control, at a carrying capacity of 10,750 stock units, this produces a Rental of \$86,000 which is 10% below the rental derived from 20% of Gross Income for a property without any public access rights or a major weed problem.

A comparable leasehold rental to support this conclusion is:

Glenbrum Station - TATC

October 12002 - 3 year term with two rights of renewal

Area:	1800ha
<del>stock units</del>	17,500
Rental:	\$136,000
Per Stock Unit	\$7.77
Per Ha:	\$75.56

Though this property is isolated and the rental is a year old, it has a better balance of country than the subject, and is without a weed problem. I thus adopt \$86,000 as an achievable rental value which represents \$69.42 per ha.

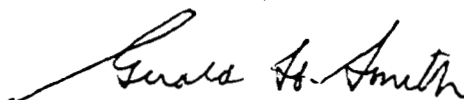
This rental assumes the Lessee will pay Rates (\$13,677.25) and Insurance of buildings.

## CONCLUSION

Despite being a substantial tract of land and well appointed as a traditional farm, Waitangirua has limited appeal to straight out farming interests and is not an obvious attraction for development or subdivision. It thus should not attract a premium for recreation over and above its full farming worth which from my general knowledge of its capability and comparable market evidence, I consider a 'ball park' valuation to be in the order of \$4,550,000 with a rental value of \$86,000 per annum on a standard rural lease.

Please note that this report has been prepared as instructed without a detailed inspection or access to productive data on the property.

Yours faithfully



Gerald H Smith, ANZN  
 Registered Valuer



Rangatihea District:

Location	Sale Date	Category	Area	Net Sale Price	Carrying Capacity #u	Sale Price su	Price per Sale	Land per ha	Comments
Kawhatau Valley Rd	12/02	PGB	794	2,000,000	5,000	400	2,518	2,079	Only 500 ha effective but had 140 ha free draining flat land.
Mangaweka "Rewa Rewa"	3/02 6/03	PGB	390	1,200,000 1,800,000	4,300 4,300	270 418	3,016 4,615	2,100 3,500	Hill country unit which shows the increase in value which has occurred over 2002-03.
Longbush- Glendoon	5/03	PGB	315.1	1,750,000	3,000	583	5,553	5,029	Fairly run down farm of mixed contour. Average house. had been used as run-off.
Kaitawa - Ballyreagh	5/03	PGB	402.1	1,860,000	4,000	465	4,625	3,83.	12km from Pahiatua. Large dwelling. Very poor fertility and farm improvements.
Bideford - Horoeke	5/03	PGB	586.6	1,600,000	4,000	400	2,727	2,514	Store farm purchase by lessee at market levels. No dwelling. 80 ha flats. 116 ha scrub.
Waiouioru -Bankview	5/03	PGB	766.06	2,500,000	4,000	500	3,263	2,545	Grazing property at Te Wharau. Small dwelling large areas of scrub.

Conclusions from the above sales:

1. Sales 1 and 2 show that local sales have a locality influence.
2. Sale 8 demonstrates the lift in **value** over the last year.
3. Sales 9-12 are at a comparable level to Sale 8 and support the view that in excess of \$400 per stock unit and up to \$450 per stock unit is achievable for the subject Waitangirua property.



## COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy

R. W. Muir  
Registrar-General  
of Land

**Identifier** WN40A/782  
**Land Registration District** Wellington  
**Date Issued** 15 October 1991

### Prior References

GN 640441.1	GN 640702	GN 679111
GN 696228	GN 711957	GN 718046
GN 730412	GN 759958	GN 784580
GN 875617		

**Estate** Fee Simple  
**Area** 1242.9383 hectares more or less  
**Legal Description** Section 1 **Survey Office Plan** 36634,  
Section 2-3 **Survey Office Plan** 36635,  
Section 4-6 **Survey Office Plan** 36636 and  
Section 7-10 **Survey Office Plan** 36637

**Proprietors**  
Landcorp Farming Limited

### Interests

Appurtenant hereto **are** rights of way **as** specified in Easement Certificate 840896 (Affects the **part** formerly Lot 24 DP 28242)

Appurtenant hereto **are** water rights embodied in Register WN994/89 (*affects* the part formerly part Section 46 Takapu District)

Subject to a right (in *gross*) to convey water over parts in favour of Wellington Regional Council embodied in Register WN24B/735

Subject to a right of way (**on** foot only) **over** part coloured blue on DP 28242 embodied in Register WN994/87

Subject to a right to take and convey water over part created by Transfer 516361

Subject to a right (in *gross*) to convey water over part herein in favour of **Her Majesty** the Queen ~~created~~ by Provisional Register Wn23/137

Subject to a right of way over part coloured blue **on** DP 28242 **as** specified in Easement **Certificate** 840896

Subject to a right (in *gross*) to convey natural gas products over parts marked **B and C** **on** DP 65946 in favour of Natural Gas Corporation of New Zealand Limited created by Transfer B047004.1

**Subject to** Section 27B **State-owned Enterprises** Act 1986 (which provides for the resumption of **land** on the recommendation of the Waitangi Tribunal and which **does** not provide for third parties, such as the **owner** of the land, to be heard in relation to the making of any **such** recommendation)

Subject to Part **IVA** Conservation Act 1987

Subject to Section 11 Crown **Minerals** Act 1991

753540 Pipeline Certificate pursuant to Section 70 of the Petroleum Act 1937 - 6.8.1968 at 9.17 **am** (affects **part**)

753541 Pipeline Certificate pursuant to Section 70 of the Petroleum Act 1937 - 6.8.1968 at 9.18 **am** (affects part)

754569 Pipeline Certificate pursuant to Section 70 of the Petroleum Act 1937 - 14.8.1968 at 11.39 **am** (affects part)

754570 Pipeline Certificate pursuant to Section 70 of the Petroleum Act 1937 - 14.8.1968 at 11.40 **am** (affects **part**)

B023629.1 Variation of Pipeline Easement Certificates 753540 and 753541 - 23.8.1989 at 2.34 pm

**Identifier WN40A/782**

B050385.1 Variation of Pipeline Easement Certificate 753541 - 6.12.1989 at 2.53 pm

B050403.1 Variation of Pipeline Easement Certificate 753541 - 6.12.1989 at 2.53 pm

B050391.1 Variation of pipeline Easement Certificate 753541 - 6.12.1989 at 2.53 pm

B198790.3 Conservation Covenant pursuant to Section 77 Reserves Act 1977 over the part Section 1 on SO Plan 36634 marked **A, B and C** on DP 72547, the part Section 1 on SO Plan 36634 marked **D** on DP 72548, the part Section 8 on SO Plan 36637 marked **E, F and G** on DP 72548 and the part Section 8 on 36637 marked **H** on DP 72549 in favour of **The Minister of Conservation** - 15.10.1991 at 9.15 am

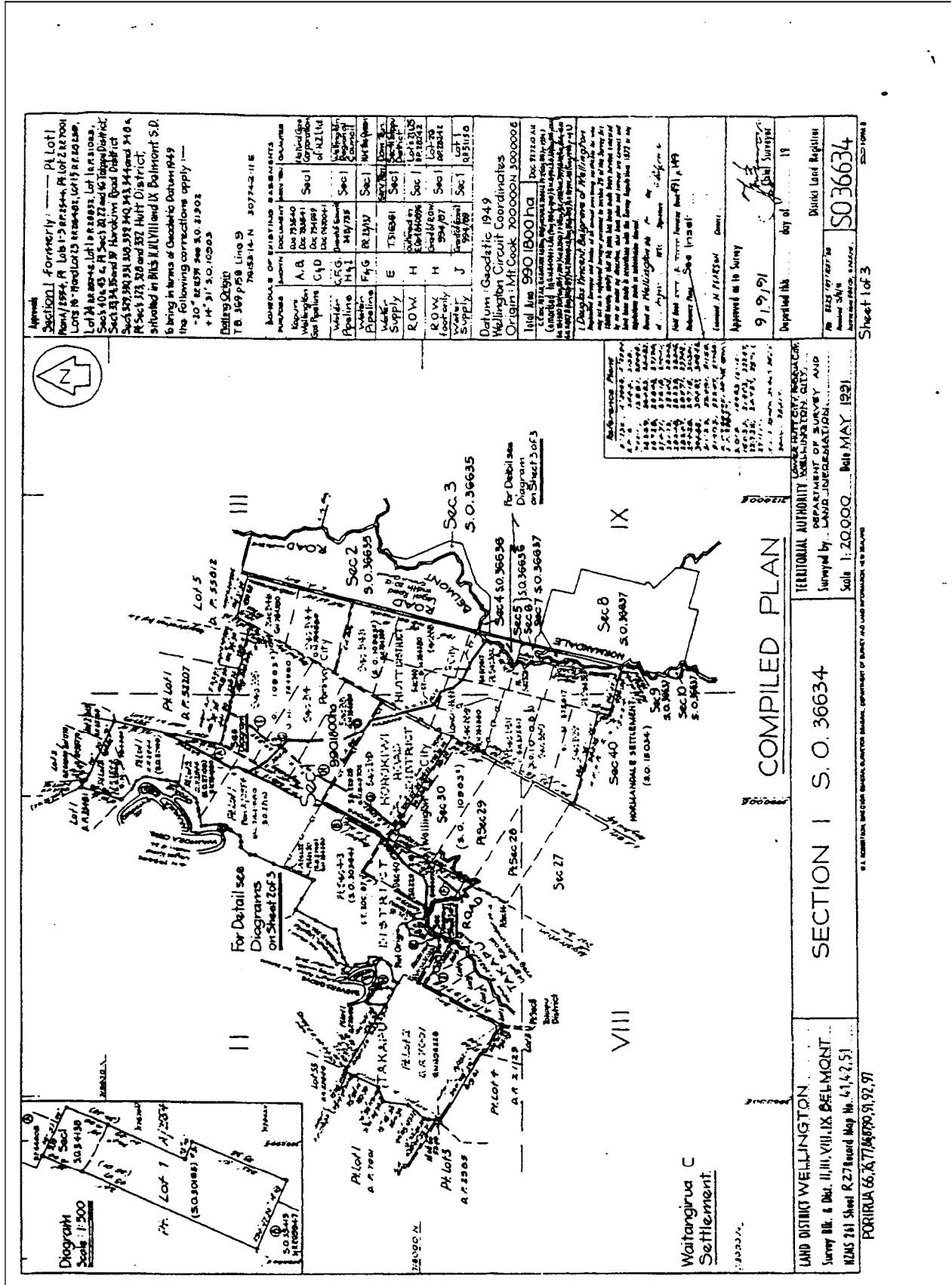
**Subject to natural gas rights (in gross)** over parts marked **AC** on DP 64169 and **A, D, AE, AF and AH** on DP 64170 in favour of **Natural Gas Corporation of New Zealand Limited** created by Transfer B2623351 - 5.1.1992 at 2.39 pm (affects Section 1 SO 36634, section 2 SO 36635 and Section 4 SO 36636)

**Subject to walkway rights (in gross)** over parts marked **B and D** on DP 86081 (affects Section 8 SO 36633, marked **A, B, C and D** on DP 86062 (affects Section 1 SO 36634), marked **C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V & W** on DP 86083 (affects Section 1 SO 36634), marked **F, G, H & J** on DP 86084 (affects Section 1 SO 36634), and marked **A, B & C** on DP **86085** (affects Section 1 SO 36634) in favour of Her Majesty the **Queen** created by Transfer B713155.1 - 23.3.1999 at 10.39 am

B713155.3 **Gazette Notice (1999 p&39)** Appointing **The Wellington Regional Council** to be the controlling authority of that part of the Belmont Walkway in the **Easement** Created by Transfer B713155.1 - 23.3.1999 at 10.39 am

Identifier

WN40A/782



**BOARDS OF EXISTING EASEMENTS**

Name	Location	Date
A.B	Lot 23540	1949
C.D	Lot 24089	1949
E.F.G.	Lot 24089	1949
H.I.	Lot 24089	1949
J.K.L.	Lot 24089	1949
M.N.O.	Lot 24089	1949
P.Q.R.	Lot 24089	1949
S.T.U.	Lot 24089	1949
V.W.X.	Lot 24089	1949
Y.Z.	Lot 24089	1949

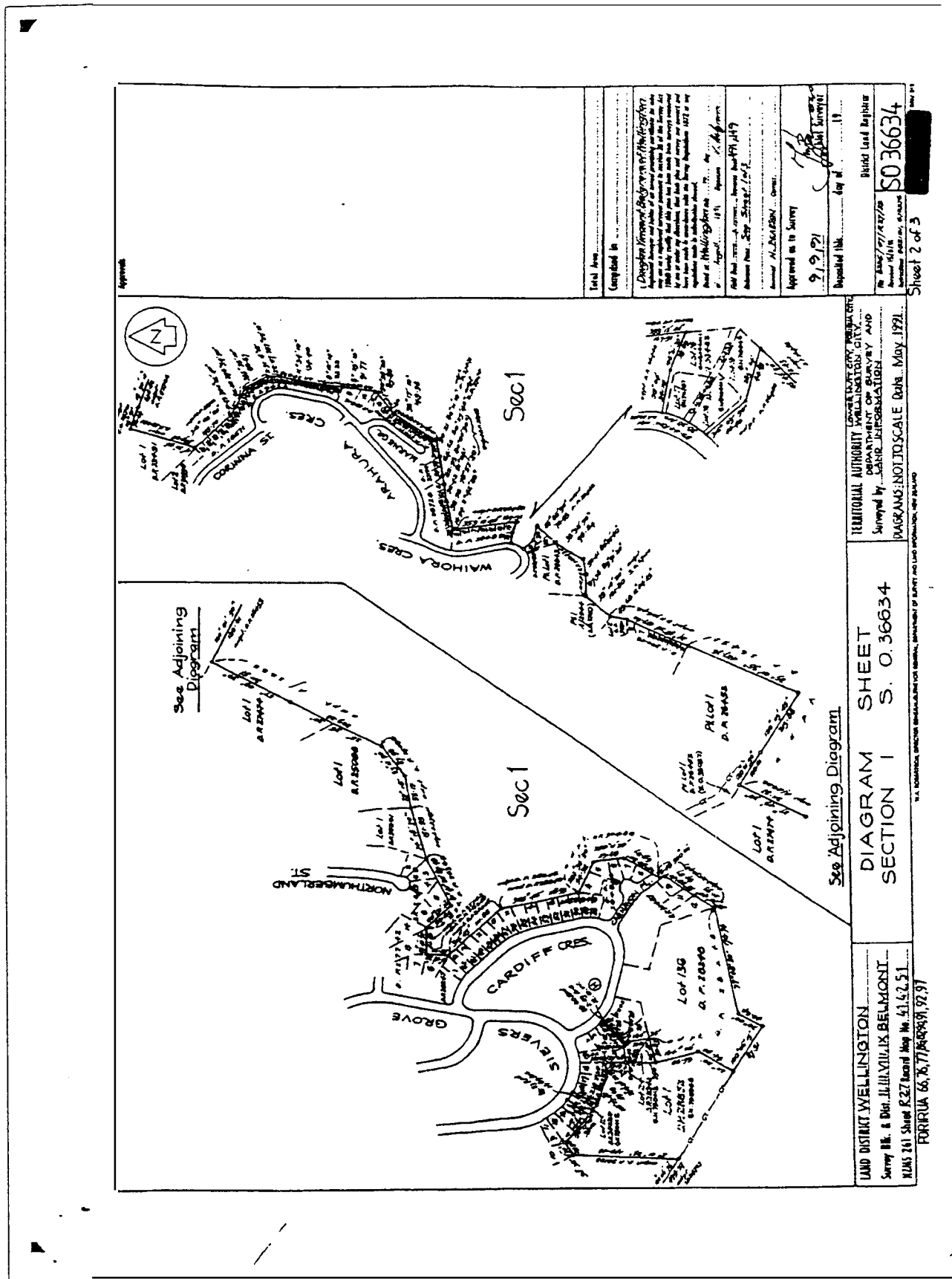
**Reference Plan**

Plan No.	Section	Area
1	Sec 27	1.2345
2	Sec 29	2.3456
3	Sec 30	3.4567
4	Sec 36	4.5678
5	Sec 40	5.6789

**Sectional Information:**  
 Formerly: Pt Lot 1  
 New 1994, Pt Lots 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Identifier

WN40A/782



Total Area  
 Completed by  
 (Diagrams prepared by Department of the Registrar-General and Titles of New Zealand)  
 Approved as to Survey  
 Registered Title  
 9/9/91  
 11  
 District Land Registrar  
 S.O. 36634

TERRITORIAL AUTHORITY  
 SURVEYED BY  
 (MARGRANG) NOT TO SCALE DATE: MAY 1991

LAND DISTRICT WELLINGTON  
 Survey No. 8 Dist. J. H. V. L. X. BELMONT  
 N.Z.S. 141 Sheet R227 Band Map No. 41, 42, 51  
 FORMUA 66, 76, 77, 84, 88, 91, 92, 97

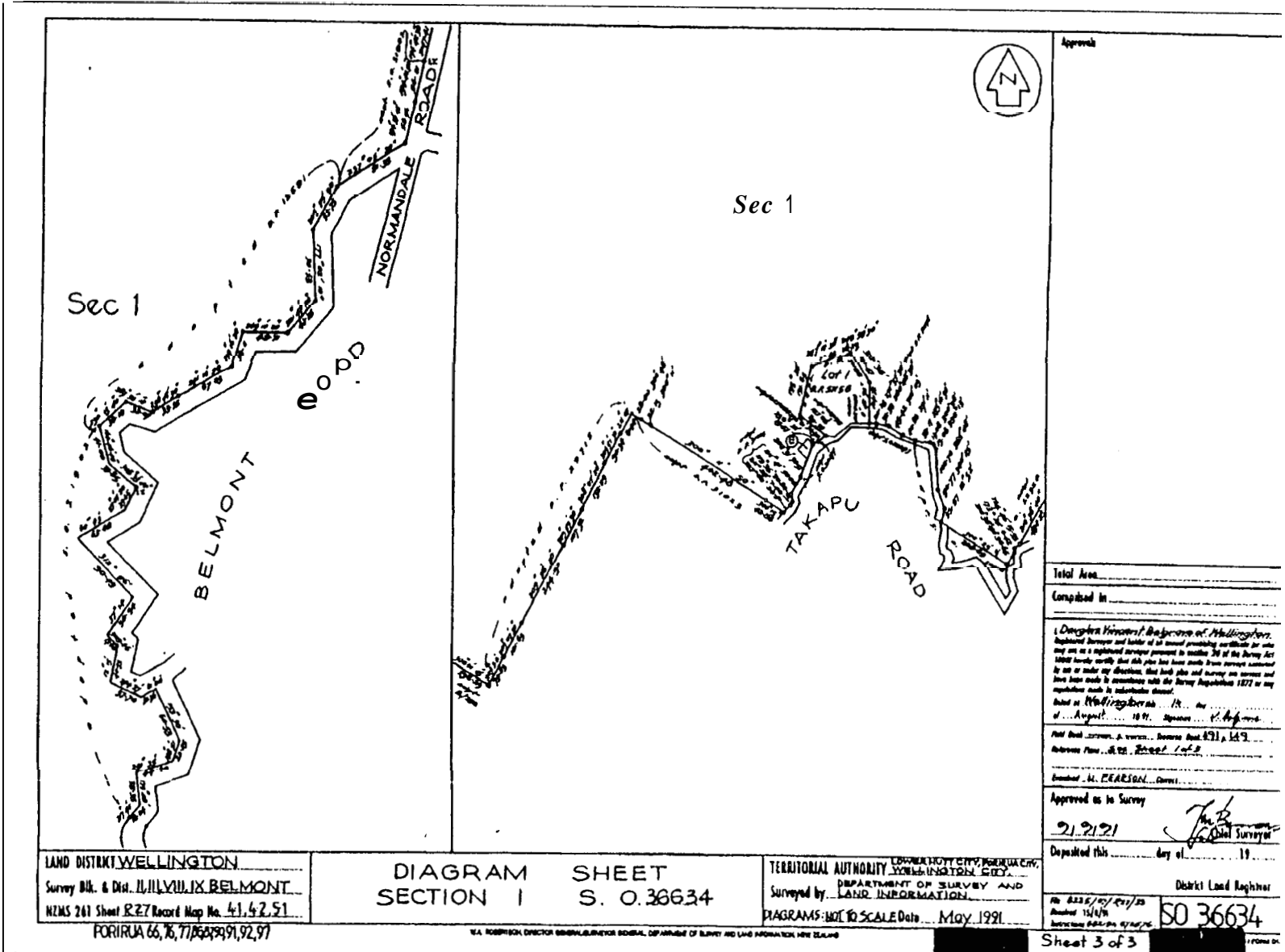
See Adjoining Diagram  
 DIAGRAM SHEET SECTION 1 S. O. 36634

See Adjoining Diagram

Sheet 2 of 3

Identifier

WN40A/782



Approve

Total Area \_\_\_\_\_

Comprised in \_\_\_\_\_

I, Deborah Veronica Beagrie of Wellington, Registered Surveyor and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to section 29 of the Survey Act 1980 hereby certify that this plan has been made from a survey conducted by me or under my direction, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1977 or any regulations made in substitution thereof.

Dated at Wellington this 18 day of August 1991. Signature [Signature]

Field Book Entries, p. 1000, Volume Book 491, 149.

Reference Plans S.122, Street Lot 2

Examined M. E. CARLSON, Clerk

Approved as to Survey [Signature]  
21.21.21 [Signature] District Surveyor

Deposited this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_

Diistrict Land Registrar

No. 6226/01/01/03  
Number 15/4/91  
Reference 6226/01/01/03

50 36634

Sheet 3 of 3

LAND DISTRICT WELLINGTON  
Survey Dist. & Dist. II, VIII, IX BELMONT  
NZMS 261 Sheet R27 Record Map No. 41, 42, 51  
FOR I RUA 66, 76, 77, 82, 91, 92, 97

DIAGRAM SHEET  
SECTION 1 S. O. 36634

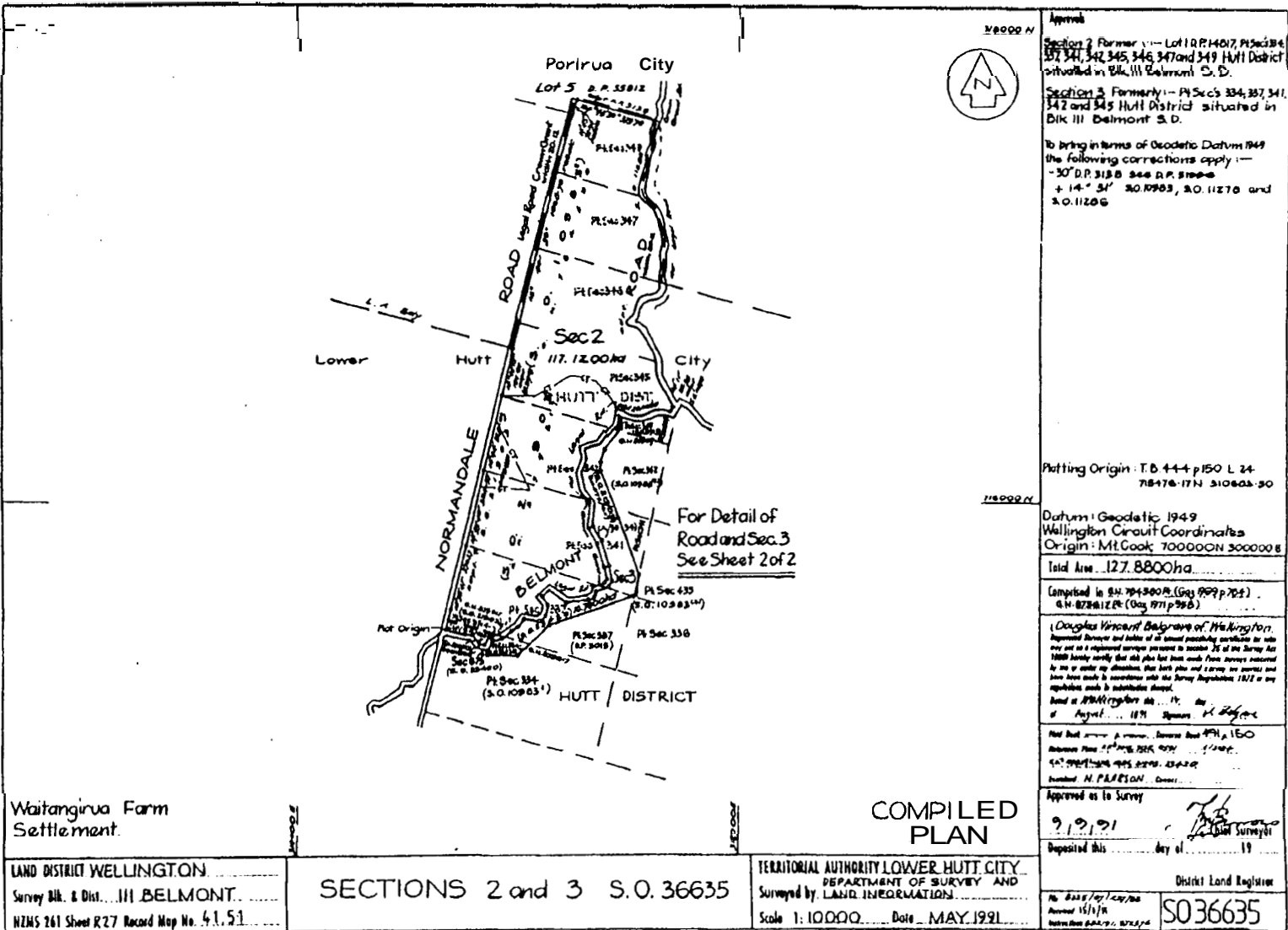
TERRITORIAL AUTHORITY LOWER HOUTI CITY, POKIUA CITY, WELLINGTON CITY  
DEPARTMENT OF SURVEY AND LAND INFORMATION  
Surveyed by \_\_\_\_\_  
DIAGRAMS: NOT TO SCALE Date May 1991

BY APPOINTMENT DIRECTOR GENERAL SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND

Tr action  
Cl : Refe

opy

am, P 5 of 9  
Reg: Only



Section 2 Formerly - Lot 1 R.P. 14017, Pt Secs 346, 347, 341, 342, 345, 346, 347 and 349 HUTT District situated in Blk. III Belmont S. D.

Section 3 Formerly - Pt Secs 334, 337, 341, 342 and 345 HUTT District situated in Blk. III Belmont S. D.

To bring in terms of Geodetic Datum 1949 the following corrections apply:-  
 -30" D.P. 313 B see R.P. 31006  
 +14" 31' 30.07903, 30.11270 and 30.11206

Plotting Origin: T.D. 444 p 150 L 24  
 78476-17N 310623-30

Datum: Geodetic 1949  
 Wellington Circuit Coordinates  
 Origin: Mt Cook 700000N 300000E

Total Area: 127.8800ha

Computed in S.O. 791300 R. (Og 999 p 785)  
 S.O. 822812 R. (Og 971 p 786)

*(Douglas Vincent Balgarny of Wellington, Registered Surveyor and holder of all special practicing certificates for which he is on a registered surveyor's list in section 36 of the Survey Act 1908 hereby certify that this plan has been made from surveys conducted by me or under my direction, that both plans and surveys are correct and have been made in accordance with the Survey Regulations 1972 in any respects made in substitution thereof.)*

Signed at Wellington this 14th day of August 1991  
 Douglas Vincent Balgarny

Noted that the Surveyor General has approved this plan as a correct and true copy of the original plan.

Witnessed at Wellington this 14th day of August 1991  
 H. P. HARRISON, Commissioner

Approved as to Survey  
 9/9/91  
 Deposited this 19th day of August 1991

District Land Registrar  
 No. 0415/91/04/00  
 Approved 15/11/91  
 S036635

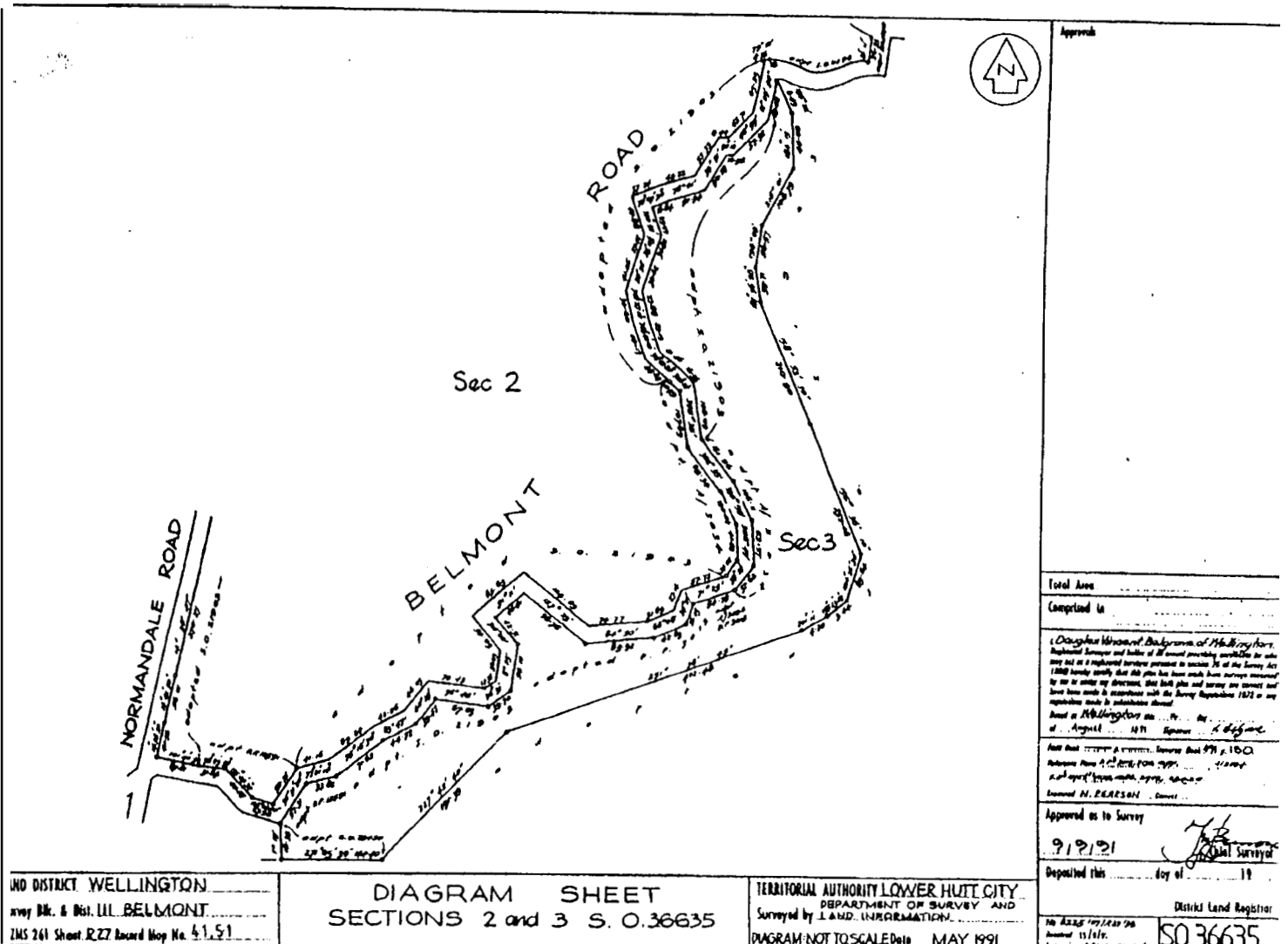
Waitangirua Farm Settlement.

LAND DISTRICT WELLINGTON  
 Survey Blk. & Dist. III BELMONT.  
 NZMS 261 Sheet R27 Record Map No. 41.51

SECTIONS 2 and 3 S.O. 36635

TERRITORIAL AUTHORITY LOWER HUTT CITY  
 DEPARTMENT OF SURVEY AND LAND INFORMATION  
 Scale 1:10000 Date MAY 1991

BY APPOINTMENT DIRECTOR GENERAL SURVEY FOR GENERAL DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND



Approved

Total Area

Comprised in

I, Douglas Winwood, Diagrammer of the Wellington  
 High School Survey and holder of 20 annual practicing certificates for who  
 may act as a registered surveyor pursuant to section 19 of the Survey Act  
 1980 hereby certify that this plan has been made from surveys conducted  
 by me or under my direction, that both plan and survey are correct and  
 have been made in accordance with the Survey Regulations 1972 or any  
 regulations made in substitution thereof.

Dated at Wellington on ... 1991  
 of ... 1991

That this survey is correct, pursuant to section 19 of the Survey Act 1980  
 and that the survey is correct, pursuant to section 19 of the Survey Act 1980  
 and that the survey is correct, pursuant to section 19 of the Survey Act 1980

Approved as to Survey

9/9/91

Deposited this day of ... 1991

District Land Registrar

SO 36635

Sheet 2 of 2

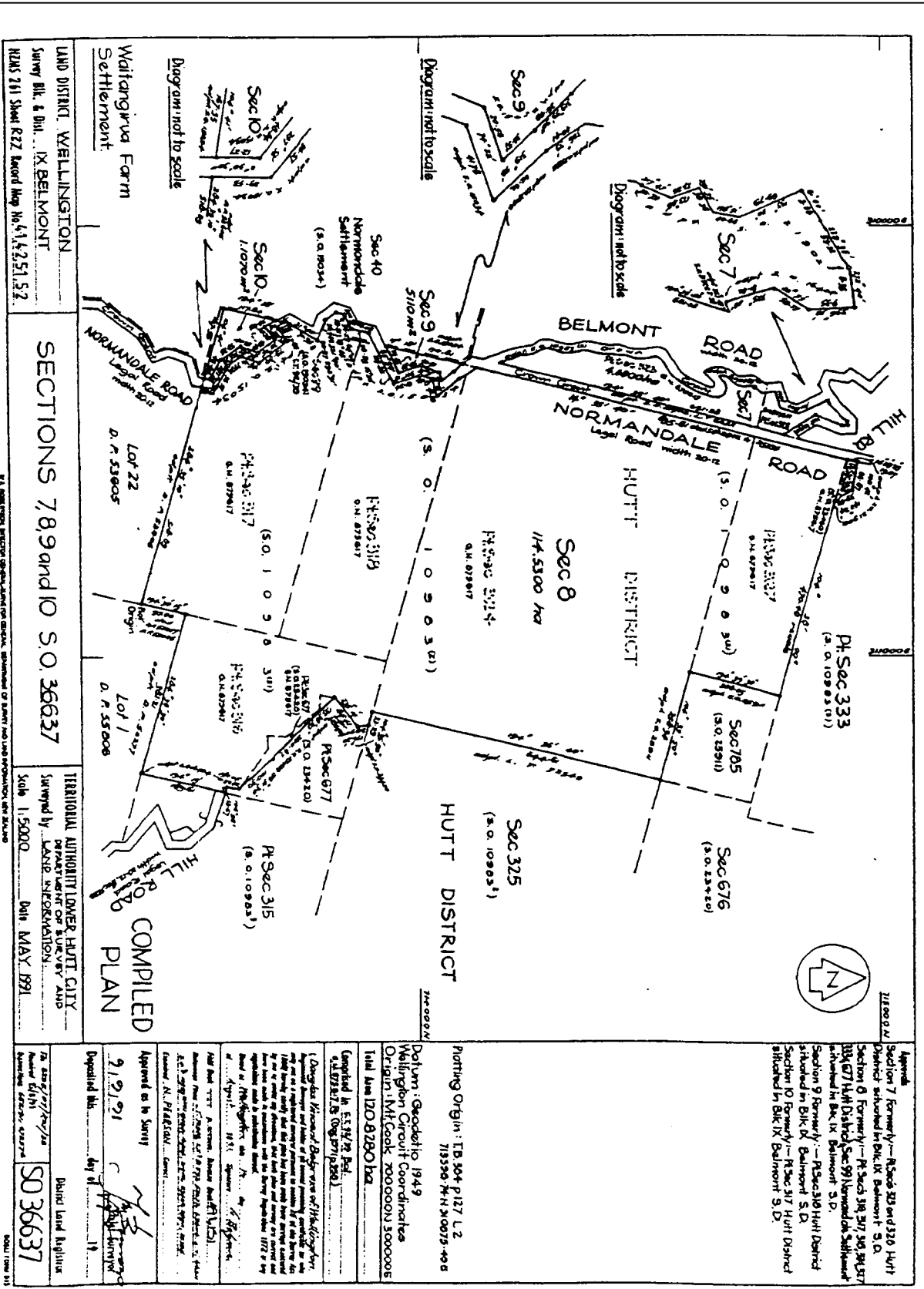
LAND DISTRICT WELLINGTON  
 Survey Blk. & Dist. L11 BELMONT  
 ZMS 261 Sheet R27 Record Map No. 41.51

DIAGRAM SHEET  
 SECTIONS 2 and 3 S. O. 36635

TERRITORIAL AUTHORITY LOWER HUTT CITY  
 DEPARTMENT OF SURVEY AND  
 INFORMATION  
 SURVEYED BY LAND INFORMATION  
 DIAGRAM NOT TO SCALE Date MAY 1991

1:4 A REGISTERED SURVEYOR GENERAL FOR GEODESY, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND





LAND DISTRICT WELLINGTON  
 Survey 811 & Bill IX BELMONT  
 NZMS 261 Sheet R22 Band Map No. 414251.52

SECTIONS 7, 8, 9 and 10 S.O. 36637

REGIONAL AUTHORITY LOWER HUTT CITY  
 Surveyed by LEANNE WHEOREKAWA  
 Scale 1:5000 Date MAY 1991

19  
 Deposited this 21st day of MAY 1991

Agenda  
 Section 7 Formerly - R363 325 and 326 HUTT District situated in Dist IX Belmont S.O.  
 Section 8 Formerly - R363 318, 317, 316, 314, 317, 315, 314, 313, 312, 311, 310, 309, 308, 307, 306, 305, 304, 303, 302, 301, 300, 299, 298, 297, 296, 295, 294, 293, 292, 291, 290, 289, 288, 287, 286, 285, 284, 283, 282, 281, 280, 279, 278, 277, 276, 275, 274, 273, 272, 271, 270, 269, 268, 267, 266, 265, 264, 263, 262, 261, 260, 259, 258, 257, 256, 255, 254, 253, 252, 251, 250, 249, 248, 247, 246, 245, 244, 243, 242, 241, 240, 239, 238, 237, 236, 235, 234, 233, 232, 231, 230, 229, 228, 227, 226, 225, 224, 223, 222, 221, 220, 219, 218, 217, 216, 215, 214, 213, 212, 211, 210, 209, 208, 207, 206, 205, 204, 203, 202, 201, 200, 199, 198, 197, 196, 195, 194, 193, 192, 191, 190, 189, 188, 187, 186, 185, 184, 183, 182, 181, 180, 179, 178, 177, 176, 175, 174, 173, 172, 171, 170, 169, 168, 167, 166, 165, 164, 163, 162, 161, 160, 159, 158, 157, 156, 155, 154, 153, 152, 151, 150, 149, 148, 147, 146, 145, 144, 143, 142, 141, 140, 139, 138, 137, 136, 135, 134, 133, 132, 131, 130, 129, 128, 127, 126, 125, 124, 123, 122, 121, 120, 119, 118, 117, 116, 115, 114, 113, 112, 111, 110, 109, 108, 107, 106, 105, 104, 103, 102, 101, 100, 99, 98, 97, 96, 95, 94, 93, 92, 91, 90, 89, 88, 87, 86, 85, 84, 83, 82, 81, 80, 79, 78, 77, 76, 75, 74, 73, 72, 71, 70, 69, 68, 67, 66, 65, 64, 63, 62, 61, 60, 59, 58, 57, 56, 55, 54, 53, 52, 51, 50, 49, 48, 47, 46, 45, 44, 43, 42, 41, 40, 39, 38, 37, 36, 35, 34, 33, 32, 31, 30, 29, 28, 27, 26, 25, 24, 23, 22, 21, 20, 19, 18, 17, 16, 15, 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, 1  
 Section 9 Formerly - R363 318 Hut District situated in Dist IX Belmont S.O.  
 Section 10 Formerly - R363 317 Hut District situated in Dist IX Belmont S.O.

Plotted Origin: TB 304 P127 L2  
 Datum: Geodetic 1949  
 Wellington Circuit Coordinates  
 Origin: Mt Cook 700 000N 500 000E  
 Total Area 120 8260 ha

Generated in 53/11/92 File  
 613738176 (08/27/1988)

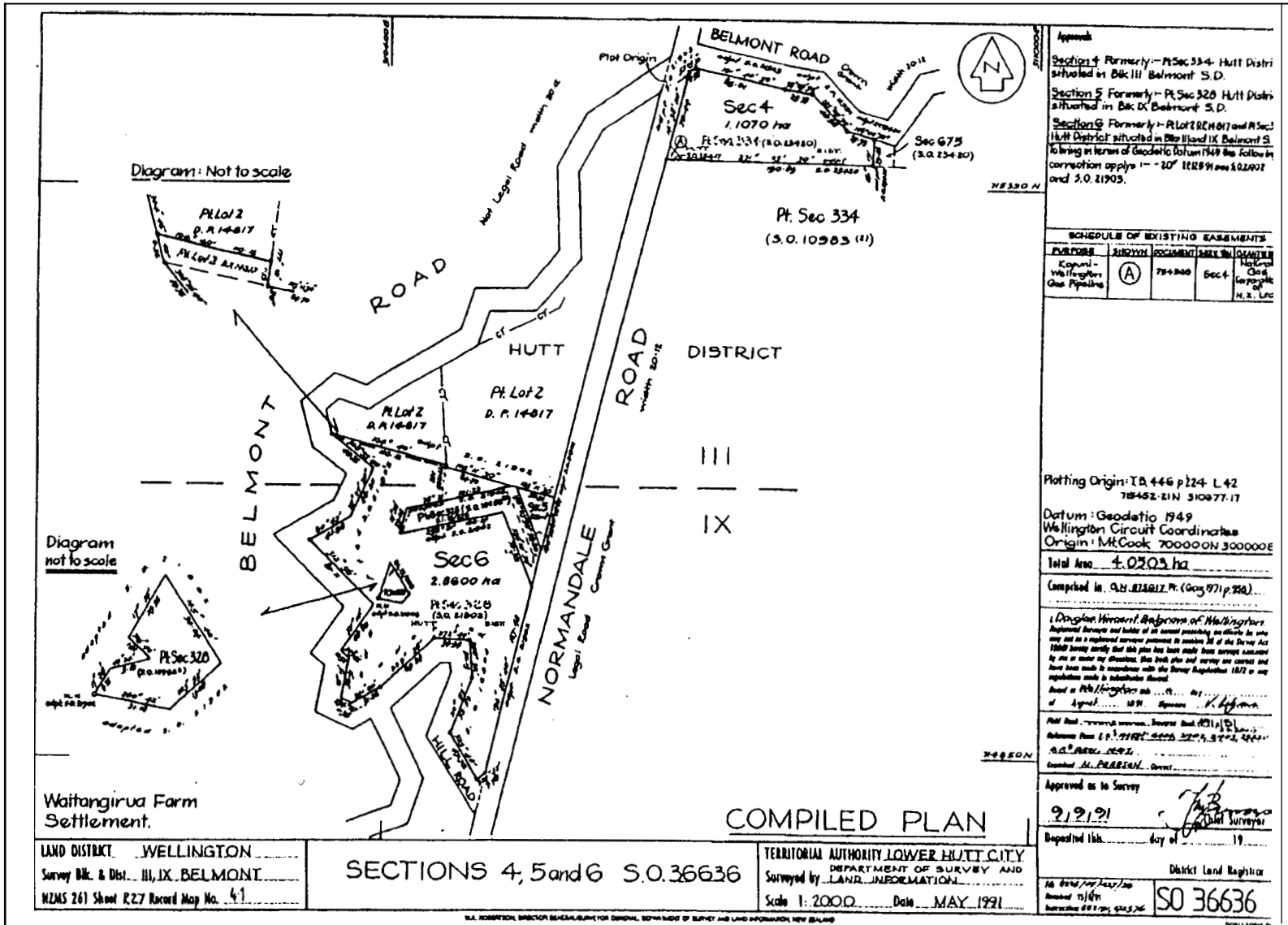
*(Disclaimer: This map is a reproduction of the original map as shown in the office of the Surveyor-General, Wellington. It is not a survey and does not constitute a warranty of any kind. The Surveyor-General is not responsible for any errors or omissions in this map.)*

Map Date: 1991  
 Author: R. WHEOREKAWA  
 Drawing: R. WHEOREKAWA  
 Title: SECTIONS 7, 8, 9 AND 10 S.O. 36637

19  
 Deposited this 21st day of MAY 1991

19  
 Deposited this 21st day of MAY 1991

Identifier WN40A/782



**Approvals**  
 Section 4 Formerly - Pt. Sec. 334 - Hutt District situated in Bk. III Belmont S.D.  
 Section 5 Formerly - Pt. Sec. 320 Hutt District situated in Bk. IX Belmont S.D.  
 Section 6 Formerly - Pt. Lot 2 (Pt. Sec. 320) and Pt. Sec. 320 Hutt District situated in Bk. IX Belmont S.D. to bring in terms of Geodetic Datum 1949 the following correction apply 1" = 10" 112891 on 102807 and 3.0. 21905.

SCHEDULE OF EXISTING EASEMENTS				
PURPOSE	SUBJECT	DOCUMENT	DATE	QUANTITY
Copyrd - Weights & Gas Pipelines	(A)	78480	Sec 4	On a certificate of H. S. Ltc

Plotting Origin: TA 446 p 24 L 42  
 78482-21N 310977.17  
 Datum: Geodetic 1949  
 Wellington Circuit Coordinates  
 Origin: Mt. Cook 700000N 300000E  
 Total Area: 4.0503 ha

Completed in: Q.M. 1128117 Pt. (Cons 97) p. 250  
 I, Douglas Vincent Redburn of Wellington Registered Surveyor and holder of an annual practicing certificate in the first part of a registered survey pursuant to section 38 of the Survey Act 1980 hereby certify that this plan has been made from surveys conducted by me or under my direction. This plan also and every one connected therewith has been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.  
 Dated at Wellington on 19th day of May 1991  
 D. V. Redburn  
 Registered Surveyor

Approved as to Survey  
 21/5/91  
 Deputed this 19th day of May 1991  
 District Land Registrar

Waitangirua Farm Settlement.

LAND DISTRICT: WELLINGTON  
 Survey Bk. & Dist.: III, IX, BELMONT  
 NZMS 261 Sheet R27 Record Map No. 41

SECTIONS 4, 5 and 6 S.O. 36636

TERRITORIAL AUTHORITY LOWER HUTT CITY  
 DEPARTMENT OF SURVEY AND LAND INFORMATION  
 Surveyed by: LAND INFORMATION  
 Scale 1:2000 Date MAY 1991

SO 36636

Diagram: Not to scale

Diagram not to scale