



FILE  
09.07.03  
I-112873

24 March 2004

Our Reference: TPG 705591

Chief Executive Officer  
Rotorua District Council  
Private Bag  
**ROTORUA**

**Attention: A Ellery**

**The Property Group Limited**  
1231 Hinemaru Street  
PO Box 2063  
Rotorua, New Zealand  
Phone: 64-7-349 7101  
Facsimile: 64-7-349 7117  
Email: dgkent@propertygroup.co.nz

ROTORUA DISTRICT COUNCIL  
Referred to: *fee + fee*  
Rec'd 29 MAR 2004  
Copy to: *AE*  
Instructions:

Dear Alison

**POSSIBLE RESERVE SITE – NGONGOTAHA RD**

I thank you for your e-mailed instruction of 4 March, requesting a valuation of the property at 11 Ngongotaha Rd.

This assessment has now been completed, and I enclose a copy of the report for your information. I also attach a copy of the account for this, and ask that you arrange to pay the valuers directly.

Please do not hesitate to contact me if you require my further assistance in this matter.

Yours sincerely

**DAVE KENT (MNZPI)**  
Senior Property Consultant

**JENKS VALUATION LIMITED**

**REGISTERED VALUERS**

P.R.P. JENKS ANZIV, SNZPI  
K.E. PARKER FNZIV, FNZPI, FAMINZ(Arb.)

P O Box 767  
ROTORUA  
Ph 07 348 9071  
Mobile: 027 2911268

The Manager  
Rotorua District Council  
C/- The Property Group  
PO Box 2063  
ROTORUA

**TAX INVOICE**  
Invoice No. 6895  
GST NO. 75 065 345

To inspecting property, researching sales evidence and council files, valuing and reporting

Ngongotaha Road Property, Ngongotaha Your Ref: TPG 705476 & 7

Fee	\$500.00
GST	<u>62.50</u>
	\$562.50

23 March 2004

**RECEIPTS WILL NOT BE ISSUED UNLESS REQUESTED**

**Payment by the 20th day of month following date of Invoice.**

You can **DIRECT CREDIT** our account  
To: ANZ Bank, Rotorua:  
Account No. 010414-0112889-00  
quoting this invoice number.

*Any extra cost involved with debt collection will be added to the outstanding account*

**COPY**

paid from 410 1000 ~~4510~~ 4510



# VALUATION

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**NGONGOTAHA ROAD**

**ROTORUA**

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**JENKS VALUATION LIMITED**

**REGISTERED VALUERS**

**ROTORUA**



**VAL·GROUP**

A Nationwide Association  
of Independent  
Valuation Practices

[www.valgroup.co.nz](http://www.valgroup.co.nz)

# JENKS VALUATION LIMITED

22 March 2004

D Kent  
Senior Property Consultant  
The Property Group Limited  
PO Box 2063  
ROTORUA

ROTORUA  
Taylforth House  
1145 Pukaki Street  
PO Box 767, Rotorua  
Tel: (07) 348 9071  
Fax: (07) 349 2811  
Email: jenkval@xtra.co.nz  
www.valgroup.co.nz

WHAKATANE  
Tel: (07) 308 0464

TAUPO  
Tel: (07) 378 1771

Your Ref: TPG 715476 & 7

Dear Sir

**Re: Ngongotaha Road – Land for Possible Reserve Purposes**

In compliance with instructions received, the following land was inspected on 22 March 2004, in order to provide a market value of the land.

**Market Value** is the estimated amount which the property should exchange for, in money terms, on the date of valuation between a willing buyer and a willing seller in an arms length transaction after proper marketing wherein the parties have acted knowledgeably, prudently and without compulsion.

The Statement of Valuation Policies at the conclusion of the report should be read in conjunction with the valuation.

My report and valuation is effective 22 March 2004.

**OWNERS:**

**ADDRESS:** Ngongotaha Road, Rotorua.

**PROPERTY TYPE:** A vacant block of rural land.

**LEGAL DESCRIPTION**

**& AREA:** Lot 2 on a proposed subdivision of Lots 1 and 2 Deposited Plan S17935, part Certificates of Title 14B/103 and 16B/1413.

Area: 16.25 hectares (subject to survey).

The proposed Lot 2 is shown on scheme plan 169757/P prepared by Martin McCauley Morton Limited.

**RESOURCE MANAGEMENT:**

On the Operative Rotorua District Scheme the land is zoned Rural A, which provides for agriculture production, forestry and other rural activities as Permitted Activities. Permitted Activities also include household units, one per lot, home based enterprises within an established

Peter Jenks  
Vol. Prof. Urban, ANZIV, SNZPI

Ken Parker  
Dip. Bus Studies, Dispute Resolution  
FNZIV, FNZPI, FAMINZ (Arb.)

  
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household unit, homestay and farmstay tourism activities. Also any activities accessory to any Permitted Use situated on the same site.

The District Council property file records a Hazard Record (lot 2) relating to sewage sludge from Wastewater Treatment Plant deposited on the land. A detailed investigation and report is required to be submitted to the District Engineer prior to any further development.

Resource Consent has been obtained (9 February 2004) to alter the boundaries between the existing Lots 1 and 2 to create the two new lots as shown on the scheme plan of subdivision. The subdivision requires that a 20 metre esplanade reserve be set aside along the banks of the Waitete Stream.

**LOCALITY:**

The property is located on Ngongotaha Road just north of Ngongotaha Village where all local services and amenities are located. Surrounding development is mainly rural lifestyle or hobby farming with residential housing on the opposite side of Ngongotaha Road.

**LAND:**

The proposed Lot 2 is a block of rural zoned land with enhanced frontage to Ngongotaha Road. The land is mainly in pasture and is of level/easy contour with some damp water course areas towards the rear of the block.

The northern and part of the western boundary adjoin the Waitete Stream Reserve (to be set aside).

Improvements comprise boundary and internal fencing, part deer fenced; and deer pens.

Several possible contaminated sludge and uncontrolled fill areas are identified on Plan 169757/P.

**VALUATION  
METHODOLOGY:**

The land (proposed Lot 2) is part of a subdivision of Lots 1 and 2 DPS 17935. The owners have exchanged the present narrow access from Ngongotaha Road at the northern end of the land, for a larger area of the existing Lot 1 with good frontage to Ngongotaha Road. The overall result is that the enlarged block (proposed lot 2) has been enhanced by the acquisition of the land fronting Ngongotaha Road.

Given the current zoning and use of the land; together with the availability of a substantial area of land fronting Ngongotaha Road the implications of the Hazard Record are not considered to be significant.

The valuation has been based on analysis of comparable block sales with due regard to size, contour, location and the enhancement provided by obtaining the extra road frontage to Ngongotaha Road.

**VALUATION:**

My assessment of the market value of the property is as follows:

Land (inclusive of Improvements)

16.25 hectares @ \$28,500 per hectare                      adopt      **\$465,000**

The market value of the property is assessed at **Four hundred and sixty five thousand dollars (\$465,000)**; this figures being exclusive of GST, if any.

**MARKET EVIDENCE:**

The rural/residential and lifestyle property market in rural localities has been steady. The general buoyancy in the rural market having a positive effect on the market. Recent months has seen increased price levels and a shortage of good properties to the market. Sales of vacant lifestyle blocks particularly those with lake views have been keenly sort after,

Sales considered in arriving at the market of the property include the following:

Ngongotaha Road: 13.7000 ha Sold \$310,000 (2/03) + GST = \$22,600 per ha (Lot 2 part subject property).

Dansey Road: 24.1180 ha Sold \$350,000 (10/01) = \$14,500 per ha.

361 Dalbeath Road: 16.3940 ha Sold \$325,000 (2/03) = \$19,800 per ha. Undulating/steep; some lake views

Central Road (Douglas Heights Subdivision) – Elevated with lake views

Lot 3: 3.1820 ha Sold \$150,000 (8/01) = \$47,100

Lot 7: 4.0000 ha Sold \$200,000 (3/03) = \$50,000

Lot 10: 4.0000 ha Sold \$208,000 (3/03) = \$52,000

Tauranga Direct Rd: 15.2700 ha Sold 4/03 \$250,000 = \$16,400 per ha

Fryer Road: 13.8028 ha Sold \$310,000 (2/03) = \$22,500 per ha

Fairbank Road 7.5750 ha Sold \$375,000 (8/03) = \$49,500 per ha  
- elevated with lake views.

Te Puea Road: 6.3550 ha Sold \$240,000 (2/03) = \$37,800 per ha  
- including kiwi fruit vines.

**RATING VALUATIONS:**

The rating valuations of the land as at 1 September 2003 are:

Existing Lot 1

(i) Improvements \$95,000, Land value \$145,000, Capital value \$240,000.

Existing Lot 2

(ii) Improvements \$30,000, Land value \$225,000, Capital value \$255,000.

I note that these valuations are a mass appraisal assessment prepared primarily for local authority rating purposes and in addition the properties may not have been inspected.

**STATEMENT OF  
VALUATION POLICIES:**

This valuation has been made in accordance with the New Zealand Institute of Valuers Practice Standards. However, in this instance in view of my comments under valuation methodology above, a full before and after assessment of value has not been carried out.

This valuation has been made without the benefit of obtaining a Land Information Memorandum under the Local Government Official Information and Meetings Amendment Act (No 2) 1991.

My inspection of the property has been completed for valuation purposes only and shall not be construed as an engineering report on the land, nor a survey of the legal site boundaries.

Substances such as asbestos, other chemicals, toxic waste or other potentially hazardous materials could, if present adversely affect the value of the property. The stated value is based on the assumption that there is no materials on or in the property and would cause loss in value. No responsibility is assumed for such conditions and the recipient of this report is advised that the valuer is not qualified to detect such substances, quantify the impact, or estimate the remedial cost.

This valuation and all valuation services are provided by Jenks Valuation Limited solely for the use of the client. Jenks Valuation Limited does not and shall not assume any responsibilities to any person other than the client for any reason whatsoever including breach of contract, negligence (including negligent mis-statement) or wilful act or default of itself or others by reason of or arising out of the provisions of this valuation or valuation services. Any person, other than the client, who uses or relies on this valuation does so at their own risk.

The valuer K E Parker confirms that he holds an annual practising certificate together with full compliance with the professional continuing education requirements.

5. Ngongotaha Road, Rotorua

22 March 2004

This valuation has been completed for the specific purpose stated in this report. No responsibility is accepted in the event that this report is used for any other purpose.

If you require any further information, please do not hesitate to contact the writer.

Yours faithfully

**JENKS VALUATION LIMITED**



K E Parker  
Registered Valuer

**FNZIV, FNZPI**

Enclosed: Photographs  
Certificates of Title  
Scheme Plan – 169757/P



NGONGOTAHA ROAD, ROTORUA



NGONGOTAHA ROAD, ROTORUA





**COMPUTER FREEHOLD REGISTER  
UNDER LAND TRANSFER ACT 1952**



**Search Copy**

  
R. W. Muir  
Registrar-General  
of Land

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**Identifier** SA14B/103  
**Land Registration District** South Auckland  
**Date Issued** 04 May 1972

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**Prior References**

SA11C/209

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**Estate** Fee Simple  
**Area** 5.2609 hectares more or less  
**Legal Description** Lot 1 Deposited Plan South Auckland  
16049

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**Proprietors**

Maureen Norah Roe and Donna Maree Roe

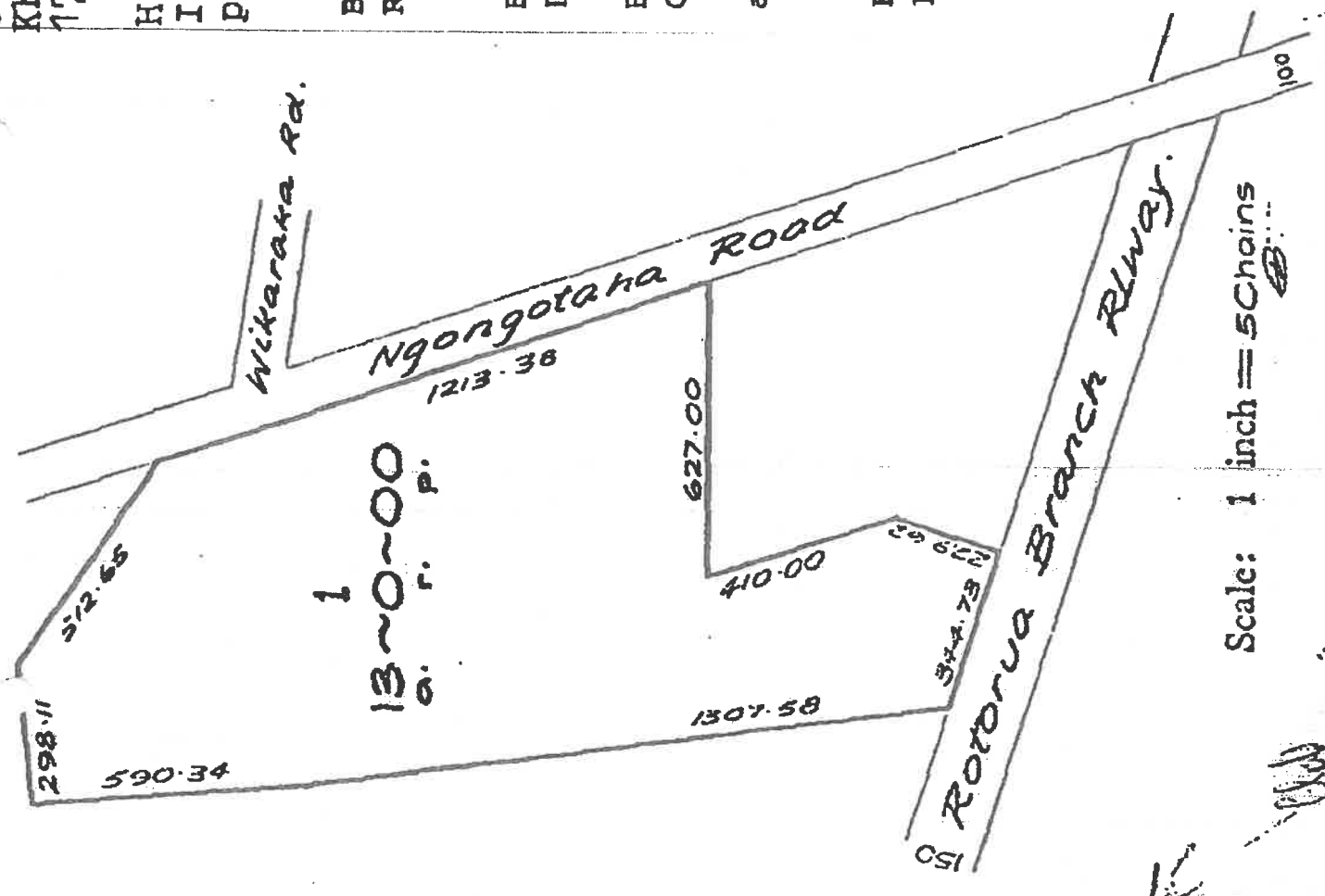
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**Interests**

B423100.3 Mortgage to Westpac Banking Corporation - 24.6.1997 at 9:03 am  
5668375.1 CAVEAT BY CARLTON FINANCIAL SERVICES LIMITED - 24.7.2003 at 9:00 am

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D I F F I C U L T H I D B R E I E C E I I



Scale: 1 inch = 5 chains

Handwritten signature or initials



**COMPUTER FREEHOLD REGISTER  
UNDER LAND TRANSFER ACT 1952**



**Search Copy**

  
**R.W. Muir**  
Registrar-General  
of Land

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**Identifier** SA16B/1413  
**Land Registration District** South Auckland  
**Date Issued** 29 November 1973

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**Prior References**

SA14B/104

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**Estate** Fee Simple  
**Area** 13.7000 hectares more or less  
**Legal Description** Lot 2 Deposited Plan South Auckland  
17935

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**Proprietors**

Robert Edward Lee and Barrie Miles Owen

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**Interests**

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PT Waiteti 2 No 2A1 BIK  
PT CT 148/104

Lot 1

PT Waiteti 2 No 2A1 BIK  
CT 148/104

STREAM  
(Average Width 6m)

Lot 2  
137000 ha.

PT Okohariki 2c1 BIK  
CT 148/104

Lot 1  
DPS 16049

LAKE ROAD  
Legal Road  
(Sealed)



ROTORUA BRANCH RAILWAY  
1909 (1909/24, 88/24) C.R. 387/24

TAURANGA-ROTORUA RD  
Legal Road  
K. 11909

WIRARAKA ST

Lot 1  
DPS 9796

LAND DISTRICT SOUTH AUCKLAND  
SUNVEY BLK & DIST. XII, ROTORUA S.D.  
SHEET NO. 1008/21

LOT 2 BEING A SUBDIVISION OF PT WAITETI  
PT 2 No 2A1 BIK and PT OKOHERIKI  
PT 2c1 BIK & PT 2c2 BIK.

LOCAL AUTHORITY ROTORUA COUNTY  
Surveyed by HARRISON & ORRISON & PARTNERS  
Scale 1:1000 Date JUNE 1973

Carried Subdivision complies with the operative District Valuation Date 1/1/73  
M. J. HARRISON & PARTNERS  
ROTORUA COUNTY CLERK

Use document 5825/861

APPROVED

M. J. Harrison  
REGISTERED OWNER

Total Area 137000 ha  
Compiled in P.T.S.T. 14/7/73

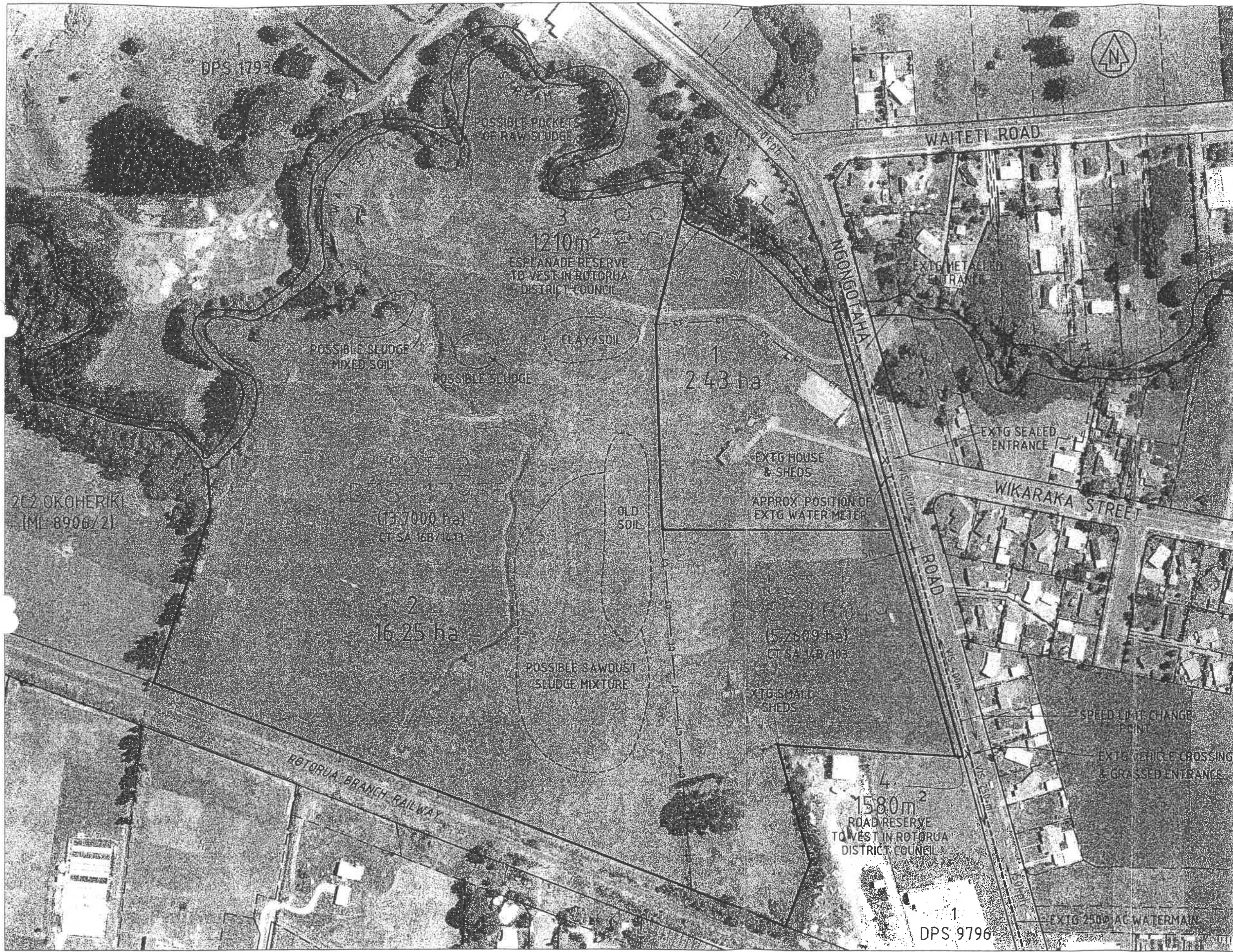
I, Robert Paul Harris, of Rotorua, Registered Surveyor and holder of an unexpired practicing certificate hereby certify that this plan has been made from surveys conducted by me or under my direction, that the plan and survey are correct and have been made in compliance with the regulations under the Surveyors Act 1973.

Paul Harris, Registered Surveyor, Income Tax Ref. 222, 222  
Address: P.O. Box 1800, Rotorua, 3173, C. 212222  
M. J. HARRISON & PARTNERS  
Registered Valuers  
Dated: 14/7/73

Approved as to Survey  
M. J. Harrison  
THE SURVEYOR

Deposited this 14th day of December, 1973  
M. J. Harrison  
District Land Registrar  
DPS 17935





NOTES/KEY:

No.	Date	Issue/Revision
A	14/11/03	GD ISSUED FOR APPROVAL
DRAWN:	GD	DESIGNED:
CHECKED:	JH	APPROVED:
SCALE:	1:2500 (A3)	SURVEYED BY:

CAD FILE NAME:  
169757P1001A

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BE AWARE  
THE SERVICES SHOWN ON THIS PLAN ARE INDICATIVE ONLY. M.M.M. ACCEPT NO RESPONSIBILITY FOR THE ACCURACY OF THE DETAILS AND LOCATION. THE CONTRACTOR SHALL CONSULT WITH ALL AUTHORITIES FOR SERVICES INFORMATION PRIOR TO EXCAVATING.

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P.O. BOX 678 PHONE 07-315 6128 P.O. BOX 10000 P.O. BOX 10000  
PHONE 07-347 7840 FAX 07-315 6128 PHONE 07-373 7717 PHONE 07-373 7717  
FAX 07-347 8101 FAX 07-315 6128 FAX 07-373 5617 FAX 07-373 2869

PROJECT  
D & M ROE & ADAMS DOUGLAS  
INVESTMENT TRUST  
ROTORUA  
PLANNING

DRAWING  
PROPOSED SUBDIVISION OF  
LOT 1 DPS 16049 &  
LOT 2 DPS 17935

FILE No.	SHEET	OF	ISSUE
169757/P	1	1	A