



**ORCHARD PROPERTY
1313 Korokipo Road (SH50)
HASTINGS**

Market Rental Report prepared for:

TM & MT Enterprises Limited

As at 13 March 2025



EXECUTIVE SUMMARY

Property Address:	1313 Korokipo Road (SH50), Hawke's Bay
Brief Description:	The subject property comprises 10.3-hectare parcel of land contained in the Korokipo sub region of the Heretaunga Plains of Hawke's Bay. The property is leased to an orchardists as bare land. The property is fully planted in apples with the trees being lessee improvements and excluded from the rent review. Building improvements include a large fully lockable implement shed, old hay barn and old cow shed. The assets included in the rent assessment are the land with irrigation water and the building assets used as part of the orchard.
Report:	Attached to this executive summary is a full descriptive report containing conclusions, methodology and property details. This summary is to be read in conjunction with the full report.
Instructing Party:	Trevor Probert
Registered Owner:	TM & MT Enterprises Limited
Client:	TM & MT Enterprises Limited
Intended Use:	To assess the market rental of the land for rent review purposes.
Intended Users:	TM & MT Enterprises Limited
Date of Inspection:	13 March 2025
Date of Valuation:	13 March 2025
Date of Report:	7 April 2025
Interest Valued:	Freehold – Fee Simple
Current Annual Rental:	\$41,000 plus GST
Final Lease Expiry:	31 May 2035 (if ROR exercised)
Subject Lease Term:	Five (5) years
Market Capacity:	After a period of strong growth and fruit demand the horticulture industry and orchard real estate market has been soft over the past 24 -36 months. This change in sentiment has been driven from lower fruit returns being received in export markets, lower demand, growing cost pressures and challenging seasons. The market for leases has tracked the wider market with many lessee's seeking to secure fruit volume to augment existing supply while redevelopment occurred on owned or new developments. Medium to smaller growers also entered the market to increase volumes to take advantage of higher returns. The quality of the orchard and variety mix can influence rental levels significantly. The demand for bare land to lease has softened with only a small number of parties active. The demand for older conventional orchards is very low, with some operators not requiring these types of orchards as higher volumes from 'club varietal' orchards (developed over the last five years) come on stream. Many of these older orchards are being vacated with limited demand to lease from other parties. The current returns and sentiment have softened the interest in leases, generally with many older orchards not currently profitable in the current environment. This is creating a disconnect between lessors desired returns on the asset and the lessee's level based on risk/reward they require. Cyclone Gabrielle created disruption and some devastation to parts of Hawke's Bay. The subject property and area were impacted by flooding. Despite this the trees and responded well post the event. The current demand would be mixed due to the location and scale of the property. It would have most appeal to those in

proximity wishing to augment the orchard with other orchard units. A realisation period would be 3 – 5 months.

Factors Influencing Value:	Location, size, soils, Resource Consent, lease, market.
Special Assumptions:	This valuation is based on special assumptions outlined in Section 4.
Assessed Annual Rental:	\$47,893
<i>Less Outgoings:</i>	\$6,893
Assessed Net Rental:	\$41,750
Valuer:	Boyd A Gross B Agr (Rural Val), Dip Bus Std, FNZIV, FPINZ

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APPENDICES

Appendix A Statement of General Valuation Policies

Appendix B Records of Title and Resource Consent

1.0 INTRODUCTION

- 1.1 Further to your instructions we inspected the subject property on 13 March 2025 for the intended use of assessing the market rental of the bare land for rent review purposes.
- 1.2 The subject property comprises 10.3-hectare parcel of land contained in the Korokipo sub region of the Heretaunga Plains of Hawke’s Bay. The property is leased to an orchardists as bare land. The property is fully planted in apples with the trees being lessee improvements and excluded from the rent review. Building improvements include a large fully lockable implement shed, old hay barn and old cow shed. The assets included in the rent assessment are the land with irrigation water and the building assets used as part of the orchard.
- 1.3 This introduction is to be read in conjunction to our full report attached.

2.0 VALUATION CONCLUSIONS

- 2.1 To assess the property’s value, we have conducted a comprehensive market analysis, focusing on attributes specific to this property, including its strengths and weaknesses. This analysis considers how these factors align with broader market trends and economic conditions prevailing at the valuation date, as well as short-term influences that may impact demand and value levels. A summary of these is shown below.

STRENGTHS & OPPORTUNITIES

- Location
- Resource Consent
- Size
- Soil types
- Aspect
- Good access to main roads
- Globalised Resource Consent

WEAKNESSES & THREATS

- SH 50 frontage
- Shape
- Bisected by stream
- Globalised Resource Consent
- Resource consent renewal conditions
- Water Conservation Order
- National water policy

- 2.2 The following factors are identified as being key influences as to the property’s assessed market value. Other items noted in the above SWOT not commented on below are raised within the body of the valuation report.
- 2.3 **Location** – The Korokipo area is a mixed-use area with pip fruit, vineyard and lifestyle uses within close proximity to the subject. It is also close to the Waiohiki Golf Course and the Tutaekuri River and cycle paths. From a lease perspective the property is sufficiently close to other growing areas to the south towards Fernhill and the Pakowhai, Links Road orchard areas, to have good overall appeal.
- 2.4 **Size** – At 10.3 hectares the size would be of adequate appeal to growers with other orchards in proximity, though would not be able to be a fully self-sufficient unit with permanent staff and machinery. The viability of a property of this size is largely dependent on the variety mix contained on the property. These plantings are the lessee’s improvements and are to be ignored from a rental perspective of the land. This is valid as the land needs to be assessed for rental purposes irrespective if the lessee is profitable or not based on their decisions as to varieties and management style. The size would retain appeal particularly when combined with location.
- 2.5 **Improvements** – There are limited improvements on the property with the main productive improvements being the irrigation system and the large shed. The ex-dairy shed has no appeal or

lease value. The main large shed would have mixed appeal to the market though would have good utility value for storage of equipment and reflection paper.

- 2.6 **Soils** – The property is contained on Hastings silt loam, Ormond sandy loam and Kaiapo clay loam soils. These soils are well suited for horticultural activities along with cropping. To optimise these productivity of these soils irrigation water at adequate levels is required. At a high level, the soils would have good appeal to the market.
- 2.7 **Lease** – The lease is due for renewal on the 31 May 2025. If the lessee exercises this renewal the lease will extend for a further ten-year term. We have not been provided any information as to whether the lessee will renew. Within the orchard though there has been interplanting with young trees which would suggest the lessee is intending to renew.
- 2.8 **Water** – Water is physically available from a bore contained on the property. The lessee has Globalised the water for this property with several other properties they either own or lease. The original consent is still active as a supporting consent to the Globalised Consent. This creates an interesting situation for the lessor. As the original consent is for vineyard use and at inadequate volumes for the current pip fruit use. The Globalised consent based on a pro-rata allocation of the total consented volume would provide surplus water to the subject property for the current use. As the lease is silent on the whole issue around water and the transferring from the lessor to the lessee and back again creates a very ambiguous situation.
- 2.9 **Actual and Reasonable** – We have been provided with the “Actual” use from the well on the property. We have also used IrriCalc to determine the “Reasonable” water use. This would confirm that the existing consent WP060016T is inadequate for the current use and that the Globalised volume provides surplus volume to the subject property on a pro-rata basis. Until the current consent expires on 31 May 2026 and the HBRC provides indicative volumes no guarantee is provided to assessed volumes. This could impact the land use and rental levels.
- 2.10 **Pip fruit Returns** – For a period from 2017 – 2021, the apple export market experienced a period of growth, driven by a shift in market focus and the types of apple varieties being planted. However, the past 12-36 months have brought more fluctuating returns, with the 2022 - 2024 seasons presenting significant challenges. These challenges include adverse weather conditions affecting fruit quality, labour shortages delaying fruit packaging, and issues with export logistics. Consequently, these issues have led to missed selling opportunities, degradation of fruit quality, and resistance to prices in the market, affecting many apple varieties. The financial return for several apple varieties has fallen below production costs, forcing some fruit to be sold at much lower prices than expected to clear stock. In 2023 and 2024, there was a slight improvement in prices for most varieties, helped by a lower crop volume and a lower exchange rate. Nonetheless, this minor price increase has been offset by higher production costs and reduced output, which have continued to affect profitability. It has also been a challenge to obtain optimum fruit size which directly impacts fruit returns. The forecast crop returns for the 2025 year are still mixed. Some “club” varieties while showing good headline returns are facing the same challenges and are not delivering the forecast returns indicated to growers when they undertook the developments. While a small number of other “club” varieties are showing very attractive returns due to tight controls on fruit volumes. The current fruit quality and start to the season is increasing confidence that returns will improve during the 2025 selling season
- 2.11 **Climate Change** – The recent weather patterns has brought the issue of climate change and what impact, if any, to many growers front of mind. The immediate questions are around weather pattern extremes and the risk to growing horticulture crops. Are the recent weather patterns part of climate change or is just part of the “la nina” weather event that occur every few years. This is making growers think about mitigation measures, if available or crop types. Some apple breeders are already

developing varieties that are more suited to hotter growing conditions. The other key factor is the availability of water for irrigation as changes to climate could impact water availability generally but also more specifically at key times. The key to any of the above impacts is that it will likely require increased capital to provide infrastructure, such as crop covers or irrigation dams, to support the growing of horticulture crops. It may also see crop types and varieties change overtime as the growing conditions become unsuitable for some crop types and more appealing to others. While these factors are being thought about the market, to date, is not demonstrating any adjustments or factoring into purchase prices the additional capital required to mitigate these possible changes.

- 2.12 **Economy** – The New Zealand and global economy is experiencing more challenging periods with higher (but easing) interest rates and stubborn inflationary pressures than that of recent years. While interest rates may ease the cost pressures are likely to remain as businesses recoup lost earnings over the short to medium term. While the cost-of-living crisis is technically over the flow of funds to households will be slow and not result in a clear lift in the economy. These factors and uncertainty around a recessionary trends occurring is creating weariness in the market for assets generally but specifically in the wider horticulture sectors. The more challenging international markets and price resistance is also impacting in market prices and placing pressure on sales volumes. The short to medium term outlook for the pip fruit sector, generally, is likely to be one of cautious optimism.

3.0 RENTAL ASSESSMENT

- 3.1 After examining all factors and subject to the overriding conditions we conclude the net market rental value of the property as at 13 March 2025 to be **FORTY-ONE THOUSAND SEVEN HUNDRED AND FIFTY DOLLARS (\$41,750)** per annum:

Gross Annual Rental		\$47,893
Less Tenant Outgoings:		
– Rates	\$6,393	
– Insurance (Est)	\$500	\$6,893
Net Rental		\$41,750

*The above valuation assessment is **exclusive** of Goods and Services Tax.*

4.0 SPECIAL ASSUMPTIONS

- 4.1 The rental is based on the lease being renewed for a further period or ten years.
- 4.2 The rental is also based on the subject property retaining adequate water during the term of the lease to undertake the growing of pip fruit trees and their crop to an export market volume and standard.

5.0 CERTIFICATION

Experience

- 5.1 'The principal signatory has a minimum of five years' experience in valuing the subject class of asset, has all appropriate qualifications and registrations enabling them to practise as a Valuer and has not been subject at any stage to disciplinary action by the relevant professional governing body to prevent them acting as a Registered Valuer.'

Independence

5.2 The signatories have no direct or indirect pecuniary or other interests in the property being valued and are not aware of any other potential conflicts of interest.

Professional Indemnity Cover

5.3 We certify that Logan Stone Limited hold professional indemnity insurance for an amount of up to \$5 million and note this may be less than the requirement for insurance cover as set by the lender.

Nature and Source of Information Relied Upon

5.4 Information used to prepare the valuation has been obtained from our inspection and investigation of public sources. These public sources have been referenced where applicable within the valuation report. Additional information specific to this valuation assignment has been sourced from the following;

SOURCE OF SIGNIFICANT DATA & INPUTS USED	INFORMATION OBTAINED/PROVIDED
Trevor Probert	General property information

5.5 The valuation has been determined by reference to a broad range of data and information within the location or sector. Portions of this data and information is public and portions are private and confidential. Where information on the subject or other properties physical, productive, financial or transaction details has been provided on a confidential basis to Logan Stone Limited it will not nor can not disclose this information within the report or subsequently if requested.

6.0 OVERRIDING CONDITIONS

- Our valuation is subject to the attached Statement of General Valuation Policies.
- This valuation is current as at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in value. Without limiting the generality of the above comment, we do not assume any responsibility or accept any liability where this valuation is relied upon after the expiration of three months from the date of the valuation, or such earlier date if you become aware of any factors that have any effect on the valuation.

7.0 DISCLAIMER

7.1 This report has been prepared for the private and confidential use of our client, TM & MT Enterprises Limited and the other "intended users" identified within the report. It is solely for the "intended use" noted within the report and should not be relied upon by any other party, even if the "intended use" is the same.

7.2 The report should not be reproduced in whole or in part without the express written authority of Logan Stone Ltd and the undersigned valuer. Logan Stone Ltd and the undersigned valuer registered its warning here, that any party, other than those "intended users" noted in this report, who elect to rely on the report, or parts thereof, without the written consent do so at their sole risk. Any liability that arises or perceived to be derived from unconsented reliance by a party or parties who is not an

“intended user” is that party or parties’ risk alone. For clarity Logan Stone Ltd and the undersigned valuer are not and do not accept any liability by unnamed “intended users”.

7.3 If consent is sought by an unnamed “intended user” to use or rely on the report or parts thereof, we reserve the right to withhold consent. We also retain the right to review the contents of this report. If consent for use by the unnamed “intended user” is being considered by Logan Stone Ltd then based on the International Valuation Standards (IVS) this will constitute a new request and valuation assignment. This will require the appropriate Scope of Works and fee for services reflective of the request and intended use of the report.

7.4 Our valuation has been completed in compliance with the International Valuation Standards (IVS) referred to in this report. We confirm that:

- The statements of fact presented in the report are correct to the best of the Valuer’s knowledge;
- The analysis and conclusions are limited only by the reported assumptions and conditions;
- The Valuer has no interest in the subject property;
- The Valuer’s fee is not contingent upon any aspect of this report;
- The valuation was performed in accordance with an ethical code and performance standards;
- The Valuer has satisfied professional educational requirements;
- The Valuer has experience in the location and category of the property being valued;
- The Valuer has made a personal inspection of the property;
- The Valuer holds an Annual Practicing Certificate;
- No one except those specified in the report, has provided professional assistance in preparing the report;
- The valuation is not to be relied upon without written consent of the valuer. If the valuation is relied upon without this consent the valuer is not liable and will provide no indemnity;
- No indemnity will be granted under any circumstances for any assigned valuation older than 90 days; and
- The valuation is undertaken in New Zealand Dollars (NZD).

7.5 The report has been internally Peer Reviewed as part of the Logan Stone Limited internal review process. This review considers all aspects of the report, unless specifically instructed or stated otherwise.

7.6 Should you require any further advice, do not hesitate to contact us.

Yours faithfully

LOGAN STONE LTD



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8.0 RENTAL METHODOLOGY

International Valuation Standards (IVS – Effective 31 January 2025)

- Foreword
- Glossary
- IVS 100 – Valuation Framework
- IVS 101 – Scope of Work
- IVS 102 – Bases of Value
- IVS 103 – Valuation Approaches
- IVS 104 – Data and Inputs
- IVS 105 – Valuation Models
- IVS 400 – Real Property Interests

Guidance Papers for Valuers and Property Professionals (Best Practice)

Australia and New Zealand Valuation Guidance Papers

- ANZVGP109 – Market Value of Rural and Agribusiness Properties
- ANZVGP111 – Valuation Procedures – Real Property

Australian and New Zealand Property Guidance Papers

- ANZPGP201 – Disclaimer Clauses and Qualification Statements

New Zealand Valuation Guidance Papers

- NZVGP501 – Goods and Services Tax (GST) and Property
- NZVGP503 – Valuation Reports Prepared by Unregistered Valuers
- NZVGP505 – Assessing Rental Value

New Zealand Property Guidance Papers

- NZPGP601 – Methods of Measurement

Rental value is defined as:

- 8.1 “The amount for which an asset should be rented for on the date of valuation between a willing lessor and a willing lessee in an arms-length rental transaction after proper exposure wherein each of the parties have each acted knowledgeably, prudently and without compulsion and there is no restrictions or limiting covenants contained within the lease document.”

Highest and Best Use

- 8.2 Under the Market Value definition, to establish the value of the asset consideration must first be given to the highest and best use of those assets. The highest and best use is the use of an asset that maximises its potential and that is possible, legally permissible and financially feasible. Consideration must also be made to the marketing period in the present market conditions considering the wider economic and more specific market drivers. This is summarised as follows;

ASSET	HIGHEST AND BEST USE	REALISATION PERIOD MONTHS	ALTERNATE USE
State Highway 50	Horticulture	4 - 6	Cropping

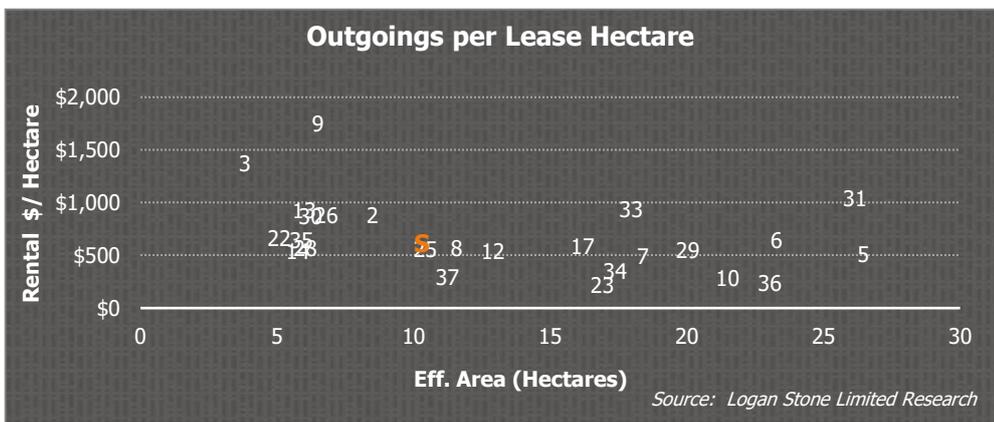
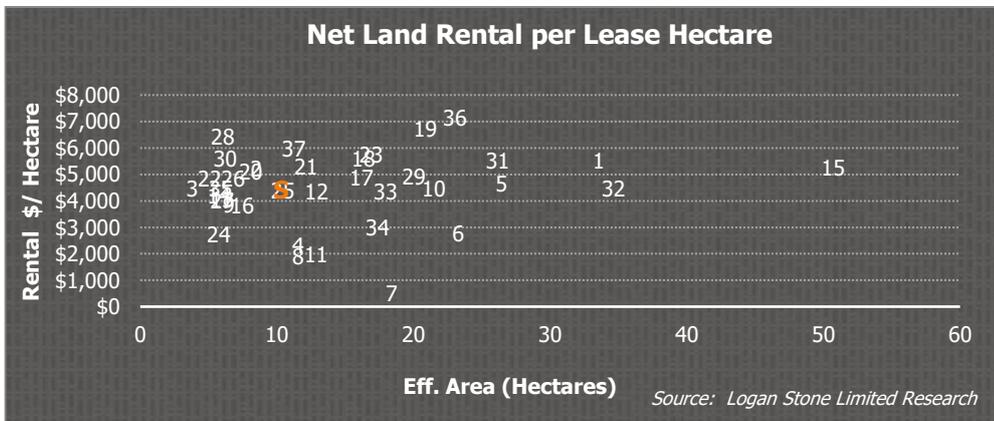
- 8.3 In determining the market rental we have considered two methods being the Classical Method and the Traditional Method. These are explained below.

9.0 CLASSIC (COMPARATIVE) METHOD

- 9.1 The Classical Comparative Method has been considered to assess the rental value of the subject property. This method involves analysing rental evidence from comparable properties where lease

agreements have been established under prevailing market conditions. In instances where recent rental data is unavailable, leases subject to rent reviews or arbitration outcomes are also considered. The collected rental information is then adjusted to reflect differences in physical characteristics, lease terms, zoning restrictions, highest and best use, location, property size, timing, and levels of improvements, ensuring a robust comparison with the subject property.

- 9.2 In considering the rental under this method we have considered a per hectare method. This is explained below.
- 9.3 The rental assessment has been determined by comparison to known leases of similar properties in the subject property locality or further afield if rental evidence is limited or specialised. Many of the lease details for the properties have been provided on a confidential basis to Logan Stone Limited and we can therefore not disclose full rental or lease information. If the rental review proceeds to arbitration disclosure of relevant rental analysis under the protection of the Arbitration Act 1996 will be considered with the appropriate consent.
- 9.4 In applying this method, base rental rates are analysed according to the varying land classifications or soil types, depending on the methodology most commonly adopted by the market at the time of assessment for the relevant sector and location.
- 9.5 Determination of whether the lease is a Net or Gross lease also needs to be considered. The level of outgoings responsible for payment can impact rental levels paid, even within similar asset classes. We have considered both Net & Gross evidence to determine the market rates likely to be achieved for the subject property.
- 9.6 The chart below shows rentals analysis throughout the Heretaunga Plains and compares the known land rentals to the subject property. The subject property is identified by the orange 'S'.



- 9.7 Based on the Classical Method the rental analysis indicates that properties in this locality have land rental values within the following range. The below rates are net market rentals exclusive of rates and outgoings.

Use	Rental \$/ha
Cropping - Short Term	\$1,000 - \$3,000
Bareland - Long Term	\$2,500 - \$6,000

Classical Method Summary – Per Hectare

- 9.8 A breakdown of the net rental assessed using this method is found below. The rental is apportioned as per land use classifications.
- 9.9 The rental assessment is based on the described lease terms and conditions for a three-year term. The Lessee pays a pro-rata share of rates.

Description	Land Area (ha)	Land Rental \$/ha	Net Rental
Total Net Rental (Rounded)	10.3	3,783	39,000
Add Rates & Insurance			6,893
Gross Rental			45,893
Gross Rental per Title Ha			4,451
Gross Rental per effective Ha			4,919

*The above assessment is **exclusive** of GST.*

10.0 TRADITIONAL METHOD

- 10.1 The Traditional Valuation Method determines the value of the leased property based on the market value of the total property, land value, unimproved value, or a specific variation as defined by the lease agreement.
- 10.2 Once the assessed value is determined, it is multiplied by a percentage rate, referred to as the Rental Factor. This percentage rate reflects the property's characteristics, economic conditions, and lease terms. This rate must align with the prudent lessee test, ensuring fairness for both lessee and lessor.
- 10.3 The basis of this method is the consideration of other leases that have been agreed in the market. The clear factor within this method is that each review needs to be considered based on the economic environment prevailing at the time and outlook. This means that the adoption of a previously prescribed percentage rate at face value without any further consideration would be erroneous and open to challenge. Based on the same logic it would be flawed not to consider market derived Rental Factors to determine sentiment and trends which may vary from that traditionally held on leases with prescribed Rental Factors or methods of determination.
- 10.4 As part of this method the assessment of the value of the leased property is required. From the available market evidence, the following transactions are considered to be the most relevant to the subject property. The following information is information that is publicly available. Further information is likely to be held by Logan Stone on the analysed property. This information often collected from inspections and valuations has been provided to us on a confidential basis and is not deemed to be public and therefore cannot be reproduced within this document. The Net Sale Price includes land and improvements.

10.5 The land value for the subject property has been based on the productive land component only and excludes any "Residential Site" aesthetic or recreational value as this is retained by the Lessor and excluded from the lease.

**COMPARABLE SALES EVIDENCE
ADDRESS**

NET SALE PRICE

38 King Rd

\$1,140,000

Property Description:

Sold December 2024

A 5.0385-hectare lifestyle/orchard property located near Meanee, approximately 10km south of Napier and 19km north of Hastings. The orchard is planted in Pacific Queen apples and contained in Farndon silt loam soils. This area is leased, and if all rights of renewal are exercised won't expire until 2038. The residential portion is excluded from the lease and includes an older styled five bedroom dwelling, single garage and storage shedding.



Comment: Central location, smaller size, superior dwelling, similar varieties, leased orchard, solely lifestyle appeal.

104 Morley Rd

\$1,150,000

Property Description:

Sold September 2024

A 7.95 hectare property of long regular shape offered as bare land. Improvements are limited to a shed. The property has a well and irrigation to part.



Comment: Central location, smaller size, superior soils, bare land, limited building improvements, purchased by neighbour.

65 Palomino Rd

\$3,045,000

Property Description:

Sold August 2024

A 12.8130 hectare orchard (including a half share area 0.0659ha) situated in the Haumoana locality. The property contains two residential units and a range of productive buildings. The orchard has a planted area of 11.28ha containing Galaxy, Royal Gala, Jazz, Aztec, NZ Queen and Dazzle varieties being established from 1999 to 2023. The orchard is fully irrigated with fertile soils comprising Mangateretere silt loam plus a small portion of Hastings silt loam which are tile drained. Overall, well presented.



Comment: Superior lifestyle location, larger size, inferior soils, overall inferior plantings, superior dwelling, superior secondary accommodation.

COMPARABLE SALES EVIDENCE**ADDRESS****NET SALE PRICE***12 Gordon Rd*

\$4,500,000

Property Description:

Sold June 2024

A 36.5781 hectare orchard unit situated in the Fernhill district approximately 8 kilometres north of Hastings City. The property is irregular in shape, near level in contour and bounds the Ngaruroro River stop bank on its northern boundary. Improvements on the block comprise a three-bedroom two storey dwelling, three portacom RSE accommodation units, large implement shed with lean-to and pump shed. The orchard comprises Dazzle, Royal Gala, Pacific Queen, Fuji, Lady in Red, and Red Delicious plantings. It has undergone areas of development over several years with planting ages ranging from 1993 to 2019. The plantings comprise a range of row and tree spacings with plantings density ranging from 800 to 3,030 trees per hectare. Water for irrigation purposes is provided via a 200mm bore situated on the property. The property was subject to inundation during cyclone Gabrielle due to breaches of the stop bank. This has left areas of bare land where silt was stock piles and then removed from the property. Water reticulation needs to be redone.



Comment: More central location, flood stigma, similar soils, larger size, inferior plantings, superior dwelling, similar shedding.

67 Crosses Rd

\$3,525,000

Property Description:

Sold June 2024

A 10.3250 hectare lifestyle/pipfruit orchard situated on the northern outskirts of Havelock North. The property is situated on Crosses Road near the Havelock North suburban township with surrounding properties utilised for horticulture, lifestyle and horticulture research. Residential improvements to the property include a 1980's built four bedroom, three bathroom dwelling with extensive outdoor living areas. The dwelling is set within established surrounds with an inground pool, a pool shed and garden shed. Other buildings include a large shed complex comprising a two bay implement shed, an old packing shed, a three bay implement shed, smoko room and lean-to shed. There is also a chemical shed and two pump sheds. The balance of the property is planted in pip fruit with varieties including Pacific Queen, Pacific Rose, Aurora, Fuji, Galaxy and Granny Smith. The orchard and part of the shed complex is currently leased until June 2027. Water is provided by a 200mm and 100mm bore with the Resource Consent to irrigate expired and the new consent proposed has reduced volume which is insufficient for the entire effective land under peak production.



Comment: Superior location, same size, similar soils, overall inferior plantings, leased orchard, superior dwelling, superior lifestyle appeal.

176 Evenden Rd

\$2,330,800

Property Description:

Sold January 2024

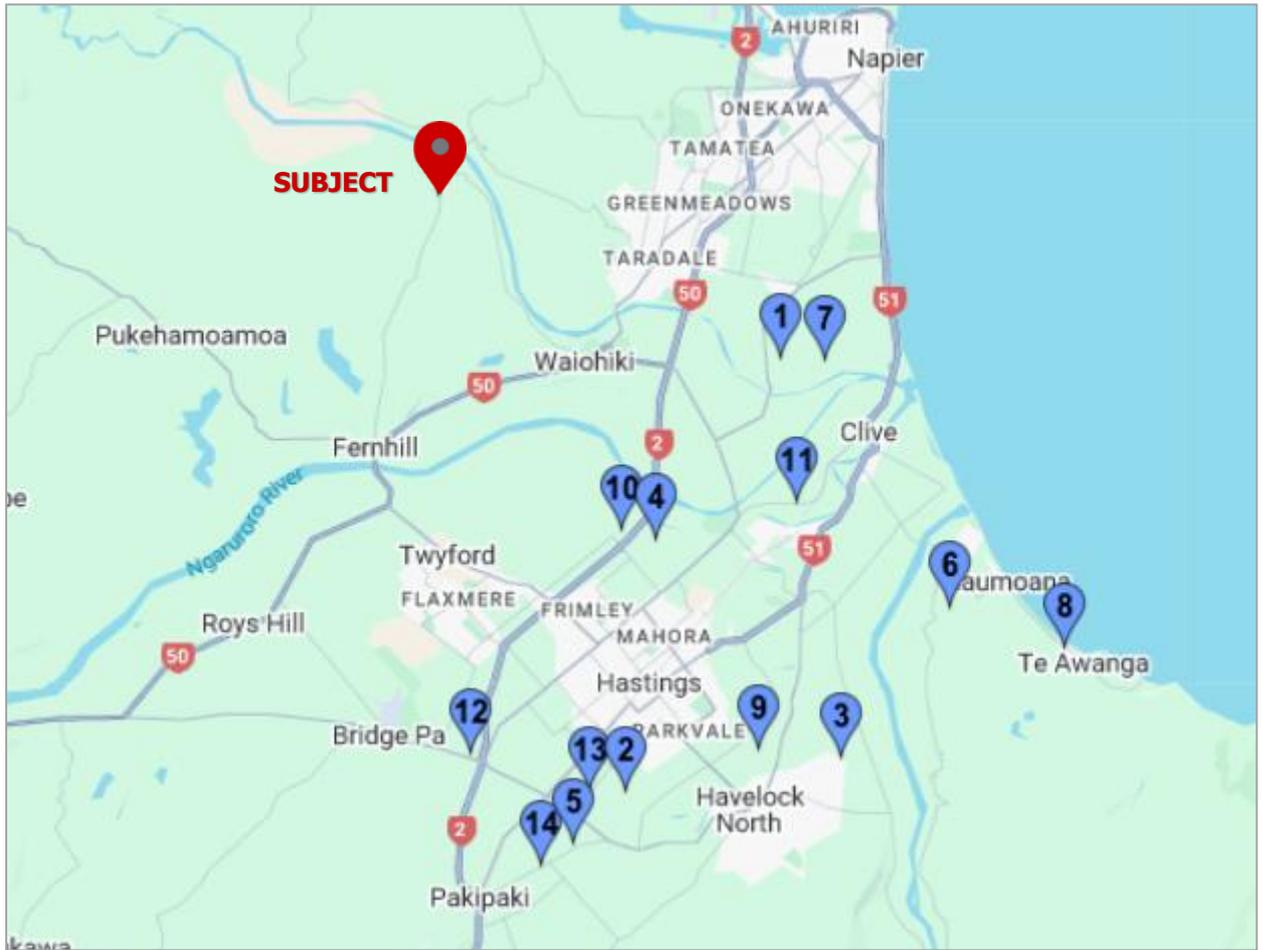
A 10.4 hectare parcel of land in an L shape and utilised for as a horticulture unit. Land has been operated as organic for a number of years. Improvements include a basic weatherboard dwelling used for staff and RSE. Other buildings include an implement shed, pump shed and spray pad. Contained on the property is a wind machine. Plantings comprise Dazzle, Galaxy, Fuji Supreme and Lady in Red. The trees are mixed single and twin stem of varying age.



Comment: Superior location, superior soils, same size, superior dazzle plantings, superior dwelling.

Sales Location Map

10.6 The map below shows the location of the above and other sales to the subject property.

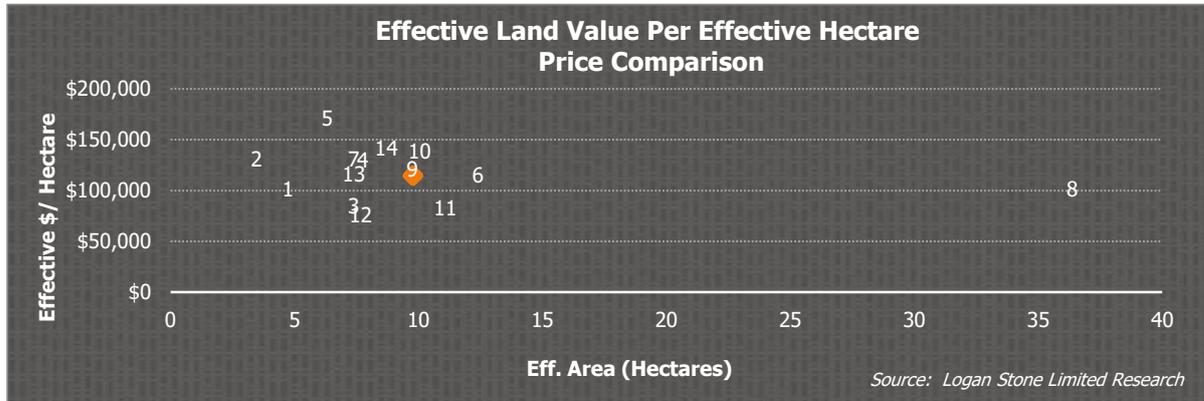


10.7 The table below compares the analysis of the above and other sales to the subject property. The Net Sale Price per hectare is the Net Sale Price divided by the Title area, while the Productive Land Value per hectare is the productive land value exclusive of the lifestyle component, if any, over the effective area.

Address	Sale Date	Title Area	Net Sale Price	NSP Per ha	Total Impr \$/ha	Plantings \$/can ha	Land Value per ha	Site Value	Eff Land Value/eff ha
KING RD	Dec-24	5.04	1,140,000	222,293	69,258	16,166	137,831	210,000	102,239
NORTON RD	Nov-24	3.78	907,000	240,189	4,131	3,301	233,019	420,000	132,307
BROOKVALE RD	Oct-24	8.92	1,500,000	81,524	35,548		132,614	550,000	85,458
MORLEY RD	Sep-24	7.95	1,150,000	144,634	4,125		140,509	100,000	131,233
TE AUTE RD	Sep-24	6.25	1,250,000	199,907	5,685	19,372	172,545		172,545
PALOMINO RD	Aug-24	12.75	3,045,000	238,878	74,132	22,931	142,421	360,000	116,176
KING RD	Jul-24	7.89	1,287,500	163,233	8,093		155,091	251,882	131,500
GORDON RD	Jul-24	36.58	4,500,000	123,024	13,574	3,180	106,287	180,000	101,924
CROSSES RD	Jun-24	10.33	3,525,000	341,404	77,596	17,905	246,764	1,350,000	121,728
EVENDEN RD	Apr-24	10.24	2,330,800	227,593	19,562	47,276	161,677	250,000	140,000
FARNDON RD	Mar-24	11.58	1,595,000	137,740	34,532		103,208	264,778	83,968
MARAEKAKAHO RD	Feb-24	7.67	1,590,000	207,382	73,215		124,430	420,000	77,033
ALGERNON RD	Dec-23	7.53	2,155,000	286,029	101,086	4,978	174,617	450,000	117,268
TE AUTE RD	Nov-23	8.90	2,551,000	286,529	18,218	85,542	184,691	400,000	142,974
Minimum		3.78	907,000	81,524	4,125	3,180	103,208	100,000	77,033
Maximum		36.58	4,500,000	341,404	101,086	85,542	246,764	1,350,000	172,545
Average of above data		10.39	2,037,593	207,169	38,483	24,517	158,265	400,512	118,311
Subject	Mar-25	10.31	1,200,000	116,438	4,852	0	109,161	0	114,647

10.8 The above analysis supports the market value assessed based on the lease terms for the subject property.

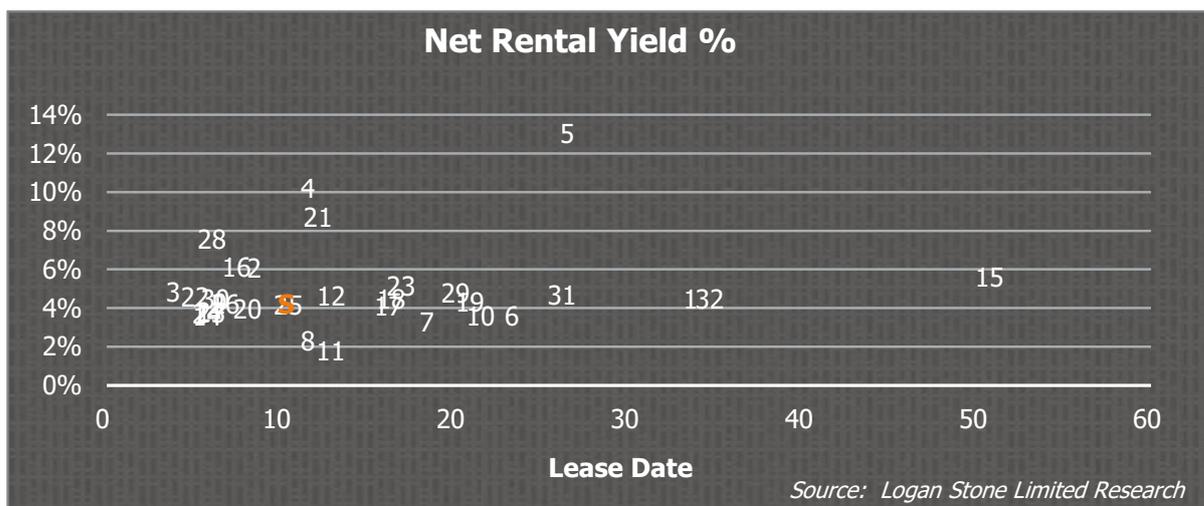
- 10.9 As the lease value is solely based on the productive portion of the property the "site value" is excluded as is the value of any of the orchard plantings.
- 10.10 The chart below compares the productive land value per hectare, to the subject, for the above sales against each of the properties. The numbers on the charts reflect the sales in the above summary. The orange marker represents the subject property.



- 10.11 The subject has been assessed near the middle of the range given the location, soils and irrigation consent. The subject comprises good soils and has sufficient water for irrigation with high actual water use, however, would not be as desirable as more centrally located land on the Heretaunga Plains.
- 10.12 Based on the above, the effective land value for the subject lease is assessed as follows:

	Assessed Value
Productive Land	1,121,000
Productive Improvements	76,000
Total Productive Value	1,197,000

- 10.13 An essential component of this method is establishing the Rental Yield Rate (Rental Factor), which reflects market conditions within the current economic and sector environment. The following data presents the same leases referenced earlier in this report, along with the orange 'S' representing the subject property.



10.14 Based on the above analysis the assessed rental under the Traditional Method would be within the following range.

Assessed Value	Rental Rate Return	Assessed Rental
\$1,197,000	3.75%	\$44,888
\$1,197,000	4.00%	\$47,880
\$1,197,000	4.25%	\$50,873
\$1,197,000	4.50%	\$53,865
\$1,197,000	4.75%	\$56,858

10.15 The above value is not the Full Market Value of the property as it excludes the lessor improvements and the "Site" value that is included in the property value when sold. The above value is not to be relied upon for any other purpose.

Traditional Method Summary

10.16 Considering the Traditional Method to valuation the assessed net rental of the property would be;

	Lease Area (Eff ha)	Rental \$ Lease/ha	Assessed Rental
Net Rental (Rounded)	9.33	5,453	\$50,900
Add Rates	9.33	739	\$6,893
Gross Rental	9.33	6,194	\$57,793

*The above assessment is **exclusive** of GST.*

11.0 SUMMARY OF METHODS

11.1 Below is a summary of the methods used to assess the market rental. The below assessments are plus GST.

Summary of Methods	Classical	Traditional	Adopted Rental
Net Rental	\$39,000	\$50,900	\$41,000
Gross Rental	\$45,893	\$57,793	\$47,893
Summary of Methods	\$39,000	\$50,900	\$41,750
Adopted \$/Eff. Ha	\$4,180	\$5,456	\$4,475

11.2 The two methodologies proved a spread of rental levels.

11.3 The Classical method is reflective of the current market sentiment and softer returns being experienced within this sector. It also reflects that the market for new leases, particularly bare land leases to develop into horticulture is shallow at time of this review.

11.4 The Traditional method is based on the return on value for the investment based on other investment returns and market trends. Where this departs from the Classical method is that the asset values are in a period of change and are slow to adjust to the easing asset prices. This is artificially holding the value of the asset higher than the market sentiment is indicating. The resulting outcome a higher rental.

11.5 We have adopted a figure with a higher weighting placed on the Classical per hectare method as it provides the best representation of the market and land breakdown. The Traditional method supports this level.

- 11.6 The net rental assessed excludes Lessee outgoings such as rates. This has been included in the gross rental assessment. The Lease requires the Lessee to pay a share of the rates, which is considered common within most long term leases agreements. The rates on the property have increased by 19% over the last three years which increases the total cost to the Lessee. This has been factored into the assessment.

Plant & Equipment

- 11.7 The valuation of the property excludes all items of plant and equipment unless specifically stated otherwise within this report.

12.0 MARKET COMMENTARY

- 12.1 The wider market for land within the Hawke's Bay region generally and the sub regions where the property is located have clear silos of operation and demand. The groups include horticulture, viticulture, hops and lifestyle uses.
- 12.2 The level of activity of the various groups is primarily driven by the returns they can achieve from the activities they undertake or the cost of capital for the assets with limited productive opportunity. This results in fluctuating activity from each group at any given time.
- 12.3 Over recent periods the horticulture sector has been very active and driven land values. For smaller parcels this was also being fuelled by the lifestyle market. Due to the finite resource this has resulted in pressure on land value.
- 12.4 Over the past three years the horticulture market has eased in returns and demand for new land and for existing orchard units. This has resulted in a subdued market, generally. There is clear evidence that orchards with older plants or varieties, or of marginal returns have eased in value. The market is therefore mixed though still active with a small number of parties seeking opportunities.
- 12.5 There are some pockets of land near urban boundaries that have also been actively pursued for rezoning or land banking for future urban development. This was largely driven by Government policy and the requirement to increase housing stock. While another Government policy was to prevent development of highly productive land which conflicts with the above policy. The easy to achieve rezoning has occurred and those under consideration now will be more challenging with higher levels of risk. Local authorities are also reviewing 10-year plans and where urban growth can occur. This has refocused target areas.
- 12.6 Based on the above the market for bare land is heavily influenced by the current and potential use and returns that can be generated. This results in the value range for land in subject regions being very broad. Specifics as to soil types, water availability and proximity to processing also impact the demand and value levels. The key part to the market is that in some geographical areas the land is scarce, and it is scarcity impacting value more than some of the other factors.
- 12.7 The orchard market for sales and leases has reflected the above trends as well with limited transactions and a focus on proven location or varieties for those that are seeking assets. The trend also has resulted in a major reduction in the areas being developed as capital is refocused into debt repayment or redevelopment of areas impacted by storm events in other growing regions.
- 12.8 The last two years have been more subdued as returns have softened across many fruit types and varieties within those fruit types. Costs have also escalated and continue to increase. These factors have squeezed margins to the point that some varieties are currently not viable. The plant age, varieties and plant quality are now being considered more seriously after being overlooked during the "hype" in the market. The current season has been more favourable from a production and quality perspective. The returns have been more volatile though generally better for domestic markets and some varieties at key times during the export selling window. This has lifted confidence at grower level. This confidence is yet to extend to the finance sector and investors that were very active 3 -5 years ago.
- 12.9 It is becoming very evident that many older plants and low yielding blocks or lower paying varieties have been a key part of the horticulture sector generally are starting to become less desirable and marginal from a financial perspective. This is occurring on two fronts. The yields and fruit quality are now lagging or decreasing relative to other new varieties and that the returns for these plantings are marginally above growing costs. This later part primarily due to the cost of labour and inputs and the

style and type of tree structure making them expensive to grow. This becomes relevant for the subject area if yield volumes are not optimal. While some of this can be offset with early season fruit premiums for some properties it still does not bridge the gap.

- 12.10 The other factor splitting the market is the buyer types. During the low-interest rate period the number of existing orchardists and longer-term fruit companies were generally less active in the market as investors and new developments were undertaken. The investors were driven by the returns and the availability of capital. Some of these buyer groups were new fruit companies that aggressively pursued fruit volume growth targets and/or investor-based groups looking to enter the market. This later group of buyers were often connected to the existing logistics companies. These buyers are being enticed to grow the new varieties for these entities as a way of introducing capital and to achieve the fruit company's' packing growth plans. The risk is that many of these buyers have limited knowledge of the fruit sector, some have knowledge of other horticulture sectors while others have no knowledge. These buyers were purely chasing investment returns based on forecasted projections. As a result, the values and investment return levels that now exist in the market do not reflect the "growing and marketing" risk of this sector but are being set by comparison to other asset-based investments within New Zealand. The change in the economy with lower capital available and returns softening saw this buyer group also retracting and more aware of the volatility that can occur.
- 12.11 Based on the above the fruit sector in general is at a point of change and values from a productive perspective are "full". Therefore, any party considering this sector needs to ensure they understand the risks and rewards in any decision to enter the sector.
- 12.12 The global apple market is facing significant challenges in different regions. The main factor is the international competition for fruit and the lower levels of discretionary spending that many consumers face. This combined with increasing apple volumes internationally has resulted in reduced fruit prices over the past three years. As a result the demand for pip fruit orchards and assets values have eased. There are a very small number of varieties still able to achieve higher returns but these varieties are tightly controlled as to volume and who can grow the fruit.

13.0 LEGAL, RESOURCE MANAGEMENT STATUTORIES

Legal Description

- 13.1 We refer to the attached Record(s) of Title ("Title(s)") at Appendix B contained within the Hawke's Bay Land Registration District. To summarise:

REGISTERED OWNER	DESCRIPTION	TITLE IDENTIFIER	AREA	(HA)
Freehold				
TM & MT Enterprises Limited	Lot 2 Deposited Plan 21295	HBM3/336	10.3059	ha
Total Land Area			10.3059	ha
Leasehold				
Golden Del Orchard Limited	Lot 2 Deposited Plan 21295	705168	10.3059	ha
Total Leased Area			10.3059	ha

We have made no cadastral survey of the property and unless otherwise stated assume that all improvements lie within the Record(s) of Title boundaries. If any encroachments are noted by a Registered Surveyors report, the valuer should be consulted to reassess any impact on the conclusions or opinions contained within this report. No guarantee is given that the land is not subject to statutory rights not recorded on the relevant Record(s) of Title and not apparent from normal inspection of the property. We assume no responsibility in connection with such foregoing matters.

- 13.2 The following interests or registrations are deemed to be of relevance when considering the property from a valuation perspective. Any material impact of these interests have been taken into account in our valuation assessment.
- 13.3 Title Identifier HBM3/336 is subject to the following interest(s):
- Subject to a drainage right created by Transfer 21471
 - 309515.1 Gazette Notice declaring State Highway No. 50 fronting the within land to be a limited access road
 - Subject to a right to convey water and electricity over part marked A on DP 21295 specified in Easement Certificate 514321.1
 - 5216956.2 Notice pursuant to Section 91 Transit New Zealand Act 1989
 - Subject to a right to convey water over part marked A B on DP 377051 created by Easement Instrument 7177189.1
 - 7515906.3 Mortgage to ANZ National Bank Limited
 - 10063855.1 Lease Term 15 years commencing on 1.6.2015 (with renewal clause) CT 705168 issued
- 13.4 Title Identifier 705168 is not subject to any interests.

Summary of Lease

PREMISES	STATE HIGHWAY 50, WAIOHIKI, HASTINGS
LESSOR	TM & MT Enterprises Limited
LESSEE	Golden Del Orchard Limited
TERM	Fifteen (15) years
COMMENCEMENT DATE	1 June 2015
RIGHTS OF RENEWAL	One (1) of five (5) years
FINAL EXPIRY	31 May 2035 (If ROR exercised)
CURRENT ANNUAL RENTAL	\$41,000

Resource Management

- 13.5 The relevant Resource Management legislation impacting on the subject property are summarised under the National, Regional and District headings below.

National Policy**National Freshwater Policy**

- 13.6 As part of the National Freshwater Policy all vineyard and horticulture properties greater than 5.0 hectares were required to obtain a report to determine that the current operations are within the thresholds set by the National Freshwater policy. The policy was being introduced over a phased timeline by individual councils. All councils are required to have the Freshwater Policy implemented by the end of 2025 with all properties to have plans submitted by this deadline. The change in Government in 2023 altered the Policy to not require this level of reporting to be completed. Though other parts of the National Freshwater Policy have been retained relating to minimum water volumes to be retained in water bodies to sustain flow levels for flora and fauna. The implementation of this Policy is impacting some regions as Resource Consents for irrigation water expire and new ones applied for, if issued are often at lower levels or under more onerous conditions than historical consents. This has the potential to impact land use and therefore values to those properties relying on irrigation water.

Regional Policy**TANK Plan Change**

- 13.7 The property is located within the TANK or Tutaekuri, Ahuriri, Ngaruroro, and Karamu (TANK) catchment. On 10 September 2022, the Independent Hearing Panel made decisions on submissions to 'Proposed Plan Change 9'. This Plan introduces new ways to sustainably manage the land and waterways within this area, with a key objective being an improvement in the quality and quantity of surface and ground water. This is to be achieved by applying rules and restrictions to water rights such as restrictions during times of low flow and reductions in the overallocation of existing water rights. This plan has been designed to align with the National Policy Statement for Freshwater Management which came out in 2020.

- 13.8 The key points of TANK Proposed Plan Change 9 are:

- An annual 'interim allocation limit' for Heretaunga Plains groundwater take of 90 million cubic metres is to be implemented
- To achieve this, existing water rights are going to be re-allocated on the basis of an 'actual and reasonable use test' which is based on previous records of maximum water use
- No new water permits are to be allocated
- Farm operators must now be part of a TANK industry programme or catchment collective, must have prepared a Freshwater Farm Plan, and if in a high priority catchment for N loss must be actively managing N loss from the property.
- The Council will commence a review of these provisions within 10 years

District Policy

- 13.9 The land is zoned Plains Production under the Hastings District Council's District Plan which became fully operative on 12 July 2024.
- 13.10 The main objectives of the Plains Production Zone are:

- To recognise the growing powerhouse of the District and the national significance of its focus on cropping, viticulture and orcharding activities.
- To maintain the life-supporting capacity of a unique resource of the Heretaunga Plains.
- To retain this land for production purposes to ensure the sustainability of the District's natural and physical resources.
- To avoid, remedy or mitigate potential adverse effects of land use activities on the rural community adjoining activities, marae, and the economy.
- To provide for the establishment of landholdings on the Plains which can accommodate a wider range of activities that can retain the life-supporting capacity of the Plains resources and provide flexibility for future productive land uses.
- To ensure that existing levels of amenity associated with existing land based primary production on the Plains are maintained.

13.11 The existing use is a permitted activity within this zone.

13.12 The minimum subdivision area within the Plains Zone is 12.0 hectares unless amalgamation of titles is being undertaken in which case a surplus house site between 2,500m² and 5,000m² in size can be surveyed off on the basis that the two residual titles are amalgamated into one Title and ideally create a lot greater than the 12.0 hectare size. The house site must contain a dwelling.

13.13 The Hastings District Council has recently released the Draft Hastings District Plan for public consultation. This proposed Plan does not change any of the above subdivision rules.

Resource Consents (Water and Discharge)

OWNER	Golden Del Orchard Limited
CONSENT No.	Auth-121906-02
TYPE	Water
SOURCE	Well Nos. 8415 (100mm), 15785 and 16405 (150mm), 1704 and 3535 (200mm) and 1976 and 1724 (300mm) adjacent to the Tutaekuri-Waimate Stream
RATE	116,364m ³ in any 28 day period when the flow in the Tutaekuri-Waimate Stream as measured at the Goods Bridge measuring site (no. 1023149) exceeds 1,890 litres/second 61,288m ³ in any 28 day period when the flow in the Tutaekuri-Waimate Stream as measured at the Goods Bridge measuring site (no. 123149) exceeds 1,200 litres/second but is less than 1,890 litres/second. 505,613m ³ within the 12 month period, 1 July to 30 June in consecutive calendar years.
AREA (HA)	91.1
EXPIRES	31 May 2026

13.14 The lessee owns/leases large parcels of land in the subject property location for horticulture purposes. The Lessee has globalised a number of consents, including the original consent held by this property WP060016T, into one large consent. The lease at Clause 9.3 and 9.4 states that the Lessor must ensure water and consents are available to the Lessee during the term of the lease.

13.15 The lease is silent, in both these clauses, on the Resource Consents being able to be transferred to the Lessee's ownership. It is also silent on the requirement for the Lessee to transfer the Resource Consents back to the owner at the same rates and conditions as at commencement of the lease. We raise this as if the Resource Consents are not transferred back to the owner at lease end the property could be stripped of all its rights to access water and suffer a significant loss of value or place the Lessee in a very strong position of negotiation to their advantage.

13.16 The original Resource Consent is summarised as follows;

CONSENT NO.	WP060016T
TYPE	Take Water
SOURCE	Tutaekuri-Waimate Stream
RATE	30 litres/second – 1800 m3 in any 7 day period with extraction at the litre per second rate at no more than 16.67 hours per week
AREA (HA)	8 hectares vineyard
EXPIRES	31 May 2026

Most Resource Consents have an expiry date and new Resource Consents need to be applied for prior to expiry. There is no guarantee Resource Consents will be renewed or if renewed could be subject to variation. The valuation undertaken in this report is made on the basis that the Resource Consents used on the property, as at the date of inspection, will be transferred with the property in their entirety. We also assume they are being complied with. If this is not the case Logan Stone Ltd reserves the right to reassess the value.

Rating Valuation

Property	SHWY 50
Land Area	10.31
Improvements	\$300,000
Land Value	\$1,850,000
Capital Value	\$2,150,000
District Rates	\$5,187
Regional Rates	\$2,165
Total Rate	\$7,352
Total Rates (Excl GST)	\$6,393

- 13.17 Note, the above Rating value ignores the existence of the lease and includes the non-productive intangible value components related to lifestyle and aesthetics which are excluded from the Traditional Approach when assessing the rental.

The above assessment has been undertaken in accordance with the Ratings Valuation Act 1998 and is based on mass appraisal techniques for use primarily by local authorities for rating. In many cases the property has not been inspected in determining this assessment and often rely on indexed or kerbside basis and as a consequence may not represent the market value at the time. The Rating Value also ignores the existence of leases and if a Resource Consent is in place and whether the property is enhanced or impaired by the Resource Consent conditions.

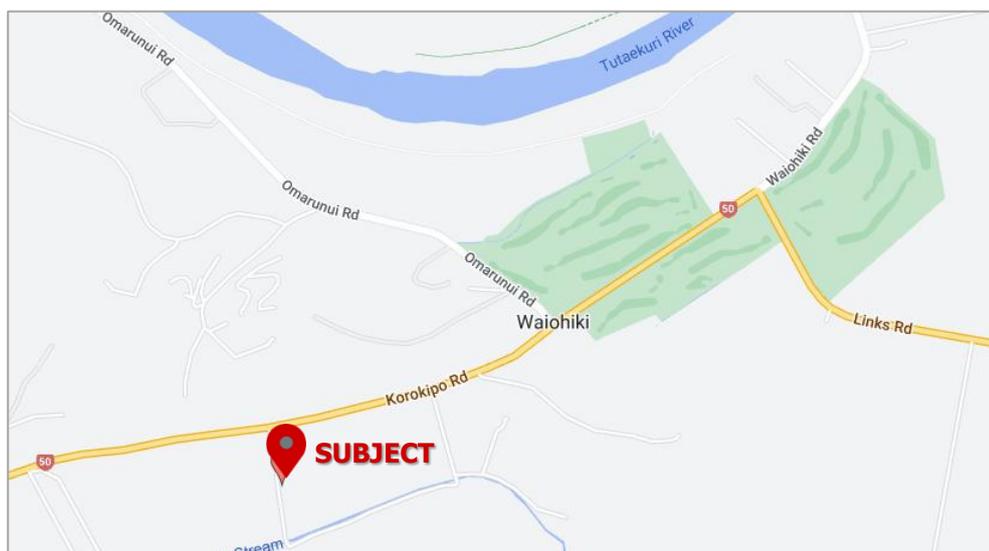
14.0 LOCATION

- 14.1 The property is situated on Korokipo Road (SH50) with surrounding properties utilised for vineyard, orchard and lifestyle activities. The area is a recognised horticulture sun region with good water, soils and proximity to services.

- 14.2 Distances to services are as follows:

SERVICE/AMENITY	LOCATION	APPROX DISTANCE
Power and telephone are connected.		
Primary School	Taradale	4 kms
Secondary School	Taradale	4 kms
Main Centre	Napier	14 kms

SERVICE/AMENITY	LOCATION	APPROX DISTANCE
Railway Station	Napier	14 kms
Fertiliser Works	Crossroads	4 kms
Port	Napier	14 kms
Golf Course	Waiohiki	1 kms
Restaurant	Ormlie Lodge	1 kms



15.0 CLIMATE

15.1 The Korokipo district experiences moderate Hawke’s Bay climate with normally hot dry summers and mild winters.

Rainfall Average	Main Rainfall Months	Temperature Range	Hazardous Conditions	Frost Factor	Prevailing Winds
700-800 mm per annum	May to August Generally reliable autumn-spring rainfall but prone to summer dryness.	-3° to 38°C	Minimal	Low unseasonal	Westerly quarter

16.0 ENVIRONMENTAL, SOCIAL AND GOVERNANCE (ESG)

16.1 The following Environmental, Social, and Governance (ESG) factors have been considered in determining the market value of the property. Given the land's utilisation, these considerations predominantly focus on environmental aspects that are considered when determining the property's value.

Liquefaction

16.2 The Hawke’s Bay region identifies the property as having a high liquefaction vulnerability, whereby liquefaction damage is possible. To confirm the specific liquefaction category of the property detailed testing would be required on site.

Archaeological

- 16.3 Archaeological sites are present throughout the area and are not always officially recorded. Under the Heritage New Zealand Pouhere Taonga Act 2014 consent must be obtained to damage, destroy or modify archaeological sites. The Act defines an archaeological site as a place associated with pre 1900 human activity and includes buildings in this era. Unless otherwise stated elsewhere in our report, our valuation has been assessed on the basis that there are no archaeological sites on the land.

Erosion

- 16.4 There is no evidence of erosion of any major significance to the property.

Flooding

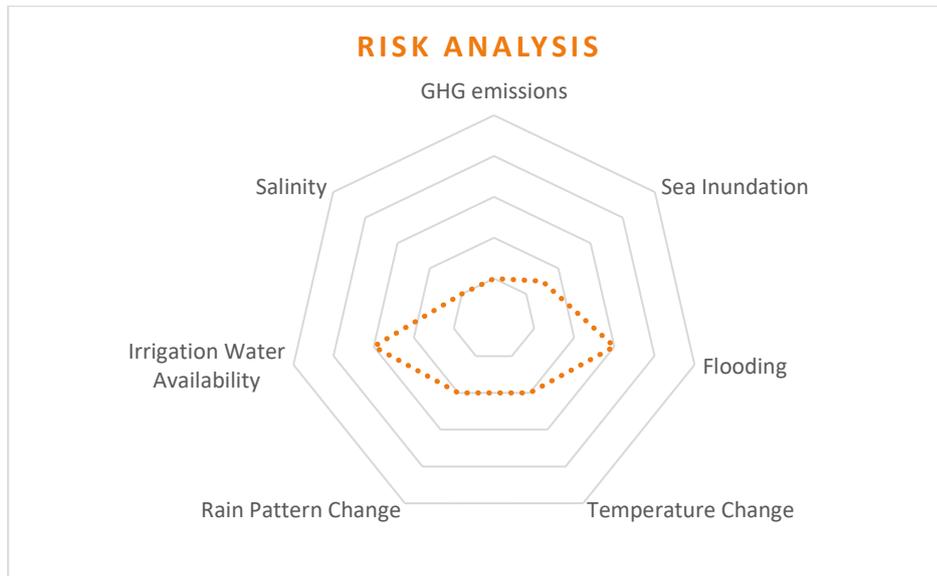
- 16.5 The property is bisected by two spring fed streams. The water levels in these streams have small fluctuations. The larger flood plain of which the property is part is protected from the Ngaruroro River by stop banks. In the event these breached the property may be subject to surface flooding. Portions of the property was subject to flooding during cyclone Gabrielle. Some ponding can occur within the property in extreme rain events.

Environmental Issues

- 16.6 There is no disclosed or recorded site contamination or environmental issues relating to the subject land.
- 16.7 The Local Authorities are not currently releasing contaminated site information to the public. As at date of inspection, we were not made aware of any potential hazards which may influence the value of the property, such as an in-ground fuel tank and open rubbish dumps. Whilst our visual inspection of the site surface has not revealed any evidence of site contamination, we have not investigated the site beneath the surface or undertaken vegetation or soil sampling, nor have we been provided with an environmental site assessment or similar.
- 16.8 The property has been utilised for horticultural and arable cropping activities. This use requires the use of chemicals. There may be some chemical residues in the soil.
- 16.9 While due care has been taken to note any contamination liability, our investigations have been undertaken for valuation purposes only, and this report does not constitute an environmental audit. Unless otherwise stated no account has been taken of the effect on value due to contamination or pollution. We reserve the right to review and if necessary, vary our report and opinions provided if any contamination or other environmental issues are identified.

Climate Risk

- 16.10 The following chart considers the Climate Change risks specific to and within the subject property over a period of 15 – 20 years and the impact, if any, these would have to the current land use.



- 16.11 We have not been provided the total Green House Gas (GHG) emissions created by the subject property and its use.
- 16.12 Overall the Climate Change risk to the subject property and the current land use is low. The main risk is that irrigation water availability is reduced due to changes in rainfall patterns and subsequent periods when higher flow is required in rivers to replenish aquifers. This may result in lower water volumes at key periods of water take. This is particularly relevant when considered with the National Freshwater Policy.
- 16.13 Temperature change may also impact the suitability of the location in terms of what crop types can be grown and the yields that can be achieved.

17.0 LAND

- 17.1 The property has been developed as an orchard from vineyard circa 10 years ago with the main features pertaining to the land summarised as follows:

Shape & Workability

- 17.2 The land is of slightly irregular shape being bisected by a tributary of the Tutaekuri-Waimate Stream. This creates two distinct blocks within the property. For this reason, the property has increased headland wastage. The property sits below the road level on a natural flood plain.
- 17.3 We have made no cadastral survey of the property and unless otherwise stated assume that all improvements lie within the Record of Title boundaries. No guarantee is given that the land is not subject to statutory rights not recorded on the relevant Record of Title and not apparent from normal inspection of the property. We assume no responsibility in connection with such foregoing matters.



Land Use Classification

UNIT	DESCRIPTION	DERIVED FROM	EROSION		GRADIENT RANGE	APPROX. AREA (HA)
			PRESENT	POTENTIAL*		
Iw1	Flat plains and river terraces with deep, fertile soils, and only a very slight wetness limitation.	Undifferentiated flood plain alluvium.	Nil	Nil	0 - 3°	10.3

* Assessed as under actual or assumed grassland cover with average management and no soil conservation measures applied.

Soils

- 17.4 A soil survey has not been carried out on the property although the soils are described on various soil maps contained within this region and are shown as being:

SOIL TYPE	DESCRIPTION
Pakowhai Silt Loam (No 17)	This is a heavier silt loam than the Twyford series being derived from flood deposits of the Ngaruroro. A typical profile is 225-300 mm light greyish brown silt loam on 225-300 mm blackish loam (old topsoil) on creamy grey iron mottled compact silt loam. This soil is suitable for a wide range of intensive uses.

Aspect

- 17.5 The property contains a predominantly open all round aspect.

Altitude

- 17.6 The altitude ranges from 10 to 14 metres above sea level.

Drainage

- 17.7 The subject property has a natural fall in a south easterly direction toward the Tutaekuri-Waimate Stream. Drainage is assisted by some tile drains in part of the property.

Weeds and Pests

- 17.8 The property is relatively free of weeds with no weeds being of any economic significance. Pests are controlled by the Hawke's Bay Regional Council.

18.0 UTILISATION

- 18.1 At date of inspection the property was fully planted as a pip fruit (apple) orchard. All the trees and supporting structures were established by the Lessee at their cost. These assets remain in the Lessee's ownership until termination of the lease and are therefore excluded from the rental assessment. At termination they will pass to the Lessors ownership or be removed at the Lessors request..

Cover

- 18.2 At date of inspection the cover of the property was estimated to be as follows:

COVER DESCRIPTION	APPROX AREA	(HA)
Orchard and Headlands	10.2	ha
Buildings and other areas	0.10	ha
Title Area	10.3	ha

19.0 BUILDING IMPROVEMENTS

IMPLEMENT SHED

Year Built:	1982
Floor Area:	170m ²
Levels:	Single
Foundations:	Concrete slab
Framing:	Steel portal frame
External Cladding:	Corrugated iron
Roof:	Corrugated iron
Accommodation:	It is fully lockable with staff smoko facilities installed in one corner.
Condition/Adequacy:	The building was found in average condition.



OLD COW SHED

Year Built:	c.1960s
Floor Area:	9m ²
Levels:	Single
Foundations:	Concrete block
Framing:	Timber
External Cladding:	Fibre cement
Roof:	Corrugated iron
Accommodation:	While having limited functional use, the building houses the water pumping system and is used for limited storage.
Condition/Adequacy:	A large portion of this structure had been removed only leaving the old plant room.

PUMP SHED

Year Built:	2015
Floor Area:	3m ²
Levels:	Single
Foundations:	Concrete
Framing:	Timber
External Cladding:	Corrugated zincalume
Roof:	Corrugated zincalume
Accommodation:	A single room housing irrigation pumps and controller units.
Condition/Adequacy:	The building is found in good condition.

We have carried out an inspection of exposed and readily accessible areas. However, the valuer is not a building construction or structural expert and is therefore unable to certify the structural soundness of the improvements. Readers of this report should make their own enquiries. While in the course of inspection due care is taken to note building defects, no structural survey has been made and no undertaking is given about the absence of rot, termite or pest infestation, deleterious substances such as asbestos or calcium chloride or other hidden defects. We can give no guarantee as to outstanding requisitions in respect to the subject building(s). The valuer is not a building construction and/or structural expert and is therefore unable to certify as to structural soundness of the improvements. Prospective purchasers or mortgages would need to make their own enquiries in this regard.

20.0 OTHER IMPROVEMENTS

Electrical Reticulation

20.1 Electricity is reticulated to the implement shed and water pump.

Water Supply

20.2 Water for spray tank filling and staff facility purposes is provided from a well situated near the stream. It is pumped by means of a small pressure pumping system. Also contained on the property are easements to provide water to lifestyle units situated on the eastern side of State Highway 50.



20.3 Water for irrigation purposes is drawn from the above well and deemed to be water from the Tutaekuri-Waimate Stream. Water can be drawn by a portable pump. The lessee has installed a pumping system that serves the subject and other properties.

20.4 We have not carried out water quality or quantity tests on the property's water supply. Our valuation has therefore been assessed on the basis that the existing water supply is both reliable and of sufficient quantity and quality for the present use. Should this prove to be incorrect we reserve the right to re-assess our valuation.

Access

20.5 Access from State Highway 50 is provided by a tar sealed apron to the main gate. From there a central all weather access track runs through the centre of the property to the eastern (rear) boundary. As part of this main access is a concrete bridge over a stream. Access around the balance of the property is by grassed headlands.

Subdivision

20.6 The orchard is fenced on three boundaries by good quality post and 7/8 wire fully battened type fencing. The fourth boundary remains open to the Tutaekuri-Waimate Stream.

Shelter

20.7 There is no shelter contained on the property.

21.0 RENTAL ASSESSMENT

21.1 After examining all factors and subject to the overriding conditions we conclude the net market rental value of the property as at 13 March 2025 to be **FORTY-ONE THOUSAND SEVEN HUNDRED AND FIFTY DOLLARS (\$41,750)** per annum:

Gross Annual Rental		\$47,893
Less Tenant Outgoings:		
– Rates	\$6,393	
– Insurance (Est)	\$500	\$6,893
Net Rental		\$41,750

*The above valuation assessment is **exclusive** of Goods and Services Tax.*

APPENDICES



Statement of General Valuation Policies

STATEMENT OF GENERAL VALUATION POLICIES

1. Our responsibility in connection with this valuation report is limited to the person to whom the report is addressed and we disclaim all responsibility to any other party without reference to us.
2. This report may not be reproduced, in whole or in part, without our prior written approval.
3. This report has been prepared for the purpose stated in the report and may be relied upon for that purpose only. Assumptions made in the preparation of the report are as expressly stated in the report or set out below.
4. Where it is stated in the report that information has been supplied to us by another party, this information is believed to be reliable but we cannot accept responsibility if this should prove not to be so. Where information is given without being attributed directly to another party, this information has been obtained by our search of records and examination of documents or by enquiry from Government or other appropriate departments.
5. We have made no survey of the property and unless otherwise stated assume that all improvements lie within the Record of Title boundaries. No guarantee is given that the land is not subject to statutory rights not recorded on the relevant Record of Title and not apparent from normal inspection of the property. We assume no responsibility in connection with such foregoing matters.
6. We do not carry out investigations on site in order to determine the suitability of ground conditions and services, nor do we undertake environmental or geotechnical surveys. Unless notified to the contrary, our valuations are on the basis that these aspects are satisfactory and also that the site is clear of underground mineral or other workings, methane gas or other noxious substances.
7. Unless otherwise stated our report is subject to there being no detrimental registration(s) affecting the land other than those appearing on the Record of Title(s) valued in this report. Such registrations may include Wāhi Tapu registrations and Historic Places Trust registrations.
8. We have not obtained from the territorial authority a Land Information Memorandum. Our valuation has been made on the basis that such Memorandum if obtained would not have disclosed information which would have affected adversely our opinion of the market value of the property.
9. No environmental audit has been undertaken, although contaminants present on the site and obvious to us on inspection may have been noted in the report. No warrant is given, or is to be implied, in this report that the property is free from contaminants.
10. While in the course of inspection due care is taken to note building defects, no structural survey has been made and no undertaking is given about the absence of rot, termite or pest infestation, deleterious substances such as asbestos or calcium chloride or other hidden defects. We can give no guarantee as to outstanding requisitions in respect to the subject building.
11. In preparing the valuation it has been assumed hot and cold water systems, electrical systems and other devices, fittings and conveniences as are in the building to be in proper working order and functioning for the purpose for which they were designed.
12. Where a property is leased, this report records the nature of the information supplied. That information has been accepted and relied upon at face value. It has been assumed that the information supplied is complete and accurate, and that the lease is fully enforceable.
13. Unless otherwise stated in our report, our valuation is based on the assumption that the property complies with the Building Act 2004, Health and Safety at Work Act 2015, Fire and Emergency New Zealand (Fire Safety, Evacuation Procedures, and Evacuation Schemes) Regulations 2018, and the New Zealand Disability Strategy 2016, or that the legislation has no significant impact on the value of the property.
14. We certify that Logan Stone Limited holds professional indemnity insurance.

Appendix B

Records of Title and Resource Consent



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier **HBM3/336**
Land Registration District **Hawkes Bay**
Date Issued 14 August 1989

Prior References
HBJ2/1244

Estate Fee Simple
Area 10.3059 hectares more or less
Legal Description Lot 2 Deposited Plan 21295
Registered Owners
TM & MT Enterprises Limited

Interests

Subject to a drainage right created by Transfer 21471
309515.1 Gazette Notice declaring State Highway No. 50 fronting the within land to be a limited access road - 9.1.1975 at 10.05 am
Subject to a right to convey water and electricity over part marked A on DP 21295 specified in Easement Certificate 514321.1 - 14.8.1989 at 10.42 am
5216956.2 Notice pursuant to Section 91 Transit New Zealand Act 1989 - 13.5.2002 at 9:00 am
Subject to a right to convey water over part marked A B on DP 377051 created by Easement Instrument 7177189.1 - 21.12.2006 at 9:00 am
7515906.3 Mortgage to ANZ National Bank Limited - 3.9.2007 at 3:48 pm
10063855.1 Lease Term 15 years commencing on 1.6.2015 (with renewal clause) CT 705168 issued - 8.7.2015 at 12:48 pm



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
LEASEHOLD
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier 705168
Land Registration District Hawkes Bay
Date Registered 08 July 2015 12:48 pm

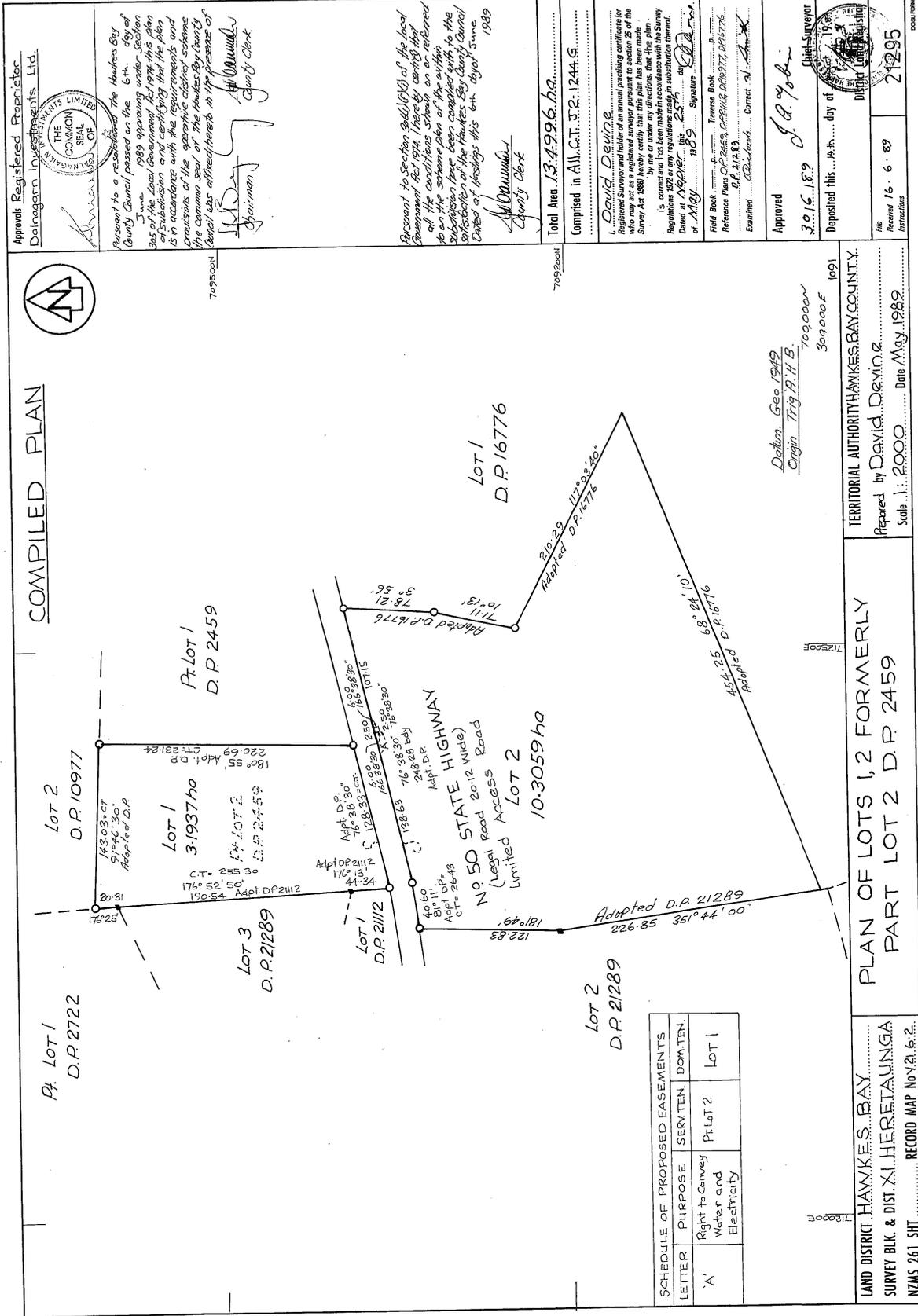
Prior References
HBM3/336

Estate	Leasehold	Instrument	L 10063855.1
Area	10.3059 hectares more or less	Term	15 years commencing on 1.6.2015 (with renewal clause)

Legal Description Lot 2 Deposited Plan 21295

Registered Owners
Golden Del Orchard Limited

Interests



Approved Registered Practitioner
Dainagani Investments Ltd.



Present to a resolution of the Hawkes Bay County Council passed on the 6th day of August 1989 appearing under Section 225 of the Local Government Act 1974 this plan of subdivision and certifying that the plan is in accordance with the requirements and provisions of the operative district scheme of the Common Seal of the Hawkes Bay County Council was affixed hereto in the presence of
 Chairman
 County Clerk

Agreement in Section 226(1)(b) of the Local Government Act 1974 (hereby certified) that all the conditions shown on or referred to in the scheme plan of the original subdivision have been complied with to the satisfaction of the Hawkes Bay County Council. Dated at Hastings this 6th day of June 1989
 County Clerk

Total Area 13.4996 ha
 Comprised in All C.T. 3.2.1244.5

I, David DeVine
 Registered Surveyor and holder of an annual practicing certificate No. 1989, do hereby certify that this plan has been made by me or under my directions, that the plan is correct and has been made in accordance with the Survey Regulations 1922 or any regulations in substitution thereof.
 Dated at Napier this 25th day of May 1989
 Signature
 Field Book
 Reference Plans D.P. 2459, D.P. 10977, D.P. 21289, D.P. 16776
 Examined
 Approved
 3.0.16.18.9
 Deposited this 16th day of May 1989
 District Surveyor
 File No. 16.6.89
 Instructions 21295

PLAN OF LOTS 1, 2 FORMERLY PART LOT 2 D.P. 2459
 prepared by David DeVine
 Scale 1:2000 Date May 1989

LAND DISTRICT HAWKES BAY
 SURVEY BLK. & DIST. XI HERETAUNGA
 NZMS 261 SH1
 RECORD MAP No. Y.1.6.2.

SCHEDULE OF PROPOSED EASEMENTS			
LETTER	PURPOSE	SERV.TEN.	DOM.TEN.
'A'	Right to Convey Water and Electricity	Pr-Lot 2	Lot 1

W.A. ROBERTSON, SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND

Printed by Lithgown Wellington, New Zealand



RESOURCE CONSENT

Water Permit

In accordance with the provisions of the Resource Management Act 1991 (RMA), and subject to the attached conditions, the Hawke's Bay Regional Council (the Council) grants a resource consent for a discretionary activity to:

Golden Del Orchard Limited
38 Franklin Road
RD 3
Napier 4183

to take and use water from Well's No. 8415 (100 mm), 15785 and 16405 (150 mm diameter), 1704 and 3535 (200 mm) and 1976 and 1724 (300 mm), adjacent to the Tutaekuri-Waimate Stream, to irrigate 91.1 hectares of orchard

LOCATION

Address of sites

1658, 1665, 1656, and 1324 Korokipo Road (SH 50), Omahu, and opposite 1733 Korokipo Road (SH 50), Omahu, and opposite 1787 Korokipo Road (SH 50), Omahu, and 1324 Korokipo Road (SH 50), Omahu, and Swamp Road, Omahu

Legal description

Sites of take:

Lots 1, 2, 3, 4 and 6 DP 17585, and Lot 1 DP 378210, and Lot 2 DP 21295

Sites of use:

Lots 1, 2, 3, 4 and 6 DP 17585, and Lot 1 DP 378210, and Lot 2 DP 21295, and Sec 2 SO 9654

and as illustrated on the Site Map attached as Schedule 1.

CONSENT DURATION

This consent is granted for a period expiring on 31 May 2026.

Map reference

Well 1704: 2834597 - 6174601
Well 1724: 2833602 - 6174473
Well 1976: 2833631 - 6174016
Well 3535: 2834049 - 6174263
Well 8415: 2834849 - 6174276
Well 15785: 2835016 - 6174545
Well 16405: 2838047 - 6174919

Reece O'Leary
Team Leader Consents

REGULATION GROUP

Under authority delegated by Hawke's Bay Regional Council
5th November 2019

CONDITIONS

1. The rate of taking (litres per second) from each specified point of take shall not exceed that listed in Schedule 2.
2. The volume taken shall not exceed the following:
 - a) **116,364 cubic metres in any 28 day period** when the flow in the **Tutaekuri-Waimate Stream as measured at the Goods Bridge** measuring site (no.1023149) exceeds **1,890 litres per second**; and,
 - b) **61,288 cubic metres in any 28 day period** when the flow in the **Tutaekuri-Waimate Stream as measured at the Goods Bridge** measuring site (no.1023149) exceeds **1,200 litres per second** but is less than 1,890 litres per second.
 - c) **505,613 cubic metres within the 12 month period**, 1 July to 30 June in consecutive calendar years; and,
 - d) For irrigation, that volume required to replace soil moisture depleted by evapotranspiration over the irrigated area.
3. The taking of water authorised by this resource consent shall cease when the flow in the **Tutaekuri-Waimate Stream**, measured at the Goods Bridge measuring site (no. 1023149) is at or below **1,200 litres per second** (as determined by the Hawke's Bay Regional Council – See Advice Note V). The taking shall then not resume until the flow in the **Tutaekuri-Waimate Stream**, measured at the Goods Bridge measuring site (no. 1023149) exceeds **1,200 litres per second** (as determined by the Hawke's Bay Regional Council – See Advice Note V).
4. A water meter with a data logger and telemetry unit(s) compatible with the Council's telemetry system shall be installed at each point of take listed in Schedule 2 prior to the exercise of this consent, and be operated and maintained to measure the volume of water taken to an accuracy of +/- 5%.
5. Water take and use data supplied to the Council in accordance with conditions of this consent shall be collected by a water measuring device or system that has been verified by a suitably qualified person to be accurate to within +/-5% at that point of take within the following time periods:
 - a) For existing devices or systems: within the previous 5 water years (water year is 1 July - 30th June); or,
 - b) For new devices or systems: before the end of the first water year (ending 30 June) for that water permit.
6. The device(s) required by condition 4 shall be installed and maintained in accordance with the Council's *"Technical Specifications and Installation Requirements for Flow Meters"* (February 2010) (see Advice Note IV).
7. Where a portable pump(s) is used to take water as authorised by this consent, both the water meter and telemetry devices must be installed, operated and maintained in accordance with the Council's Technical Publication "HBRCs Requirements for the use of Portable pumps used to report water use" (February 2013) (see Advice Note IV).

8. The telemetry unit(s) shall record the rate and volume of take every 15 minutes. Each 15 minute interval of data shall be date and time stamped with the New Zealand Standard Time at the end of the 15 minute interval.
9. Data shall be transmitted to the Council's telemetry system at least once per day.
10. The telemetry unit(s) shall be commissioned and validated as providing an accurate record of the flow meter data by a suitably qualified person. A record of the commissioning and validation shall be provided to the Council (Manager Compliance) in writing using the Council's "Telemetry System Commissioning Form" (May 2015) within one month of commissioning of the new or reinstalled unit(s) having occurred.
11. A manual water meter reading shall be taken during the month of June each year (from each well listed in Schedule 2). The water meter reading and the date and time the reading was taken shall be provided in writing to the Council (Manager Compliance) prior to 10 July each year.

Advice note: It is recommended that a photograph of the meter, with the meter reading clearly visible, is also provided at the same time as the reading required by condition 11.

12. Where the telemetry equipment fails, the consent holder shall notify the Council (Manager Compliance) of the failure within 3 working days, shall read the water meter at daily intervals and shall provide the Council with a record of the following:
 - a) The meter reading (in cubic metres); and,
 - b) The daily volume of water taken (in cubic metres); and,
 - c) The date and time of each reading.

This information shall be supplied no later than 7 days after the end of each calendar month. Where the telemetry equipment is returned to full operation, the information shall instead be supplied within 7 days of this return to full operation occurring.

13. The consent holder shall, upon request by the Council (Manager Compliance), supply details of the crop type and areas irrigated under this consent
14. No water shall be taken during "no take" periods specified by the Council for the purpose of obtaining accurate hydrological measurements, provided that:
 - a) the "no take" period specified by Council is no longer than twenty four (24) hours in duration; and,
 - b) the Council gives at least 7 days' notice to the consent holder of the start and finish time of the "no take" period; and,
 - c) consecutive "no take" periods are separated by an interval of at least 14 days.
15. All works and structures relating to this resource consent shall be designed and constructed to conform to best engineering practices and at all times maintained to a safe and serviceable standard.
16. The consent holder shall undertake all operations in accordance with any drawings, specifications, statements of intent and other information supplied as part of the application for this resource consent. In the event that there is conflict between the information supplied with the application and any consent condition(s), the condition(s) shall prevail.

17. The conditions of this consent may be reviewed by Council during the month of May of any year pursuant to sections 128, 129, 130, 131 and 132 of the RMA. The actual and reasonable costs of any review undertaken will be charged to the consent holder, in accordance with section 36 of the RMA. The consent(s) may be reviewed for any of the following purposes:
- a) To deal with any adverse effect on the environment which may arise from the exercise of this consent, which it is appropriate to deal with at that time or which became evident after the date of issue;
 - b) To require that the installation and reading of the water-measuring device or water meter data reporting system is consistent with any policies or rules in a regional plan, or National Environmental Standard;
 - c) To modify any monitoring programme, or to require additional monitoring if there is evidence that current monitoring requirements are inappropriate, inaccurate or inadequate;
 - d) To ensure that the rate and volume of water authorised by the consent is consistent with actual water needs for an efficient take for the consented purpose and is physically able to be taken;
 - e) To require, if necessary, the installation of a backflow prevention device to ensure that no contaminant can enter the aquifer through the bore;
 - f) To modify and/or add conditions of consent in order to ensure that it is consistent with the operative provisions of a regional plan. This shall include (but not be limited to) conditions specifying any maximum or minimum levels, minimum flows and associated implementation timeframes, and/or abstraction rates or volumes (including allocation limits).

REASONS FOR DECISION

The effects of the activity on the environment will not be more than minor. Granting the consent is consistent with the purpose and principles of the RMA, the requirements of any relevant NPS, Regulations, NES regulations and with all relevant plans and policies.

ADVICE NOTES

Water take records

- I. Where no water is taken over an extended period the Council (Manager Compliance) may authorise that records be provided at intervals exceeding one month

Wellhead construction

- II. To minimise the risk of contaminants entering groundwater, well headworks are required to be constructed to ensure that there are no openings through which contaminants might enter the well. This would include ensuring that there are no gaps around pipework and cables at the wellhead

Notification of Changes to Details

- III. It is the responsibility of the consent holder to inform the Council (Manager Consents) if any details regarding this consent change, including any sale / purchase of the property and any change to contact details.

Water Meter Technical Specifications

- IV. The following documents are available from the Council's website "*Technical Specifications and Installation Requirements for Flow Meters*" (February 2010) (www.hbrc.govt.nz/services/water/water-metering/meters/) and "*HBRCs Requirements for the use of Portable pumps used to report water use*" (February 2013) (www.hbrc.govt.nz/assets/Document-Library/Technical-Publications/Technical-Specifications-and-Installation-Requirements-for-portable-pumps-March-2013.pdf). The *Telemetry System Installation Form* is provided to telemetry installers by the Council upon request.

Minimum Flows

- V. Low flow restriction status can be viewed on the Council's website ([www.hbrc.govt.nz/Services/Environment/Water/Pages/Low flows](http://www.hbrc.govt.nz/Services/Environment/Water/Pages/Low%20flows)). The consent holder may also subscribe to receive automated low flow advice via phone, fax, email or text message. It is the consent holder's responsibility to ensure that the contact details are kept up to date.

Water Quality Testing

- VI. It is the responsibility of the consent holder to ensure that the water abstracted under this resource consent is of suitable quality for its intended use. Where water is to be used for human consumption, the consent holder should have the water tested prior to use and should discuss these requirements with a representative of the Ministry of Health and should consider the following Drinking Water Standards (see link below): <https://www.health.govt.nz/system/files/documents/publications/drinking-water-standards-2008-jun14.pdf>

Information Returns

- VII. All information required by the conditions of this consent can be provided to the council by email to ComplianceReturns@hbrc.govt.nz

Review - TANK

- VIII. The consent holder is advised that the Council is currently undertaking a plan change for the Tutaekuri, Ngaruroro, Ahuriri and Karamu catchments. This plan change may introduce rules or provisions that will change the minimum flows and/or allocation limits for the Tutaekuri River and/or its tributaries. The Council may review the conditions of this consent so as to implement the operative minimum flow(s) and allocation limits of this plan change. More information about the plan change can be found on the Council's website (www.hbrc.govt.nz key word "TANK").
- IX. Inefficient irrigation can lead to excessive drainage of water from the soil column. This can in turn have adverse effects on groundwater quality. It is possible that new land use and water use rules will also be included in future changes to the Regional Resource Management Plan (via the TANK or other plan change process) and that these may result in requirements to change irrigation practices to lessen the potential for adverse water quality effects.

Bore Security Report

- X. For the purposes of this condition, an acceptable "suitably qualified and experienced person" is a blue tick accredited water meter verifier or a well driller.

Taking of water for stock and domestic purposes

- XI. The taking of water for stock and domestic purposes is permitted by Rule 53 of the Regional Resource Management Plan and taking for this purpose is therefore not authorised by this consent. It is recommended that the well headworks are set up so any water taken for this purpose comes off before the meter.

MONITORING NOTE

Routine monitoring

Routine monitoring inspections will be undertaken by Council officers at a frequency of no more than once every year to check compliance with the conditions of the consent. The costs of any routine monitoring will be charged to the consent holder in accordance with the Council's Annual Plan of the time.

Non-routine monitoring

"Non routine" monitoring will be undertaken if there is cause to consider (e.g. following a complaint from the public, or routine monitoring) that the consent holder is in breach of the conditions of this consent. The cost of non-routine monitoring will be charged to the consent holder in the event that non-compliance with conditions is determined, or if the consent holder is deemed not to be fulfilling the obligations specified in section 17(1) of the RMA shown below.

Section 17(1) of the RMA states:

Every person has a duty to avoid, remedy, or mitigate any adverse effect on the environment arising from an activity carried on by or on behalf of the person, whether or not the activity is carried on in accordance with

- a) *any of sections 10, 10A, 10B, and 20A; or*
- b) *a national environmental standard, a rule, a resource consent, or a designation.*

Consent Impact Monitoring

In accordance with section 36 of the RMA (which includes the requirement to consult with the consent holder) the Council will levy additional charges for the cost of monitoring the environmental effects of this consent, either in isolation or in combination with other nearby consents. Any such charge would generally be set through the Council's Annual Plan process.

DEBT RECOVERY

It is agreed by the consent holder that it is a term of the granting of this resource consent that all costs incurred by the Council for, and incidental to, the collection of any debt relating to this resource consent, whether as an individual or as a member of a group, and charged under section 36 of the RMA, shall be borne by the consent holder as a debt due to the Council, and for that purpose the Council reserves the right to produce this document in support of any claim for recovery.

CONSENT HISTORY

Consent No. (Version)	Date	Event	Relevant Rule	
			Number	Plan
WP150296T	04/12/2015	Consent initially granted	55	Regional Resource Management Plan (Operative as at August 2006)
AUTH-121906-02	05/11/2019	Change of conditions granted	S. 127	RMA 1991

SCHEDULE 1. IRRIGATION AREAS



SCHEDULE 2. TABLE SHOWING MAXIMUM RATE OF TAKE (CONDITION 1)

Well No.	Previous Consent Ref No.	Site Address	Maximum Rate of Take
1704	WP060173T	1658 Korokipo Road (SH 50), Omahu	10 L/s
1724	WP060175T	Swamp Road, Omahu	18 L/s
1976	WP060174T	opposite 1787 Korokipo Road (SH 50), Omahu	18 L/s
3535	WP100584T	opposite 1733 Korokipo Road (SH 50), Omahu	18 L/s
15785	WP100577T	1656 Korokipo Road (SH 50), Omahu	18 L/s
8415	WP070444T	1665 Korokipo Road (SH 50), Omahu	14 L/s
16405	WP060016T	1324 Korokipo Road (SH 50), Waiohiki	30 L/s
Maximum combined rate of take:			126 L/s