



**keystone**valuers



**Wai O Te Kemurau Road - Waimatenui  
Kaipara District**

**Valuation Of Proposed  
Stopped Road**

**Client:** Kaipara District Council

**Order ID:** TPG Reference: 718740

**Date of Valuation:** 11 September 2023

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(Keystone Trading Limited)

*Keystone / noun*

*a central principle or part of a policy, system, etc, on which all else depends.*

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## 1.0 Executive Summary

<b>Address:</b>	Wai O Te Kemurau Road, Waimatenui Kaipara District
<b>Under instructions from:</b>	Sam Burr, The Property Group
<b>Addressed to:</b>	Kaipara District Council c/- The Property Group PO Box 377, Whangarei 0140  Attention: Sam Burr
<b>Order ID:</b>	TPG Reference: 718740
<b>Borrower:</b>	Sam Burr, The Property Group
<b>Date of Valuation:</b>	11 September 2023
<b>Date of Inspection:</b>	11 September 2023
<b>Purpose of Valuation:</b>	Possible sale of proposed stopped road portions to Waimatenui Farms Limited.
<b>Property Type:</b>	Rural
<b>Brief Description:</b>	We have been instructed by the Property Group as agents of the Kaipara District Council to provide an assessment of rural land currently unformed legal road. Waimatenui Farms Limited who have a young forestry block at Waimatenui have made a request of the Kaipara District Council to purchase various sections of 'paper' road that adjoins their property. The subject areas have been mapped and total approximately 82.0 ha of Road Stopping Area.
<b>Contract of Sale:</b>	We are not aware of any agreed price or current sale and purchase agreement.
<b>Assumptions:</b>	The areas used in this report will be subject to a final survey and are based on the plans provided.
<b>Market Valuation:</b>	<b>Six Hundred and Seventy Thousand Dollars (\$670,000)</b> plus of GST (if any).
<b>Prepared By:</b>	Martyn Cottle – Registered Valuer BAppSc, MPINZ, ANZIV Registered Valuer, Director of Keystone Trading Ltd

## 2.0 Introduction

### 2.1 Valuer

This valuation has been undertaken by Martyn Cottle, a Registered Valuer and a member of the Property Institute of New Zealand. He has the appropriate qualification and experience in the location and category of the assets being valued. His opinion is unbiased and provides an objective assessment with no material connection with instructing party or interest in the property being valued. His current Annual Practicing Certificate as a Registered Valuer is available for inspection on request.

The valuer has inspected the property.

### 2.2 Instructing Party

This valuation has been prepared on instructions from Sam Burr of The Property Group on behalf of the Kaipara District Council. The report is not to be relied upon by any other person, or for any other purpose. We accept no liability to third parties, nor do we contemplate that this report will be relied upon by third parties. Any parties who may wish to rely on this report must seek the specific written consent of the valuer. We reserve the right to withhold our consent or to review the contents of this report in the event that our consent is sought.

**This valuation will not be re-assigned if the valuation date is older than 30 days if the valuer deems it appropriate. After this period a re-inspection with an appropriate fee will be required to update the report and to meet the Keystone Valuers professional indemnity insurance requirements. This may not result in the same market value assessment due to subsequent market movement and other factors.**

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### 2.3 Purpose of Valuation

Possible sale of proposed stopped road portions to Waimatenui Farms Limited

### 2.4 Specific Dates

Inspection date: 11 September 2023

Valuation date: 11 September 2023

Report issue date: 4 October 2023



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## 2.5 Basis of Value

The International Valuation Standards 2022 defines Market Value as follows:

*Market Value is the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.*

The concept of Market Value presumes a price negotiated in an open and competitive market where the participants are acting freely. The market for an asset could be an international market or a local market. The market could consist of numerous buyers and sellers, or could be one characterised by a limited number of market participants. The market in which the asset is presumed exposed for sale is the one in which the asset notionally being exchanged is normally exchanged.

## 2.6 Research Parameters

We are not qualified to provide expert commentary on geotechnical or other earth science matters and advise this report is prepared for valuation purposes only. Similarly, if issues are brought to the valuers' attention relating to contamination or defects with structures or relating to the land, we reserve the right to amend our valuation. We have not been supplied with an environment report of the subject property and as such we have assumed the land and any structures are free of contaminants that could negatively impact on its value.

A current Land Information Memorandum for the property has not been sighted and as such we have assumed that there are no issues relating to the property that are outstanding or require mitigation or elimination.

We refer the reader to our Statement of Limiting Conditions for additional matters.

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## 2.7 Assumptions

Our standard assumptions in preparing this valuation are stated in 'Research Parameters' and 'Statement of Limiting Conditions'.

As per the International Valuation Standards 2022, Significant Assumptions and Special Assumptions considered relevant to this property and valuation assignment are:

- ▽ The areas used in this report will be subject to a final survey.

## 2.8 Source of Information

In the preparation of this valuation we have relied on public records and a property inspection.

Additional information relied upon includes:  
Documents Provided by: The Property Group

Instruction letter

Axis Consultants report

## 2.9 Report Compliance

This report and valuation assessment meet professional standards defined by the Property Institute of New Zealand, New Zealand Valuers Institute and International Valuation Standards (effective 31 January 2022). In addition, this valuation report conforms to the Residential Valuation Standing instructions, version 1.3 and its Addendum 1.0 established by the major lending institutions within New Zealand. These are detailed in the following Guidance Papers for Valuers and Property Professionals (GPVPP) including –

IVS	Framework
IVS 101	Scope of Works
IVS 102	Investigations and Compliance
IVS 103	Reporting
IVS 104	Bases of Value
IVS 105	Valuation Approaches and Methods
IVS 400	Real Property Interests
ANZVGP111	Valuation Procedures - Real Property
ANZPGP201	Disclaimer and Qualification Statement
NZVGP501	Goods and Services Tax (GST) in Property
ANZVGN 10	Valuation of Agricultural Properties

### 3.0 Resource Management Consideration

Territorial Authority	Kaipara District Council
District Plan Status	Operative
Zone/environment	Rural
Zone Description	The Kaipara Rural Zone applies to the majority of the District and provides for a wide range of activities to be carried out as they are generally considered appropriate.
Permitted Activities	The Kaipara rural zone provides environmental and amenity standards which will enable the continuation of the wide range of existing and future activities, while ensuring that the natural and physical resources of the rural area are managed sustainably. There is the possibility of subdivisions with lot sizes under 12 ha and 20 ha in coastal overlay situations.

#### 3.1 Location

Property Address: Wai O Te Kemurau Road - Waimatenui



Waimatenui Farms is accessed at the terminus of Wai O Te Kemurau Road within the district of Waimatenui, approximately 67 kilometres north of Dargaville and 72 kilometres north west of Whangarei. It is a rural district primarily in forestry with beef grazing as a secondary activity. It is considered to be a remote area with the nearest major service town being over an hour's drive.

## 4.0 Property Description

### 4.1 Land

#### Comments

The areas of proposed stopped road have been depicted on the two attached drawings 810/2 and 811/2 produced by Axis Consultants. We have relied on the area computations they have provided which are likely to be subject to a final survey. They are irregular shaped and have generally never been utilised as road apart from some areas as farm track on portions 2 and 3. We inspected the subject areas on the 11th of September 2023 by driving along the southern half of Area 2, alongside Area 3 and a small portion of Area 4. The other areas were viewed from a distance or by drone imagery taken on the day. We were able to ascertain the general contour and cover of these areas to assist with classifying the various land types. The grass areas have not been grazed for many years and the majority of the cleared areas are planted in young pines. The added value of the pine has not been included in our assessment, either has the barn on Area 2.

Following are the descriptions of the subject areas using the number labels from the maps supplied.

#### **Area 1 - 6.8ha**

This is a narrow strip of land that adjoins what is proposed to be an esplanade reserve along the Wai O Whata Stream. It has an easy undulating contour to the base of a valley and is mostly in rank grass.

The following link is of the drone imagery flight over the area.

<https://1drv.ms/v/s!AvU9nvD7UPR61mjATA9kRBsHaP6n?e=HHQyFD>

We estimate the areas of the various land classes as follows -  
Easy undulating hill in pasture at 6.8 ha

#### **Area 2 -11.0ha**

This varying width strip extends up a valley from the farm barn at Wai O Te Kumurau Road, initially following a portion of the Pakotai Stream. Its contour varies from flat to east undulating pasture at the stream to moderately to very steep sided hill with some areas of mature bush or pines. There is a clay farm track through some of this area. We note the farm barn is located within this area. No value has been allocated to the structure.

The following link is of the drone imagery flight over the area

<https://1drv.ms/v/s!AvU9nvD7UPR61mbXACWLswwM8jaS?e=tQX42f>

We estimate the areas of the various land classes as follows -  
Easy undulating hill in pasture at 7.2 ha  
Moderate hill in bush/scrub at 3.8 ha

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### **Area 3 - 33.2ha**

This is the largest of the portions and continues from the southern end of Area 2, up a valley that adjoins the Marlborough State Forest. There is a gravelled farm track that follows the general subject area for the first approximately 40% of its length. Its contour is a mix of easier hill to the north and southern portions (mostly in pasture) with steep sided hill with areas of bush through the other sections.

We estimate the areas of the various land classes as follows -

Easy undulating hill in pasture at 4.2 ha

Moderate hill in pasture 19.4 ha

Moderate hill in bush/scrub at 9.6ha

### **Area 4 - 1.6ha**

This is a narrow strip that connects areas 1 to 3 and run through the centre of the farm/forestry block. It has an easy undulating contour in rank grass and young pines.

We estimate the areas of the various land classes as follows -

Easy undulating hill in pasture at 1.6 ha

### **Area 5 - 14.4 ha**

This is varying width strip that extends from the end of Areas 1 & 4 in a south westerly direction on a rising, easy to moderately undulating contour. There is a scattering of mature Totara trees throughout the area.

The following link is of the drone imagery flight over the area

[https://1drv.ms/v/s!AvU9nvD7UPR61mmwPvm\\_igBAsO?e=YXgyBF](https://1drv.ms/v/s!AvU9nvD7UPR61mmwPvm_igBAsO?e=YXgyBF)

We estimate the areas of the various land classes as follows -

Easy to moderate undulating hill in pasture at 14.4 ha

### **Area 6 - 15.0 ha**

This is a section that broadens out to a large axe head shape with the southern half covered in bush and the northern portion in grass and young pines. It is essentially a south facing, moderately sloping hillside.

The following link is of the drone imagery flight over the area

<https://1drv.ms/v/s!AvU9nvD7UPR61mp553H6fvDdOYWb?e=9gCQTg>

We estimate the areas of the various land classes as follows -

Moderate hill in pasture 9.6 ha

Moderate hill in bush/scrub at 5.4ha



## Photographs



Area 1 follows this valley to the north



Southern portion of Area 1



Area 2 at the northern end



Southern end of area 2



The barn at the northern end of Area 2





Northern end of Area 3



Northern end of Area 3



Area 3



Southern portion of Area 3



Approximately 800 metres into Area 3  
from the north





Looking north over Area 4



Area 4 strip



Looking south over Area 5



Northern end of Area 5



Looking south over Area 5



Area 6



Area 6

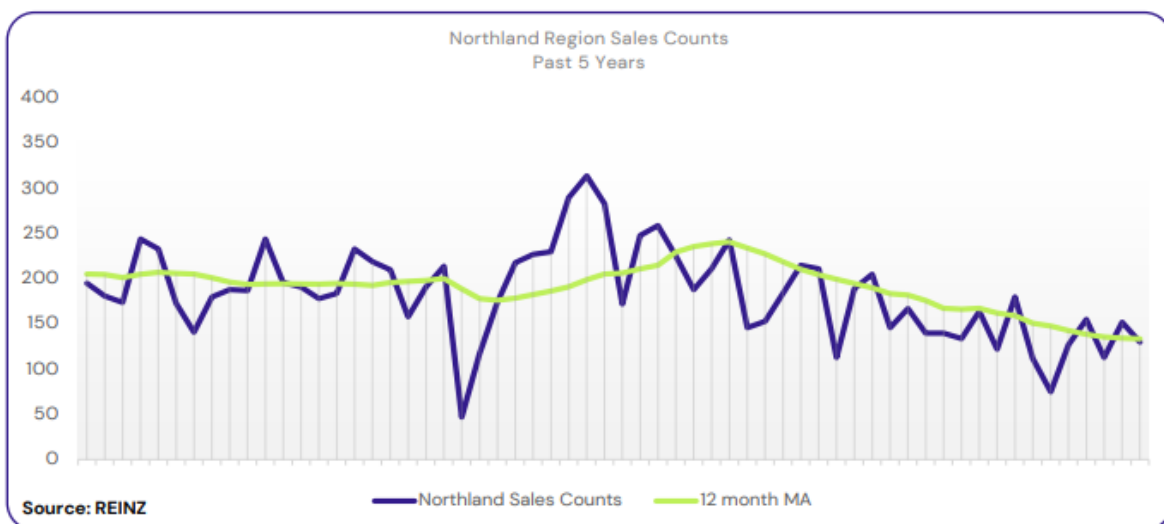
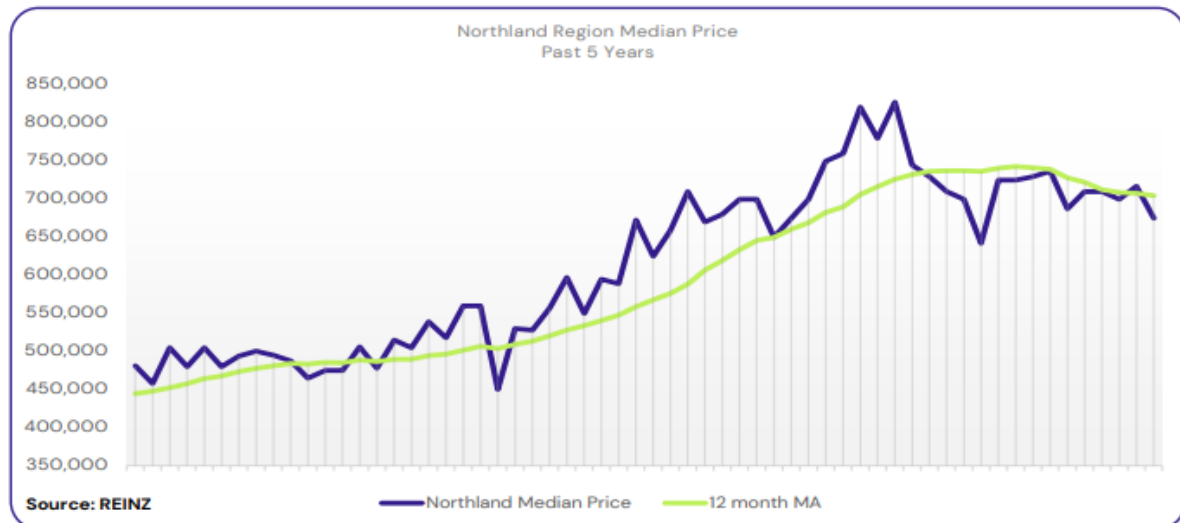
Refer to all photographs in Appendix

## 5.0 Property Market Commentary

During 2022 the Northland property market performed all in comparison to many other regions of New Zealand, despite slowing sale volumes and increased days to sell. It was seen as an attractive option for cashed-up Aucklanders due to its proximity and reasonable relative prices. The tourism and accommodation sectors have seen an increase in activity from international and domestic visitors since the pandemic restriction easing. Northland is now seeing cruise ship visits back to pre-Covid numbers. Radiata pine returns have remained steady over the past couple of years with harvesting operations continuing however the Refining NZ has closed its fuel processing operations at Marsden Point which will have flow-on impacts on the Northland economy. Overall, there has been significant growth in recent years in the Northland property market however this has stalled during 2023. The supply of housing stock has increased significantly, speculative demand is waning and with interest rates rising and looking to continue combined with a high cost of living, values have dropped. We are now beginning to see a misalignment of price expectations for properties (mainly lower quartile stock) where buyers wait until vendors renege on their high-value perceptions based on late 2021 prices. Coastal properties, well-located lifestyle blocks and well-appointed residential residences though are still receiving encouraging levels of buyer interest.

Like the economy, the New Zealand property market performed strongly over the last decade following the global financial crisis of 2008/09. This was supported by low mortgage rates, low unemployment figures, a housing shortage and high immigration. This favourable economic situation continued to prevail despite the abrupt disruption caused by the global COVID-19 virus pandemic and associated Government interventions. One significant measure enacted in New Zealand to protect the economy included the Reserve Bank lowering the Official Cash Rate (OCR) to a historical low and abruptly dropping loan-to-value ratio requirements. This bolstered a greater-than-expected market activity lift throughout the country and created an unexpected surge in the market again. Following this though, the Government then pivoted and announced a range of tax changes to try to reverse and dampen property market demand, particularly from investors. The Reserve Bank has now also changed its trajectory from emergency OCR levels and in line with countries worldwide, is raising rates sharply now. As of the June 2023 quarter, inflation in New Zealand was 6.0 % with the Reserve Bank indicating they want to retain its current 1%-3% inflation target in its Monetary Policy Committee remit - but is pushing to remove the current reference in the remit to consider house price stability. Additionally, the official unemployment rate in New Zealand is currently 3.6% for the June quarter of 2023; the Reserve Bank would like this to be higher to assist in suppressing inflation. One primary tool the Reserve Bank uses to reduce inflation is the OCR. After multiple recent increases, the Reserve Bank has maintained the OCR at 5.5% in October 2023 although inflation remains stubbornly high. There had been eleven straight rise since October 2021 doubling the interest payment component of similar loan terms compared to periods of historical lows. Outside the Reserve Banks' control are the international monetary markets, primarily dictated by what the Federal Reserve in the US does. They too are raising rates quickly and the cost of borrowing in New Zealand is increasing rapidly regardless of the somewhat measured approach our Reserve Bank is endeavouring to take. The dollar in NZ has also dropped to lows not seen in quite some time and although beneficial for exporters, it further intensifies rising costs with imported inflation.





The Kaipara district has seen exceptional value growth over the past several years driven by buyers notably from Auckland. The market has experienced a significant increase up until early 2022 when a greater number of listings and fewer buyers became a feature. Now the number of days to sell have lengthened and buyers generally have more choice than in the past. As a result downward pressure on values, especially of poorly presented homes or inferior locations is evident. We are currently experiencing a general slowdown in the market.

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## 6.0 Valuation Application

### 6.1 Introduction

To determine a market value opinion as per the definition of Market Value stated in our Basis of Value section, we have had to consider the highest and best use of the property then assess how it aligns with recent sales of similar property types in the general vicinity.

### 6.2 Utility Classification

Highest and best use is defined as: The most probable use of a property which is physically possible, appropriately justified, legally permissible, financially feasible, and which results in the highest value of the property being valued.

We have assessed the highest and best use of the property as farm/forestry land sold to an adjoining owner.

### 6.3 Approaches

As per International Valuation Standard 105 we have considered the most appropriate valuation approach to utilise for this property in determining its Market Value to be the **Market Approach** utilising the following method –

- ▽ Comparable Transactions

### 6.4 Comparable Transactions

This comparative method considers the sales of similar properties and related market data and establishes a value estimate by a process involving analytical comparison. In general, a property being valued is compared with sales of similar properties that have been transacted in the market. Listings and offerings may also be considered.

Adjustments are made to the sale price to account for factors such as but not limited to location, views, land area, soils, condition, site development, etc. When several sales have been analysed under this method an indication of the likely market value range of the land is derived.

Although not limited to the following, is a list of recent sales considered comparable to the subject property.

## Land Sales

### Lot 2 DP26030 Norvil Road, Titoki



Sale Price - \$770,000  
Sale Date - 18 August 2023  
Land Area - 60.0270 ha

#### Description -

An easy rolling run off grazing block with approximately 16 paddocks and dam and stream water available. There are Totara trees scattered throughout, several dams, a barn and stock yards. The bush occupies an estimated 13 ha. A land rate is apportioned as follows: Easy to moderate hill \$14,700/ha and bush at \$6,000 /ha

Correlation - A smaller land area but superior location and overall contour. Considered to be superior.

### Part Lot 2 DP158503 Waimata Road, Mamaranui



Sale Price - \$917,000  
Sale Date - 5 August 2023  
Land Area - 78.3825 ha

#### Description -

A mixed contour grazing block with extensive road frontage. We estimate there to be approximately 18 ha of cut over pine and scrub to the southern portion of steeper hill. The balance is easy to moderately undulating hill in pasture. There is a large dam for stock water and a barn. This appears to have been a private sale with limited public information available. A land value is assessed in the vicinity of \$900,000 indicates a balance land rate which is apportioned as follows: Easy to moderate hill \$13,200/ha and cut over pine/bush at \$6,000/ha.

Correlation - A slightly smaller land area but superior contour overall and location. Overall considered to be superior

### 409 Mangatu Road, Donnellys Crossing



Sale Price - \$1,700,000  
Sale Date - 1 June 2023  
Land Area - 156.3880 ha

#### Description -

An ex grazing farm now planted out in young pines. It has an easy to moderately undulating contour with approximately 35 ha in mature bush and scrub. There is a barn and farm tracks throughout. A land is assessed at rates which is apportioned as

Correlation - follows: Easy to moderate hill \$12,000/ha and bush \$6,000/ha.  
 A much larger land holding with superior contour and location. Overall considered to be superior.

**Lot 3 DP 588724 Waitapu Road, Aranga**



Sale Price - \$3,300,000

Sale Date - 1 June 2023

Land Area - 138.7260 ha

Description -

This property was a grazing block subdivided from a larger farm. Its contour consists of an easy rolling hill to either side of a valley with approximately 20 ha being in mature bush. The vendor sold this property with site preparation and 117.4 ha of plantings for a pine forestry operation. The sale indicates a balance land rate which is apportioned as follows: Easy to moderate hill \$27,000/ha and bush at \$6,000/ha. This high rate is influenced by the plantings and associated business activity.

Correlation - A much larger lands area with a superior contour and location. Overall considered to be superior.

**4586 State Highway 14, Tangowahine**



Sale Price - \$3,600,000

Sale Date - 22 August 2023

Land Area - 301.7186 ha

Description -

A large, vacant grazing farm with an estimated 262 hectares of effective, clean pasture and contour around 40 hectares flat to easy, with the balance medium hill. The soils are predominantly Waiohira clay loam. The farm is well fenced and tracked to around 32 paddocks. At the time of sale it was carrying 130 R2 Friesian bulls, 60 R3 steers and 12 R2 heifers as well as 65 ewes and 140 ewe hogget's. Structures included a large three stand woolshed, two bay implement shed, a calf shed and cattle yards. It appears to have been brought by a forestry company. It is comprised of two titles. A land value is assessed in the vicinity of \$3,500,000 indicates a balance land rate which is apportioned as follows: Easy undulating pasture at \$18,000/ha to moderate hill \$11,000/ha.

Correlation - A much larger lands area with a superior contour and location. Overall considered to be superior.



## 102 Aponga Road, Purua



Sale Price - \$3,870,000  
 Sale Date - 11 April 2023  
 Land Area - 241.2624 ha

### Description -

A large grazing farm with a similar moderately undulating contour throughout. There are small pockets of bush but mostly in productive pasture. It is well subdivided and has good reliable water. It is comprised of three titles. A land value is assessed with rates which is apportioned as follows: Moderate hill \$16,000/ha.

Correlation - A much larger lands area with a superior contour and location. Overall considered to be superior.

## Land Sales Summary Table

Address	Price	Sale Date	Land Area	Correlation
Lot 2 DP26030 Norvil Road	\$770,000	18 Aug 2023	60.0270 ha	Superior
Part Lot 2 DP158503 Waimata Road	\$917,000	5 Aug 2023	78.3825 ha	Superior
409 Mangatu Road	\$1,700,000	1 Jun 2023	156.3880 ha	Superior
Lot 3 DP 588724 Waitapu Road	\$3,300,000	1 Jun 2023	138.7260 ha	Superior
4586 State Highway 14	\$3,600,000	22 Aug 2023	301.7186 ha	Superior
102 Aponga Road	\$3,870,000	11 Apr 2023	241.2624 ha	Superior

## Improved Sales

### 421A Katui Road, Donnelly's Crossing



Sale Price - \$540,000  
 Sale Date - 12 July 2023  
 Land Area - 12.2974 ha  
 Dwelling Area - 158 m<sup>2</sup>

### Description -

A circa 1950's, three bedroom, one bathroom weatherboard dwelling with an detached double garage, sleepout and large barn situated on a easy rolling grazing block with a stream boundary. A land value is assessed in the vicinity of \$300,000, and allowing for a 2 ha site equivalent of \$150,000 indicates a balance

land rate which is apportioned as follows -  
 Easy hill \$15,000/ha.  
 Correlation - A superior location. Much smaller area overall with a lifestyle use.

**182 Waima River Road, Donnellys Crossing**



Sale Price - \$750,000  
 Sale Date - 20 September 2023  
 Land Area - 76.5958 ha  
 Dwelling Area - 200 m<sup>2</sup>

Description -

An ex dairy farm in neglected condition including an unconsented three bedroom dwelling, cowshed and several barns all situated on an easy rolling to moderately sloping grazing block. The Waima River runs through the farm and there are two titles included. There is approximately 20 ha of native bush with the balance in pasture with paddocks accessed via a central race. A land value is assessed in the vicinity of \$600,000 indicates a balance land rate which is apportioned as follows: Easy to moderate hill \$8,600/ha and bush at \$6,000/ha.

Correlation - A slightly smaller area overall. Superior location. Considered to below market sale due to its condition.

**274 Ninihi Road, Kaikohe**



Sale Price - \$1,700,000  
 Sale Date - 26 May 2023  
 Land Area - 93.1030 ha  
 Dwelling Area - 131 m<sup>2</sup>

Description -

A small dairy unit with an easy to flat contour milking 180 to 200 cows through a 20 ASHB shed. Other improvements include a circa 1960's, three bedroom, two bathroom dwelling, workshop, calf shed and 250 cow feed pad. A land value is assessed in the vicinity of \$1,280,000 indicates a balance land rate which is apportioned as follows: Flat to easy hill \$13,700/ha.

Correlation - A larger land area and superior contour overall. Superior location. Overall considered to be superior on a land only basis.

## Improved Sales Summary Table

Address	Sale Price	Sale Date	Land Area	Correlation
421A Katui Road	\$540,000	12 Jul 2023	12.2974 ha	Inferior
182 Waima River Road	\$750,000	20 Sep 2023	76.5958 ha	Slightly superior
274 Ninihi Road	\$1,700,000	26 May 2023	93.1030 ha	Superior

## Sales Comments

When comparing a larger block to a smaller lifestyle lot does not necessarily always result in the larger being determined as superior. Larger land holdings can often be seen as a detriment as additional management is required. Other attributes such as location, views, aspect to water, contour and shelter are often considered more desirable.

These are the most recent comparable sales recorded from a variety of sources and from districts that surround the subject locality.

An analysis of these sales provides a per hectare value range for various land classes, being a product of location, scale and soil type. For the easy to moderately rolling hill in pasture the sales range from \$15,000/ha to \$27,000/ha, for moderate hill from \$8,600 to \$16,000 and bush at around \$6,000/ha. We consider the subject property to have an appropriate land rate of \$10,000/ha for the easy to moderate hill in pasture, \$7,500/ha for the steeper hill in pasture and \$5,000/ha for the bush areas.

Our calculation utilising these rates is as follows –

### Areas 1 to 6

Easy to moderate hill	43.8 ha @	\$10,000 \$/ha	\$438,000
Moderate hill in pastur	19.4 ha @	\$7,500 \$/ha	\$145,500
Bush	18.8 ha @	\$5,000 \$/ha	\$94,000
Total	82.0 ha		\$677,500
<b>Total Land Value, Adopt plus GST (if any)</b>			<b>\$670,000</b>

Therefore it is our opinion the Market Value of the total of the areas of proposed road stopping utilising the Comparative Transaction method to be \$670,000 plus GST (if any).

## 6.5 Valuation Summary

When considering the appropriate land rates to apply in this situation it is important to understand that there are limited potential buyers for areas of land that are essentially long strips with unusual shapes and that are difficult to access. The only likely buyers are therefore the adjoining owners. In this case the addition of these strips to the operation of Waimatenui Farms Limited only increases their land area by 13.7% and is not considered to add any significant value to the property, for example, by way of increasing its subdivisional potential, due to the location and lack of demand for such development there. It does improve however, the control over access to the public into these areas that adjoin a developing forest.

We consider the application of the adopted land rates reflects a balanced perspective of the market price to the Council, as vendor and to the purchasers paying a fair price

We assess the Market Value of Wai O Te Kemurau Road as at 11 September 2023 at **\$670,000 (Six Hundred and Seventy Thousand Dollars)** plus of GST (if any).

This valuation is assessed in New Zealand Dollars.

## 6.6 Assumptions

Our standard assumptions in preparing this valuation are stated in 'Research Parameters' and 'Statement of Limiting Conditions'.

As per the International Valuation Standards 2022, Significant Assumptions and Special Assumptions considered relevant to this property and valuation assignment are:

- ▽ The areas used in this report will be subject to a final survey.

## 6.7 Sale and Purchase Agreement

We are not aware of any agreed price or current sale and purchase agreement.

### Important Note

**This valuation will not be re-assigned if the valuation is older than 30 days if the valuer deems it appropriate. After this period a re-inspection with an appropriate fee will be required to update report and to meet the Keystone Valuers professional indemnity insurance requirements. This may not result in the same market value assessment due to subsequent market movement and other factors.**

## 7.0 Disclaimer Clauses and Qualification Statements

### 7.1 General

#### Third Parties

This valuation has been prepared for the client and other specified intended user and is not to be relied upon by any other person, or for any other purpose. We accept no liability to third parties, nor do we contemplate that this report will be relied upon by third parties. Any parties who may seek to rely on this report must seek the specific written consent of the valuer. We reserve the right to withhold our consent or to review the contents of this report in the event that our consent is sought.

#### Copyright

The Valuers prior written consent is required for the entire or any portion of the report to be published in any medium or form.

#### Effective date

The effective date, unless otherwise stated, is the inspection date. The valuation assessment is current until that date as analysed sales evidence and market conditions are as at the date.

This valuation will not be re-assigned if the valuation is older than 30 days. After this period a re-inspection with an appropriate fee may be required to update report and to meet the Keystone Trading Limited's professional indemnity insurance requirements. This may not result in the same market value assessment due to subsequent market movement and other factors.

#### Title

Unless otherwise stated, unregistered interests or classifications that do not appear on the Record of Title have not been included in our assessment. These could include cultural or historical registrations.

#### Land and Property Information Memorandums (LIM and PIM)

We have not sighted a LIM or PIM in the preparation of this report. Our valuation report, unless stated otherwise, is based on the land and buildings complying with all relevant legislation.

#### Accuracy of Information

Data for the production of this valuation report was sourced from valuation, Government and property related professional databases typically relied upon as being reliable. We are not always able to cross check and verify the accuracy of some data and therefore do not guarantee that all sourced data is correct.

#### Assumptions

If and when assumptions have been made in this report, we have considered them to be appropriate at the time of writing. If these assumptions are at a later date proven to be incorrect we reserve the right to reconsider our assessment in light of new findings parameters. This could necessitate completing an amended report including the possible adjustment of assessed values.

#### Land Survey

A current survey has not been sighted. The valuation is made on the basis that there are no encroachments by or upon the property and this should be confirmed by a current survey report and/or advice from a Registered Surveyor. If any encroachments are noted by the survey report, we should be consulted to reassess any effect on the value stated in this report.

#### Stability and Contaminants

Unless otherwise stated we have not investigated the stability of the site or undertaken vegetation or soil sampling. This valuation is therefore subject to satisfactory geotechnical and contaminated site assessment reports from environmental consultants and engineers. Our report, unless otherwise stated, assumes the land is stable and firm and a suitable substrate to support the existing and/or future structures. Also, that the property is free of harmful contaminants that could negatively impact its value.

We are not qualified to assess buildings as to their earthquake-prone status. We recommend a suitably qualified expert be engaged to survey the structures. If the property required works we reserve the right to amend our assessment.

**GST Qualification**

In analysing the sales evidence referred to herein, it is noted that we have attempted to ascertain whether or not the sale price is inclusive or exclusive of Goods and Services Tax (GST). In relation to sales evidence, it is emphasised that the Land Registry Office in New Zealand do not currently differentiate between or record whether or not the sale price is inclusive or exclusive of GST. Where we have not been able to verify whether or not GST is included in the sale price, we have assumed that the record of sales price is inclusive of GST for residential/lifestyle sales. Should this not be the case for any particular sale used as evidence, we reserve the right to reconsider our valuation.

**Risk Analysis**

The risk matrix is the valuer's subjective assessment of possible risks associated with the land and improvements, the market and the present and future saleability of the property. The purpose is to draw the attention of the client or lender to any apparent factor which might influence market value. These are not technical analyses and are at all times subject to our limitations at the date of the report.

## 8.2 Professional Indemnity Cover

At the time of providing this valuation assessment Keystone Trading Ltd and the registered valuer have an appropriate level of professional indemnity insurance. The Registered Valuer holds an Annual Practicing Certificate.

Thank you for the opportunity to provide this valuation report. If I can be of further assistance please contact me.

Yours faithfully



**Martyn Cottle** BAppSc, MPINZ, ANZIV

Registered Valuer, Director of Keystone Trading Ltd

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## Appendices - Photographs

























