



Information memorandum

Colonial Knob, Porirua, Wellington Region
Pikarere Farm: 320 - 380 Pikarere Street

Prepared by Bayleys Real Estate
March 2026





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Executive summary



Area

742.3138 ha



Legal descriptions

See appendices



Current use

Established sheep and beef operation



Zoning

Rural Lifestyle and General Rural zoning



Contour

Gentle to moderate on majority complemented by areas of coastal high country



Fencing

Subdivided into approximately 45 paddocks



Rainfall

Approx. 1,000–1,400mm annual rainfall



Water supply

Gravity fed bush stream system supplying dwellings and stock



Farm buildings

Woolshed, hayshed, machinery sheds and supporting farm buildings



Cattle

Established MA breeding herd (130 mixed-age cows plus 45 rising 2-year heifers)



Sheep

Approximately 1,400 lambs finished annually, with 400 replacements retained

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Executive summary

The property	320 – 380 Pikarere Street, Colonial Knob, Porirua
The opportunity	A rare and compelling opportunity to acquire one of the greater Wellington region's most distinctive coastal hill-country properties. An expansive 742-hectare, freehold, holding combines proven productive farming with extraordinary natural assets. With substantial improvements, the property offers seamless continuation as a working farm, enhanced lifestyle potential, or strategic rural investment. It is conveniently close to Wellington yet profoundly private and scenic.
Area	742.3138 hectares (more or less)
Zoning	Rural Lifestyle Zone General Rural Zone
Current use	Established mixed sheep and beef operation focused on stock finishing - Wiltshire and Romney sheep (1,400 lambs to meat works annually, 400 replacements), dual-season beef calving (62 autumn calves + 68 spring calves from 130 breeding mixed-aged cattle plus 45 R1 and R2 heifers, on regenerated perennial ryegrass pastures, no cropping for 3 years)
Improvements	Multi-dwelling homestead complex comprising an architect-designed main residence, three additional dwellings, and an indoor heated pool, complemented by a modern woolshed, hayshed, machinery and killing sheds, and supporting farm infrastructure.
Natural Assets	Reliable gravity-fed bush stream water system (permitted activity, no consent required), ~50 ha of fenced native bush (7.2527ha QEII covenanted), temperate climate with 1,000–1,400 mm annual rainfall.
Capital Valuation	Rateable Value: \$10,348,000 Land Value: \$8,138,000 (1 Sept 2023)
Current rates (2025)	Per Annum: \$36,064.53

The sale process

	Tender (unless sold prior)
Sales method	- 186 Chapel Street, Masterton, Wairarapa - Level 14, 36 Brandon Street, CBD, Wellington
Sales date	2pm, 1 May 2026



The opportunity

Bayleys is pleased to offer Pikarere Farm for sale by way of Tender closing on 1 May 2026 at 2pm.

Pikarere Farm presents a rare opportunity to secure one of New Zealand's most significant coastal landholdings, combining scale, natural presence, and proven productive capability.

Spanning approximately 742 hectares and nearly six kilometres of Cook Strait coastline, the property balances expansive coastal outlooks with a well-established sheep and beef operation. The land is varied and functional, supporting both breeding and finishing across sheltered valleys and elevated country, underpinned by reliable coastal rainfall and regenerating pasture.

Held within the same family for more than seventy years, the property reflects continuity of ownership and a considered approach to both land use and long-term stewardship. At its centre sits the architect designed homestead by Bernard Johns, supported by additional dwellings and a comprehensive range of farm infrastructure, allowing for immediate continuation of operations or future repositioning.

Despite its scale and sense of seclusion, Wellington lies within easy reach, placing international connections, commerce, and amenity close at hand.

Opportunities of this calibre, where coastline, productive land, and proximity align, are seldom presented to the market.

Please do not hesitate to contact a member of the project team regarding any aspect of the content included in this document or to arrange a viewing of the property.



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[bayleys.co.nz/3151303](https://www.bayleys.co.nz/3151303)



The property

The landform at Pikarere Farm is both varied and functional, comprising rolling to moderately steep country that unfolds toward the coastline. Elevated ridgelines provide expansive outlooks across Cook Strait, while sheltered valleys support pasture growth and livestock management.

The balance of contour allows for a working sheep and beef operation, with a mix of grazing platforms suited to both breeding and finishing. Natural shelter, combined with coastal climate conditions, contributes to a resilient farming environment.

The scale of the property provides operational flexibility, whether continuing current farming practices or exploring alternative land use over time. The combination of productive land, natural features, and coastline establishes a property that is both commercially viable and strategically significant.

Property address	320 – 380 Pikarere Street
Legal description	Multi title property, please see appendices.
Capital valuation	Rateable Value: \$10,348,000 Land Value: \$8,138,000 (1 Sept 2023)
Land area	742.3138 ha
Land use	Established mixed sheep and beef operation focused on stock finishing.
Zoning	General Rural Zone & Rural Lifestyle Zone,

Key features:

1. 742 hectares on Wellington's western edge, with nearly 6km of Cook Strait frontage, blue water titles and a central sandy beach.
2. Established sheep and beef operation with productive pasture & sheltered valley land supported by reliable coastal rainfall.
3. Extensive Rural Lifestyle zoning, introducing flexibility for ownership, conservation or carefully considered future development.

Property information



Area

Total Titled Area: 742 hectares (freehold title). A substantial coastal/rural holding with diverse productive and conservation elements. See page 9 for more information on titles and the area breakdown.

Native Bush & Protected Areas:

Approximately 50 hectares of fenced-off native bush, providing significant ecological value, biodiversity habitat, and natural shelter/buffer zones across the property's contours. Of this, 7.2527 hectares is protected by a Queen Elizabeth II National Trust (QEII) open space covenant, a voluntary, legally binding agreement registered against the title to safeguard indigenous ecosystems in perpetuity. The covenant "runs with the land," binding all future owners and prohibiting activities that could harm the protected values (e.g., clearance, burning, or development within the covenanted area). QEII provides ongoing monitoring, specialist advice, and potential access to support funds for management (e.g., pest control). This small covenanted portion represents excellent long-term environmental stewardship without materially impacting overall farm operations.



Current livestock policy

This productive mixed sheep and beef property supports a well-established, dual-purpose livestock enterprise with proven performance across varied terrain types.

Sheep

- Breeds & Land Suitability: Wiltshire sheep (self-shedding, hardy, suited to colonial knob country + scrub country/rougher terrain) for low-maintenance grazing on tougher pastures; Romney sheep (robust, wool/meat dual-purpose, thrives in cleaner country/improved pastures) for higher-production areas.
- Shearing: Conducted January/February annually.
- Lamb Production: 1,400 lambs typically finished and sent to meat works (via CR Grace).
- Replacements: 400 ewe hogget retained into winter for flock replacement and growth.

Beef

- Autumn calving: 62 cows (Lock-a-Block used for pre-mating in September/October to achieve targeted autumn calving).
 - Spring calving: Pregnancy tested Saturday 14 March 2026 — high conception rates confirmed (exact % available on request).
 - Dual calving seasons provide year-round calf production and cashflow flexibility.
-



Current Pasture & Crop

Dominant species: Perennial ryegrass, New Zealand's most widely used pasture grass, renowned for excellent adaptability, high dry matter production, superior digestibility, and compatibility with grazing systems.

Regeneration benefit: No cropping for the past 3 years. The land has been intentionally rested from cultivation, allowing natural regeneration. This break has enhanced soil structure, organic matter, nutrient cycling, and overall pasture resilience, positioning the sward for sustained productivity and drought tolerance.

Grazing suitability: Hardy Wiltshire sheep perform well on rougher colonial knob and scrub country; dual-purpose Romney sheep thrive on the cleaner, improved ryegrass-dominant areas for optimal meat and wool output.

Rotational grazing maintains quality, residuals, and long-term sward health across the property. Buyers are encouraged to review current soil/nutrient tests, water systems, and Regional Council rules for any intensification plans.

Property information



Rainfall & Climate

Pikarere Farm enjoys a classic temperate oceanic climate (Köppen Cfb) — mild year-round, with moderate temperatures, reliable rainfall, and exposure to strong Cook Strait westerlies. Located on the western slopes of the 468 m Colonial Knob ridge, the property benefits from slightly elevated contours that provide orographic lift, enhancing rainfall compared to lower Porirua areas. Weather can change quickly on exposed sections, typical of the region.

Rainfall

- Mean annual rainfall: 1,000–1,200 mm across the western Porirua catchment (including Colonial Knob slopes), rising to 1,200–1,400 mm eastward. This is higher than lower-elevation coastal zones due to hill-country effects.
- Seasonal pattern: Evenly distributed but distinctly wetter in winter (peak in June) and drier in summer. Typical monthly averages (1991–2021 data for Porirua):
 - January/February: ~59 mm (driest)
 - June: ~99 mm (wettest)
 - Annual total: ~926–1,200+ mm depending on exact elevation and exposure.
- Winter flows are higher; summer can see occasional dry spells, but rainfall is reliable year-round for pasture growth.

Temperature & Other Climate Factors

- Average annual temperature: 12.5 °C.
- Summer (Dec–Feb): Highs 18–19 °C, lows ~13–14 °C.
- Winter (Jun–Aug): Highs 9–12 °C, lows ~7–8 °C.
- Prevailing westerlies bring fresh, sometimes strong winds (especially on Colonial Knob ridges), with high humidity (76–80 %) and moderate sunshine hours (highest in summer).



Pump/water information

The property features a reliable, self-sufficient freshwater supply sourced from a bush stream, delivering high-quality water for domestic, farm, and stock requirements with minimal ongoing costs.

System Overview

- Source & Delivery: Gravity-fed from a bush stream to two storage tanks (25,000 liters each), providing substantial buffer capacity for consistent year-round supply.
- Treatment & Pressure: Sand filtration and ultra-violet (UV) disinfection ensures quality standards are met; a pressure pump system maintains approximately 60 psi for efficient flow.
- Coverage: Supplies the four houses, woolshed, killing house, and approximately 30 farm stock troughs — supporting full household use, shearing activities, and livestock watering across the property's contours.

Compliance & Status

- The current take and use operate as a permitted activity under the Resource Management Act 1991 (RMA) and relevant regional plan provisions. No resource consent or water permit is required for reasonable domestic and stock drinking purposes.
- Gravity-fed design reduces energy needs and enhances reliability; the system has supported the existing mixed sheep/beef operation effectively.

For the most current and detailed council information on water supply, zoning, consents, potential natural hazards, drainage, or any site-specific rules, purchasers should refer to the Land Information Memorandum (LIM) report.



Fencing Farm Layout

The farm is extremely well fenced and divided into approximately 45 paddocks, with a mix of conventional and electric fencing.

Property information



Fertiliser history

The central valley was used for active cropping and re-grassing, with fertiliser applied during that rotation to support cultivation. Cropping stopped 3 years ago.



Farm contours and Topography

Key Contour Features

- The majority of the farm, especially the Rural Lifestyle-zoned area, features gentle to moderate contours that provide outstanding, expansive views across Cook Strait. On clear days, the outlook encompasses a remarkable array of landmarks: Tory Channel, The Brothers Islands, D'Urville Island, Stephens Island, Mana Island, Kapiti Island, and even distant Mt Taranaki. From select vantage points, Mt Ruapehu is visible on exceptionally clear days, delivering one of the region's most impressive and rare panoramic vistas.
- The Rural Lifestyle land is easily traversable by four-wheel drive, ensuring practical access for enjoyment, maintenance, or potential subdivision/lifestyle development.
- To the south, the General Rural-zoned coastal portion mirrors similar manageable contours, supporting seamless farming operations across the property.

Coastal Boundary & Features

- An impressive approximately 6 km "blue water" sea boundary enhances the property's seclusion and appeal.
 - At the midpoint lies Waterfall Bay, a picturesque sandy swimming beach of around 300 meters in length. This is the last significant sandy beach along the west coast until Lyall Bay near Wellington Airport, underscoring its uniqueness, privacy, and recreational value in an otherwise rugged coastline.
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Chattels

A full list of Chattels is available upon request

Dwelling details



Designed by renowned New Zealand architect Bernard Johns and completed in 1950, the residence sits confidently within its landscape, positioned to capture expansive views across farmland and the coastline beyond. Generous proportions, defined living areas, and enduring materials reflect both the era of its design and the scale of the land it occupies. Over time, the home has been carefully enhanced, including the addition of an indoor heated swimming pool, outdoor entertaining areas, and conveniently placed, powered stables ensuring it remains both functional and considered. Supported by additional accommodation and surrounding infrastructure, the residence forms the central anchor of the estate.

Living

Multiple living environments arranged across the home, including a formal sitting room, separate dining room, and a secondary living area connected to the kitchen. The central kitchen and dining space is supported by both a butler's pantry and walk-in pantry, with an adjoining sitting area. Additional functional spaces include a large laundry, mudroom with WC, and a poolside dining room integrated with the outdoor entertaining zone.

Bedrooms

The primary suite includes a private sitting area, walk-in robe, and ensuite. Additional accommodation is positioned on the upper level, comprising three further bedrooms

Other rooms

Additional supporting spaces include a dedicated wine cellar, gun safe and storage areas, and a stable building incorporating a technical room housing pool systems and services.

Garaging

Three car garaging is provided, with additional utility space supporting the operational needs of the property.

Features

The residence includes a substantial, heated indoor pool conveniently accessible through the informal dining area. In addition the pool opens to a well curated outdoor entertaining area complete with an open fireplace, built-in seating.

A separate tennis court setting includes a pergola and landscaped seating area with fountain, contributing to the wider outdoor environment.



Sales details

320 - 380 Pikarere Street, Colonial Knob, Porirua is offered for sale by way of Tender.

TENDER (unless sold prior)

2pm, 1 May 2026

- Level 14, 36 Brandon Street, CBD, Wellington
- 186 Chapel Street, Masterton

bayleys.co.nz/3151303

 **Video** available

If you have any questions regarding the content included in this document or to arrange a viewing of the property, please do not hesitate to contact us:



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Photo gallery



Photo gallery

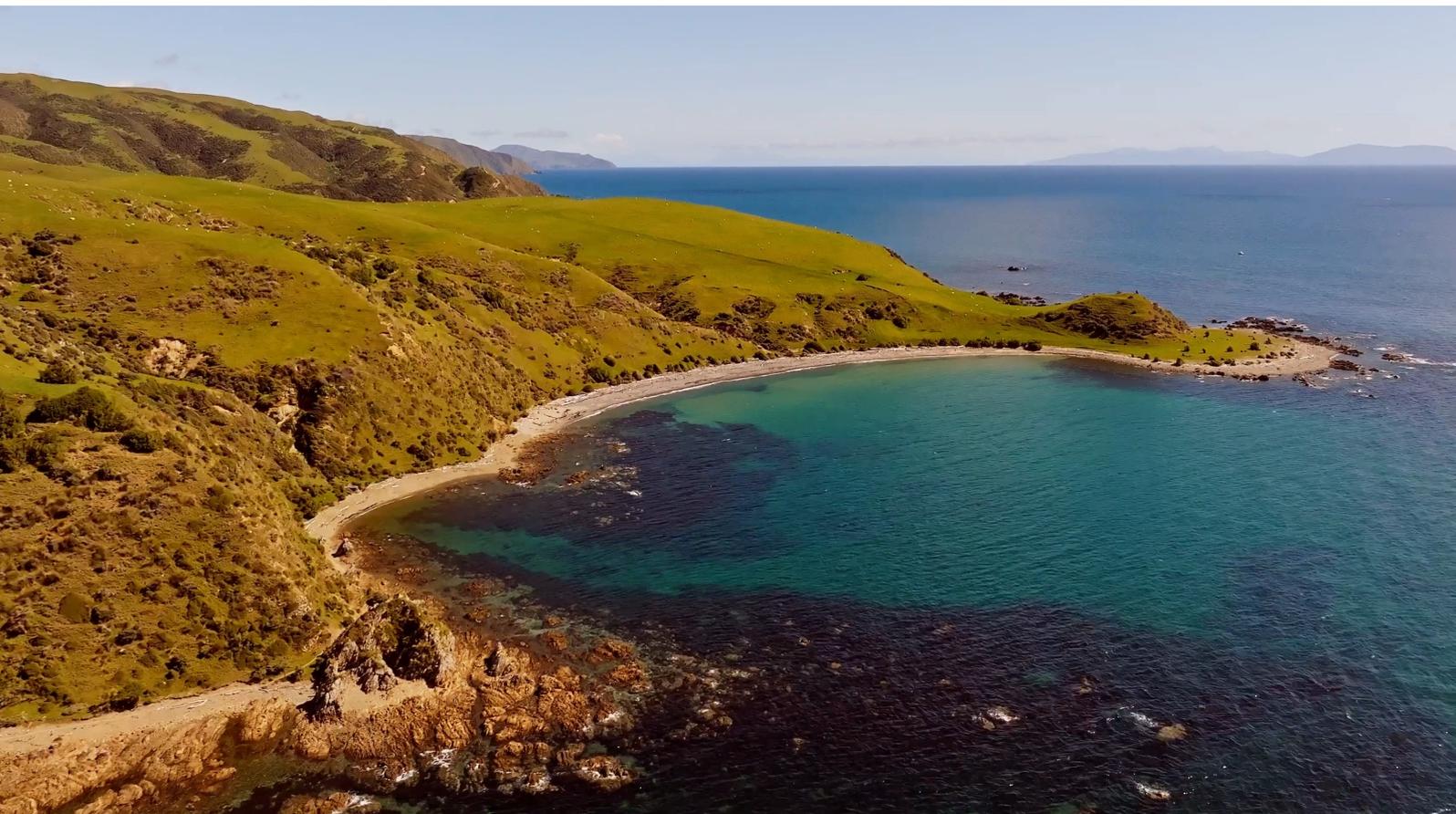


Photo gallery



Photo gallery



Photo gallery



Photo gallery



Photo gallery



Appendices

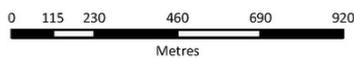
Property information

Identifier	Legal Description	Area
578/222	Section 40 Ohariu District	39.9943ha
571/83	Section 41 and Section 120 Ohariu District	103.5995ha
721/60	Part Section 122 Ohariu District	17.9402ha
296892	Lot 1 Deposited Plan 373530	6.8539ha
296893	Lot 2 Deposited Plan 373530	5.7545ha
296895	Lot 4 Deposited Plan 373530	5.8211ha
296896	Lot 5 Deposited Plan 373530	209.4005ha
296898	Lot 8 Deposited Plan 373530	67.3399ha
296899	Lot 9 Deposited Plan 373530	10.2846ha
788/70	Part Section 39 Ohariu District	7.0820ha
573/157	Section 38 Ohariu District and Part Section 39 Ohariu District	74.2598ha
856228	Lot 7 Deposited Plan 373530 and Lot 11-12 Deposited Plan 524022	122.5037ha
838337	Lot 1, 9-10, 13 Deposited Plan 524022	65.1637ha
856226	Lot 6 Deposited Plan 524022	6.3161ha
Total		742.3138 hectares

Identifier	Legal Description	Area
691/41*	Lot 2 Deposited Plan 752	6.2726ha
Total		6.2726 hectares

*Owned 23/30th by Pikarere Farm Limited

Pikarere - Paddock Map



HawkEye

Property search

Whether you're looking to buy or just want to find out what your share is worth, you can find the current capital value and rating information for any Porirua city property right here.

Enter your address to see the rates payable for properties in Porirua for the 2025/2026 year.

If you can't find a property, please email enquiries@porirua.govt.nz

For more information about how we set rates, see [how rates are decided](#)

Property search

Your address

Account number

812284

Search

320-380 Pikarere Street Colonial Knob, Porirua City 5022

Summary

Capital value	\$10,348,000.00
Rates	\$36,064.53
Account number	812284

Property information

Capital value	\$10,348,000.00
Land value	\$8,138,000.00
Improvements	\$2,210,000.00
Valuation reference	1560106400
Area (hectares)	343.4826
Legal description	LOT 1 DP 90822 WAIRERE 1 SECS 38-41 120 PT 122 OHARIU DIST LOTS 1-3 DP 62408 BLKS IV BELMONT SD & BLK XI PAEKAKARIKI SD LOT 1 DP 90822 SECS 38-41 120 PT 122 OHARIU DIST LOTS 1-3 DP 6240

Rates details

Account number	812284
Differential category	Multiple
Rates - total	\$36,064.53

+ Porirua City rates breakdown

+ Greater Wellington Regional Council rates breakdown

Last updated: 11 February 2026

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Health and safety

At Bayleys, we take our responsibilities under the Health and Safety Act very seriously. In order to minimise the effect of hazards during an open day or site inspection, we display clearly marked hazard notices, drawing a visitors attention to potential risks relevant to the specific property.

Each visitor is also asked to complete an inspection acknowledgement form confirming they have been made aware of these risks and agree to comply with the directions of the Bayleys salesperson at all times while on site.

Health and Safety Site Notice

You are entering a multiple hazard area.

Persons entering this property must comply with all safety regulations under the Health and Safety Act(s).
Please register with our licensee/s upon entry and exit of the property.

- Report accidents or near misses while on the property
- Wear suitable footwear
- Exercise caution when operating a vehicle on the property
- Helmets are required when driving a quad or motor bike
- Take caution on slippery tracks and lanes while driving and walking
- Smoking is prohibited in all buildings
- Take extreme care around buildings with hazardous materials including chemicals
- Caution is required with any livestock
- Children must be supervised at all times
- Emergency assembly site at the start point

In the case of serious emergency, dial 111.

Hazard Notice

Welcome as a visitor to our Open Day
This is a work place, and a number of hazards exist which cannot be eliminated. These include trees, buildings, access tracks, snow, farm machinery and natural hazards.
It is hereby drawn to your attention that there are associated risks to personal health and safety in visiting and inspecting the property. You are strongly advised by the vendor, management and Bayleys licensee to act in a manner which ensures your and your passengers safety at all times.

In order to minimise the effect of hazards during your visit, we request that you comply with the following requirements:

1. You enter the property at your own risk and you will not hold the licensee or Bayleys their estate or its licensee liable for any loss and/or harm and/or damage suffered.
2. You will comply with all instructions given by the licensee/s at any time.
3. You are responsible for all people who accompany you.
4. If you take any vehicle onto the property, it must hold a current WOF, be in good working condition and suitable for use in the conditions. You must hold a current drivers licence and have sufficient driver training and/or experience to operate the vehicle.
5. In the event that such a vehicle is an ATV it is to be operated strictly in accordance with the conditions set out in the Agricultural Subclass - Safe Use of ATVs on Farm Land and Water.
6. Please keep your vehicle to the obvious tracks and lanes and away from all slopes and apparent hazardous areas.
7. Please abide by the normal "road code" rules whilst driving on the farm tracks, except other vehicles to be coming from the opposite direction, and keep your speed below 30km/h maximum. Please be courteous at all times.
8. On some of the tracks and lanes there may be some "blind corners" - please negotiate with care.
9. Do not venture off the track with your vehicle under any circumstances - there are dangerous hazards which may include deep ditches, ditches and the occasional "hot hole" which if driven over or into, could cause serious injury to you and/or your passengers.
10. If any of the tracks may be steep, and/or the surface may be slippery, particularly during or immediately after rain, therefore you should operate your vehicle in four wheel drive during the time you are on the property and/or avoid such hazardous areas.
11. Should you decide to leave the vehicle to walk a short distance for better views, or to inspect features etc, please only your vehicle in the other vehicles car park or vehicle safety.
12. You will take care to keep yourself safe and avoid the hazards noted above, as well as any other hazards.
13. You will leave all gates and fences as you find them. Please treat all fences as being electric, and that they are "live".
14. You will not trespass onto neighbouring land.
15. All children (under 16) are to be supervised by an adult while on the farm.
16. Smoking is prohibited in all buildings. The lighting of fires is strictly prohibited.
17. Caution is required with any livestock.
18. When you leave the property you will report back to the licensee to confirm that you and all people accompanying you have left the property.
19. If you have any questions or concerns please advise the licensee immediately.

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Please ensure all visitors report to the salesperson upon exiting the property.
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I have read and understand the above hazard notice and I agree to comply with the instructions and directions of the licensee and staff of the vendor.
I understand that I am responsible for my own safety and the safety of my passengers at all times.
I hereby acknowledge that I have been made aware of the hazards and risks associated with the property and I agree to comply with the directions of the licensee and staff of the vendor.
I understand that I am responsible for my own safety and the safety of my passengers at all times.

Keep a Safe Distance

Take care. Be alert.

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Slip/Trip Hazard

Take care. Be alert.

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