



Property report

Te Ore Ore, Masterton
262B Masterton Stronvar Road

Prepared by Bayleys
April 2026

Photo gallery





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The opportunity

This is a rare opportunity to acquire a consented, staged rural subdivision at 262B Stronvar Road, Masterton, offering a 74-hectare site that is already one third through development and ready for an investor or developer to complete.

The property benefits from a fully approved 14-lot subdivision consent (RM230058A, including the Section 127 variation granted by Masterton District Council on 13 September 2024). Detailed civil engineering drawings have been prepared by Cameron Fauvel Projects and have received full engineering approval, and a comprehensive geotechnical report is already accepted. With the consent valid until September 2029, the incoming purchaser can continue the construction immediately, bypassing the usual planning, consenting, and design risks associated with greenfield projects.

The approved two-stage structure provides capital efficiency:

- Stage 1 delivers five lifestyle lots (Lots 1, 2, 12, 13 and 14) plus the balance of land, together with the formation of Private Right of Way. This enables early sales and cashflow generation with relatively modest additional capital outlay.
- Stage 2 includes the remaining 9 lots (Lots 3-11) and the balance of the rights of way completing and unlocking the full value of the subdivision.

The subdivision is designed to make the very most of the outstanding views over the valley to the Northwest offering genuinely premium house sites a very short distance from town.

This staged approach offers multiple delivery and exit strategies, including progressive staged sell down, land banking of later lots, or integration into house and land packages. Purchasers can tailor the rollout to their preferred risk profile, capital structure, and market timing.

For developers and investors seeking a partially de-risked subdivision with genuine upside and development margin, this represents a compelling opportunity to enter the market with significantly reduced entitlement risk and accelerated delivery potential.

We look forward to discussing further and hosting you over this unique opportunity.

Andrew Smith
027 760 8208
a.smith@bayleys.co.nz

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Property overview

This offering presents a rare opportunity to acquire a 74 hectare master planned subdivision within the surrounds of Masterton. The site benefits from an approved 14-lot lifestyle subdivision consent, including a Section 127 variation granted by the Masterton District Council, enabling development to be delivered in two stages.

The subdivision has been designed to create a range of lifestyle lots, generally between approximately 2.2ha and 9.7ha, together with a larger balance landholding. With consent, staging, and development parameters clearly established, the property presents a straightforward pathway for an incoming purchaser to complete the remaining works and create value through staged lot sales.

Key Selling Features

- Approved subdivision consent with Section 127 variation allowing for staged delivery enabling early cashflow from initial lots and progressive sell down.
- Comprehensive geotechnical assessment (IRBA Report 870) already completed and built into the consent.
- First class views from all house sites in the proposed subdivision.
- Located within a proven lifestyle area, a short drive from Masterton township and amenities.

Executive summary

The property

Address	262B Masterton Stronvar Road, Te Ore Ore, Masterton
Legal description	Lot 5 Deposited Plan 82346 (WN49A/7)
Area	74.1880 hectares (more or less)
Zoning	Rural - Primary Production (Operative) / General Rural (Proposed)
Capital Valuation (1/9/23)	Land value - \$2,000,000 Capital Value - \$2,035,000
Annual rates (2025/26)	\$7,752.00

History

The property at 262B Masterton-Stronvar Road has a long history of dairy support since 2002, raising young livestock and carry-over cows for a local dairy farmer. Regular fertiliser applications have been consistently maintained as part of the lease. During the current subdivision development, the vendor has leased the property on favourable terms to a neighbouring sheep farmer for light grazing.

Subdivision Overview

Consented plan	14 lifestyle lots + balance lot
Lot sizes	Approx. 2.2ha - 9.7ha (plus ~54ha balance)
Subdivision status	Subdivision consent RM230058 originally granted; varied and re-issued as RM230058A (s127 variation) on 13 September 2024 by Masterton District Council with approved staging.
Consent reference	RM230058 + RM230058A (s127 variation)
Consent Status & Term	Consent is valid for 5 years (until ~13 September 2029).

Staging & Delivery

Stage 1 (first ~1/3)	Development of Lots 1, 2, 12, 13, & 14 + formation of Right of Way 'P' (to far boundary of Lots 2) + Balance Lot 100
Stage 2	Lots 3-11 + Formation of Rights of Way 'Q' (past Lot 2), 'R' and 'S'
Approval	Scheme plans approved by Tomlinson & Curruthers, dated 28 th August 2024
Delivery Strategy	Staged development enabling early cashflow and progressive sell down

Infrastructure & Requirements (please refer to full resource consent)

Access	Shared sealed Rights of Way
Services	Stormwater, power, telecommunication (underground)
Water supply	On-site firefighting water required per lot There is potentially an option to access Winuioru Water Scheme which is piped through the property to water tanks on the top of the ridge.
Engineering	Design, construction and certification required

Financial contribution Payable per Title issued

Development contribution	Roading (3%) + Reserves (2%) of land value
Contribution Cap	\$7,500 + GST per lot
Cost Certainty	Contributions capped under District Plan provisions

Key Considerations

Geotechnical	IRBA Reference 870 (August 2023) + addendum (September 2023) - already accepted as basis for all future building consents.
Fault Hazard Areas	Affect Lots 5, 7, 8 (see map in appendix)
Access Maintenance	Shared responsibility between lot owners as buyers must maintain shared ROW access
Land Covenant in Transfer 523469 - Found in Title	The title is subject to a Land Covenant created by Transfer 523469 (30 March 1962). This covenant prohibits quarrying or any works that could undermine or cause subsidence to an historic right-of-way strip created at the same time. The covenant has been considered and is not breached by the approved subdivision consent RM230058A.

The sale process

Sales method	Tender (unless sold prior) 186 Chapel Street, Masterton
Sales date	2pm Wednesday, 3 rd June 2026

Photo gallery



Photo gallery



Photo gallery





The location

The property is located on the eastern hills overlooking Masterton, the primary service center for the wider Wairarapa Region. Positioned a short and easy drive from the township, the site offers a balance of rural amenity and convenient access to shops, schools, and essential services.

The surrounding area is characterised by a mix of productive farmland and established lifestyle properties, supporting its suitability for low-density subdivision. The Wairarapa region has seen consistent demand for lifestyle sections, driven by buyers seeking space, privacy, a rural environment and a rural outlook.

Overall, the location provides a well-established rural setting with good connectivity to Masterton, underpinning the project’s appeal as a lifestyle subdivision opportunity.

Approximate distances from the property

Masterton	10 km	12 minutes
Martinborough	55 km	45 minutes
Palmerston North Airport	100 km	1 hour 20 minutes
Wellington Airport	120 km	1 hour 45 minutes

Schooling

Primary
Masterton Primary School, Douglas Park School, Fernridge School, Solway School, Lakeview School, Wainuioru School (bus on Masterton-Stronvar Road)

Secondary
Rathkeale College, St Matthews Collegiate, Wairarapa College, Chanel College, Solway Girls College, Makoura College





Sales details

262B Masterton Stronvar Road, Te Ore Ore, Masterton is offered for sale by way of Tender.

TENDER (unless sold prior)

2pm Wednesday, 3rd June 2026
186 Chapel Street, Masterton

[bayleys.co.nz/3151435](https://www.bayleys.co.nz/3151435)

 **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:



Andrew Smith

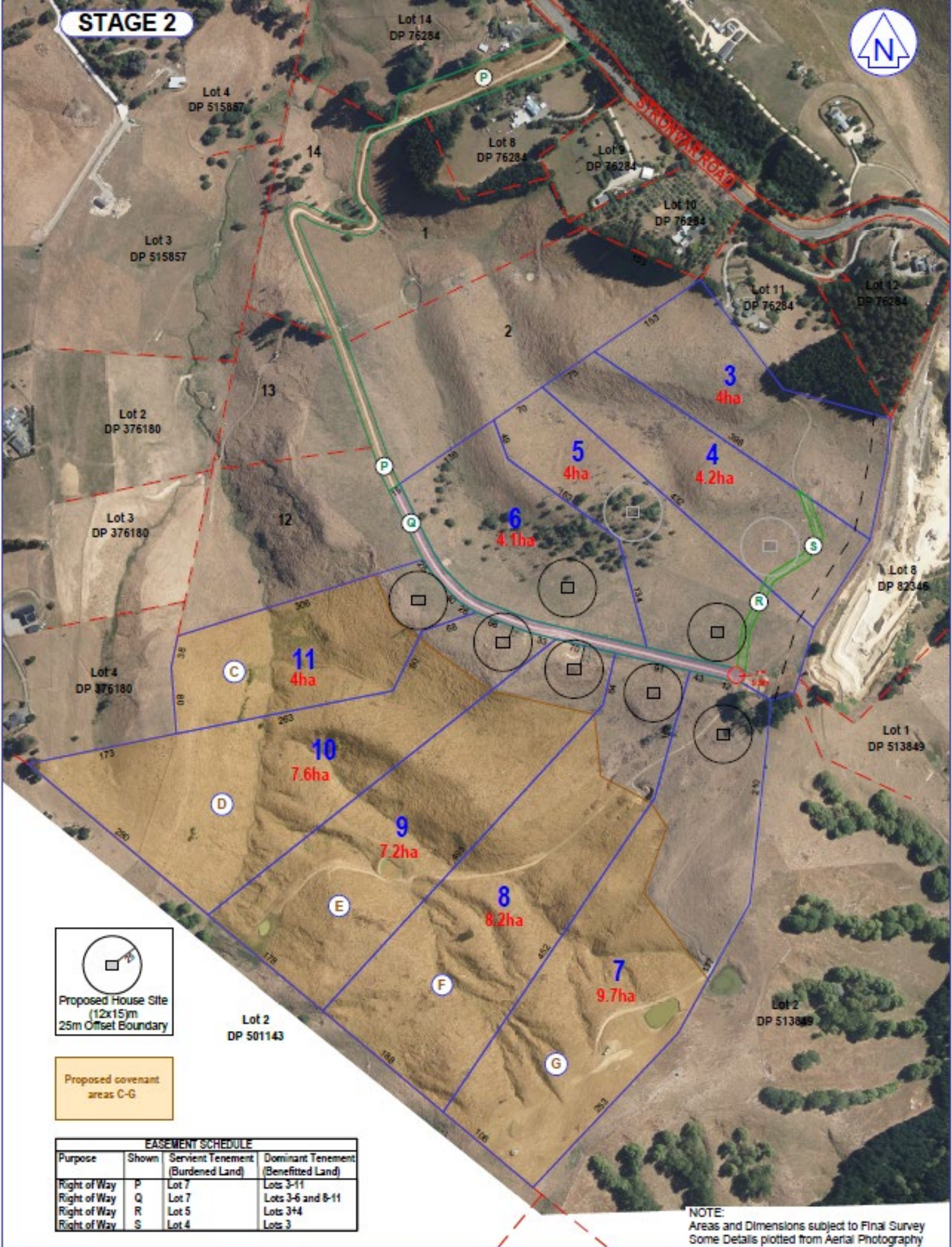
027 760 8208

a.smith@bayleys.co.nz

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Appendices

STAGE 2

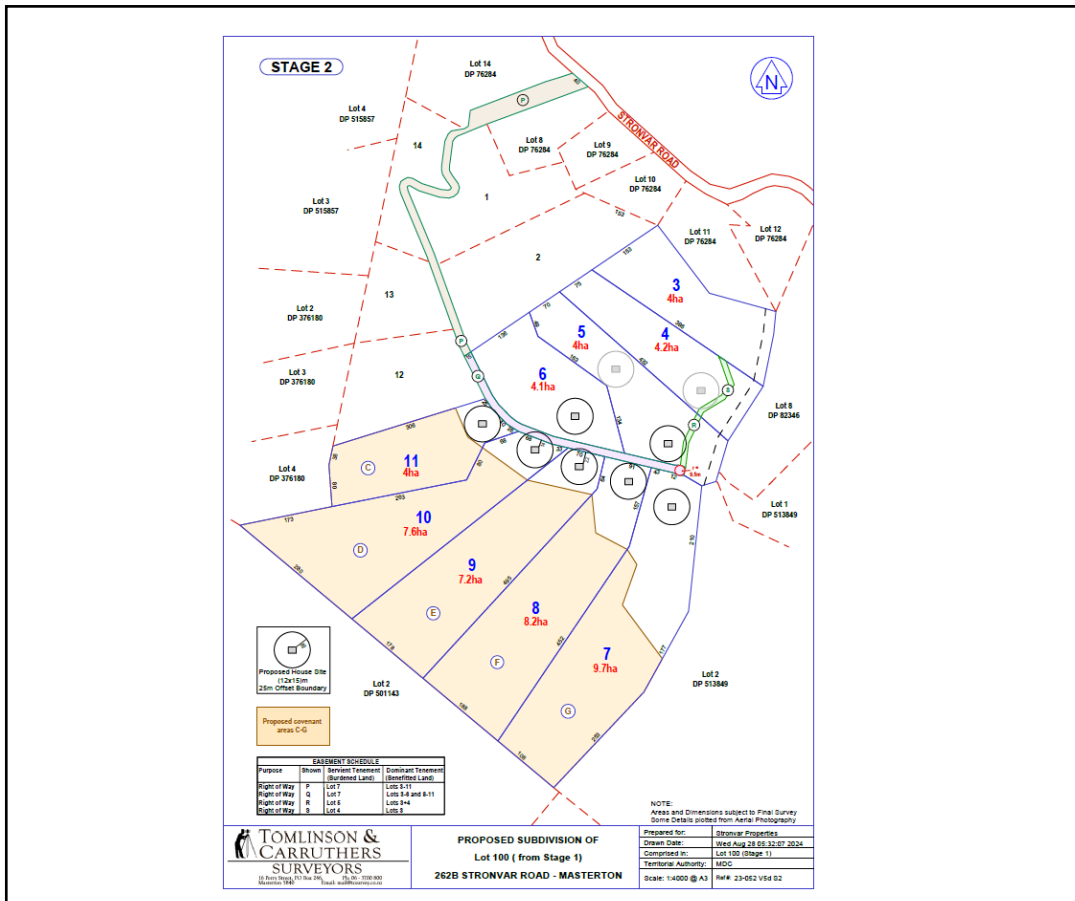


Proposed covenant areas C-G

EASEMENT SCHEDULE			
Purpose	Shown	Servient Tenement (Burdened Land)	Dominant Tenement (Benefitted Land)
Right of Way	P	Lot 7	Lots 3-11
Right of Way	Q	Lot 7	Lots 3-6 and 8-11
Right of Way	R	Lot 5	Lots 3+4
Right of Way	S	Lot 4	Lots 3

NOTE:
Areas and Dimensions subject to Final Survey
Some Details plotted from Aerial Photography

Prepared for:	Stronvar Properties
Drawn Date:	Wed Aug 28 05:33:26 2024
Comprised In:	Lot 100 (Stage 1)
Territorial Authority:	MDC
Scale: 1:4000 @ A3	Rwf # 23-052 V5d S2



1.0 THE PROPOSAL

1.1 The applicant (Paul Styles Family Trust, taking over from previous applicant Prue Hamill) seeks to amend the previously granted subdivision consent RM230058 to stage the subdivision in two stages and remove Right of Way 'B'. All other aspects of the subdivision remain the same. This will result in a change to the conditions under the original consent, therefore the applicant has applied for a variation under s127 of the Resource Management Act (1991).

1.2 'Stage 1' will be the development of Lots 1, 2, 12, 13 and 14, and the formation of Right of Way 'P' to the far boundary of Lot 2.

1.3 'Stage 2' is the development of Lots 3-11, Right of Way 'Q' (past Lot 2), 'R' and 'S'.

1.4 The specific variations sought by the applicant are as follows:

- a. Change to condition 6.1 to reflect the new scheme plan T23/052 V5b staging.
- b. Change to condition 6.8 to delete reference to Right of Way 'B' as there is no Right of Way B proposed.
- c. Change to condition 6.9 to delete second bullet point "Right of Way 'B' to Lot 2 (over Lot 6)" as there is no Right of Way B proposed.
- d. Addition of a new condition to address staging (contributions and work per stages).

- 1.5 However, MDC considers minor changes to all conditions will be required as a result of the new staging. A clean copy of the new conditions sets are provided with this application. A copy of the conditions with tracked changes made is included in Appendix 1 for clarity. The new conditions set shows an increase in the number of conditions from 15 to 27 conditions. To clarify, the increase in number of conditions is as a result of the staging, and the need for some conditions to be split into both Stage 1 and Stage 2, but referring to different lot numbers. The purpose of the conditions with regard to engineering, access, survey and consent notice conditions have not changed from the original apart from minor amendments where the Right of Way reference letters have changed, and relevant lot numbers have changed.
- 1.6 See RM230058 for the original decision and assessment of environmental effects.

2.0 STATUTORY REQUIREMENTS

- 2.1 Section 127 of the Resource Management Act states:

*"127. Change or cancellation of consent condition on application by consent holder.
(1) The holder of a resource consent may apply to a consent authority for a change or cancellation of a condition of the consent, subject to the following:*

- (a) the holder of a subdivision consent must apply under this section for a change or cancellation of the consent before the deposit of the survey plan (and must apply under section 221 for a variation or cancellation of a consent notice after the deposit of the survey plan); and*
- (b) no holder of any consent may apply for a change or cancellation of a condition on the duration of the consent.*

(2) Sections 88 to 121 apply, with all necessary modifications, as if –

- (a) The application were an application for a resource consent for a discretionary activity; and*
- (b) The references to resource consent and to the activity were references only to the change or cancellation of a condition and the effects of the change or cancellation respectively.*

For the purposes of determining who is adversely affected by the change or cancellation, the local authority must consider, in particular, every person who–

- (a) made a submission on the original application; and*
- (b) may be affected by the change or cancellation."*

- 2.2 The survey plan for this subdivision has not been deposited, and the variation requested does not relate to the duration of consent.
- 2.3 The application for the change of conditions has been assessed as a discretionary activity.

3.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

- 3.1 In addition to the original AEE contained within RM230058, the actual and potential effects of the proposed changes are discussed here.
- 3.2 The proposed changes do not result in any changes to the configuration or sizes of the lots. The new scheme plan divides the development of the new lots into two stages. As there will be no material change to the previously approved subdivision (approved under the Operative Wairarapa Combined District Plan, 2011) an assessment under the Proposed Wairarapa Combined District Plan (2023) is not considered necessary.
- 3.3 The scope of original approval does not change as a result of the proposed change to consent conditions.
- 3.4 It is therefore considered that that the change of consent conditions to incorporate the new staging (2 stages) for subdivision RM230058 will have less than minor effect on the surrounding environment. No adverse effects on the environment or any person is anticipated.

4.0 DECISION

The Masterton District Council **grants** the application to change the consent conditions of subdivision consent RM230058, pursuant to section 127 of the Resource Management Act 1991 subject to the proposal being carried out in general accordance with the Resource Consent decision RM230058 and new plans provided with RM230058A. The new conditions set out with all changes (including deletions) is in Appendix 1 to this decision.

Stage 1: Lots 1, 2, 12-14 and Balance Lot 100, ROW 'P'

<u>Conditions</u>	
<u>Survey</u>	
6.1	Subject to the further conditions of this consent the subdivision shall be undertaken in accordance with the consent application RM230058, the assessment of environmental effects and the scheme plan reference number 23-052 V5d S1 dated Wednesday August 28th 2024 prepared by Tomlinson & Carruthers Surveyors Ltd, subject to final survey.
6.2	Obtain and register all the necessary easements for rights of way, water, storm water, sewerage, power and telecom. These easements are to be created by schedule and memorandum and are to be registered against the certificates of title for the lots.
<u>Consent Notices</u>	
6.3	That a Consent Notice pursuant to section 221 of the Resource Management Act 1991 shall be registered on the Certificate of Title for Lots 1, 2, 12, 13 and 14 requiring compliance with the following conditions on a continuing basis:

	<ol style="list-style-type: none"> 1. Any application(s) for building consent to erect a new habitable dwelling on Lots 1-14 shall include a 'Site Specific Geotechnical Report' prepared by a geo-professional specialising in the field of geotechnical engineering, which is in accordance with the recommendations in the Geotechnical Report prepared by IRBA Reference: 870, dated August 2023, and addendum to this report, dated September 2023, which shall include but not limited to: <ol style="list-style-type: none"> a. Certification to the satisfaction of the Consent Authority that the design of the foundations of the proposed building are suitable with respect to the bearing strength of the supporting ground (In accordance with the relevant New Zealand Standard); and b. Addresses any potential for expansive soils, non-engineered fill and if appropriate liquefaction or differential settlement that may need to be incorporated into the foundation design for new buildings; and. c. Specifies as appropriate, any remedial works or mitigation measures to be undertaken to protect the development from natural hazards. d. The building shall be constructed in accordance with the recommendations in the submitted Geotechnical Report. 2. Any building(s) constructed on the lot(s) shall be provided with an on-site Alternative Firefighting Water Source in accordance with SNZ PAS4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice. This shall be provided at the expense of the land-owner(s) of the Lot(s). 3. All new communications and electricity connections associated with any future buildings on the Lot(s) are to be placed underground at the expense of the land-owner(s) of the Lot(s). 4. Council is not responsible for the maintenance of the shared Right of Ways 'P' and 'Q' off Masterton-Stronvar Road. The owner(s) of Lots 1-14 shall, on an on-going basis, share the responsibility to maintain Right of Ways 'P' and 'Q'.
<p>6.4</p>	<p>That a Consent Notice pursuant to section 221 of the Resource Management Act 1991 shall be registered in the Certificate of Title for Lots 12 and 13 requiring compliances with the following conditions on a continuing basis:</p> <ol style="list-style-type: none"> 1. Any application(s) for building consent to erect habitable building(s) and/or structure(s) within the proposed covenant areas A-G, further geotechnical investigations, analysis, specific engineering design and engineering reporting shall be undertaken to the satisfaction of the consent authority.

Engineering	
6.5	<p>Prior to requesting approval under section 224 of the Resource Management Act 1991 the consent holder shall upgrade the existing vehicle entrance to the shared Right of Way, in accordance with the subdivision application, and to meet Council specified design outlined in Wairarapa Combined District Plan and NZS 4404:2010 for a new sealed heavy duty rural entrance. The vehicle entrance shall have a minimum 300mm diameter culvert to ensure flow in the water table is not impeded.</p>
6.6	<p>Prior to requesting approval under section 224 of the Resource Management Act 1991 for Lots 1, 2, 12, 13 and 14 the consent holder shall submit engineering design/construction drawings for the Rights of Way 'P' to Council for acceptance prior to carrying out any construction work required by this consent. All work associated with the Right of Way shall be designed, constructed and completed in accordance with Wairarapa Combined District Plan and NZS 4404:2010.</p> <p>The submitted drawings shall include (but not limited to):</p> <ol style="list-style-type: none"> Pavement design – based on testing of existing ground; and Test results of in-situ ground for the portion of new pavement to be constructed and for the existing formation; and Disposal of stormwater including all structures and erosion control; and Surface treatment – <u>the Right of Way 'P' shall be sealed and shall have a 1:6 gradient.</u> <p>(Form Schedule 1A of NZS 4404:2010) shall be completed and submitted along with the drawings.</p>
6.7	<p>Prior to requesting approval under section 224 of the Resource Management Act 1991 for Stage 1, the consent holder shall construct:</p> <ul style="list-style-type: none"> Right of Way 'P' over Lot 100 (to be held with Lot 7 in Stage 2) <p>To the relevant standards under the Wairarapa Combined District Plan and Section 3.3.16 of NZS 4404:2010.</p>
6.8	<p>Prior to requesting approval under section 224 of the Resource Management Act 1991, Stage 1, the consent holder shall submit a written statement from a suitably qualified professional, that:</p> <ol style="list-style-type: none"> The physical works required by condition 6.9 have been carried out in accordance with the accepted and approved engineering design/construction drawing. The physical works meet Wairarapa Combined District Plan and NZS 4404:2010. <p>(Form Schedule 1C of NZS 4404:2010) shall be completed and submitted along with the written statement.</p>
6.9	<p>All the engineering works for Stage 1, including the road, sewer, water, and stormwater services, are to be constructed in accordance with NZS4404:2010, those relevant requirements of the Wairarapa Combined District Plan or as agreed by Council Engineers. All plans are to be provided to the Masterton District Council for comment and approval before construction begins.</p>

6.10	A suitably qualified person shall be engaged to undertake the design and supervision of any works associated with this subdivision Stage 1 and shall certify all of the work on completion. Certifications will be required in accordance with Schedules 1A, 1B and 1C of NZS 4404:2010.
6.11	Prior to requesting approval under section 224 of the Resource Management Act 1991 Stage 1 , the consent holder shall lodge 'as built' plans in electronic format with the Masterton District Council, in accordance with Wairarapa Combined District Plan and NZS 4404:2010.
<u>Financial Contributions</u>	
6.12	<p>A roading contribution, being 3% (plus GST) of the land value of 4 lots shall be paid in respect of the 4 additional lots (Stage 1) in accordance with 23.4.2 (g) of the Council's Wairarapa Combined District Plan.</p> <p>The value of the allotment shall be obtained from a registered valuer by and at the cost of the applicant and shall be no older than 3 months at the time of presentation to the Masterton District Council.</p> <p>N.B. The maximum amount of total combined contribution for reserves and roading in the Rural Zone shall be \$7,500 (plus GST) per allotment created by a subdivision.</p>
6.13	<p>A reserves contribution, being 2% (plus GST) of the land value of 4 lots shall be paid in respect of the 4 additional lots (Stage 1) in accordance with 23.2.2 (a) of the Council's Wairarapa Combined District Plan.</p> <p>The value of the allotment shall be obtained from a registered valuer by and at the cost of the applicant and shall be no older than 3 months at the time of presentation to the Masterton District Council.</p> <p>N.B. The maximum amount of total combined contribution for reserves and roading in the Rural Zone shall be \$7,500 (plus GST) per allotment created by a subdivision.</p>

Stage 2: Lots 3-11, ROW Q, R and S

<u>Conditions</u>	
<u>Survey</u>	
6.14	Subject to the further conditions of this consent the subdivision shall be undertaken in accordance with the consent application RM230058, the assessment of environmental effects and the scheme plan reference number 23-052 V5d S2 dated Wednesday August 28th 2024 prepared by Tomlinson & Carruthers Surveyors Ltd, subject to final survey.
6.15	Obtain and register all the necessary easements for rights of way, water, storm water, sewerage, power and telecom. These easements are to be created by schedule and memorandum and are to be registered against the certificates of title for the lots.

Consent Notices

[6.16](#)

That a Consent Notice pursuant to section 221 of the Resource Management Act 1991 shall be registered in the Certificate of Title for Lots 3, 4, and 5 requiring compliance with the following conditions on a continuing basis:

- a. *No building shall be located within the "no build area" to the west of the lots, adjacent to the limestone quarry.*

[6.17](#)

That a Consent Notice pursuant to section 221 of the Resource Management Act 1991 shall be registered in the Certificate of Title for Lots [3-11](#) requiring compliance with the following conditions on a continuing basis:

5. Any application(s) for building consent to erect a **new habitable dwelling on Lots 1-14** shall include a 'Site Specific Geotechnical Report' prepared by a geo-professional specialising in the field of geotechnical engineering, **which is in accordance with the recommendations in the Geotechnical Report prepared by IRBA Reference: 870, dated August 2023**, and addendum to this report, dated September 2023, which shall include but not limited to:
 - a. Certification to the satisfaction of the Consent Authority that the design of the foundations of the proposed building are suitable with respect to the bearing strength of the supporting ground (**In accordance with the relevant New Zealand Standard**); and
 - b. Addresses any potential for expansive soils, non-engineered fill and if appropriate liquefaction or differential settlement that may need to be incorporated into the foundation design for new buildings; and
 - c. Specifies as appropriate, any remedial works or mitigation measures to be undertaken to protect the development from natural hazards.
 - d. The building shall be constructed in accordance with the recommendations in the submitted Geotechnical Report.
6. Any building(s) constructed on the lot(s) shall be provided with an on-site Alternative Firefighting Water Source in accordance with SNZ PAS4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice. This shall be provided at the expense of the land-owner(s) of the Lot(s).
7. All new communications and electricity connections associated with any future buildings on the Lot(s) are to be placed underground at the expense of the land-owner(s) of the Lot(s).
8. Council is not responsible for the maintenance of the shared Right of Ways '[P](#)' and '[Q](#)' off Masterton-Stronvar Road. The owner(s) of Lots 1-14 shall, on an on-going basis, share the responsibility to maintain Right of Ways '[P](#)' and '[Q](#)'.

<p>6.18</p>	<p>That a Consent Notice pursuant to section 221 of the Resource Management Act 1991 shall be registered in the Certificate of Title for Lots 7-11 requiring compliance with the following conditions on a continuing basis:</p> <p>2. Any application(s) for building consent to erect habitable building(s) and/or structure(s) within the proposed covenant areas A-G, further geotechnical investigations, analysis, specific engineering design and engineering reporting shall be undertaken to the satisfaction of the consent authority.</p>
<p>6.19</p>	<p>That a Consent Notice pursuant to section 221 of the Resource Management Act 1991 shall be registered in the Certificate of Title for Lots 5, 7 and 8 requiring compliance with the following conditions on a continuing basis:</p> <p>1. At the time of granting the subdivision consent, GNS Science New Zealand released proposed Fault Hazard Area Maps. Lots 5, 7, and 8 contain these proposed Fault Hazard Areas. Further geotechnical investigations may be required before a determination can be made on any future building consent application, and these investigations may be subject to peer review.</p>
<p>Engineering</p>	
<p>6.20</p>	<p>Prior to requesting approval under section 224 of the Resource Management Act 1991 for Stage 2 the consent holder shall submit engineering design/construction drawings for the Rights of Way O, R and S to Council for acceptance prior to carrying out any construction work required by this consent. All work associated with the Right of Way's shall be designed, constructed and completed in accordance with Wairarapa Combined District Plan and NZS 4404:2010.</p> <p>The submitted drawings shall include (but not limited to):</p> <ul style="list-style-type: none"> e) Pavement design – based on testing of existing ground; and f) Test results of in-situ ground for the portion of new pavement to be constructed and for the existing formation; and g) Disposal of stormwater including all structures and erosion control; and h) Surface treatment – <u>the Right of Way 'A' shall be sealed and shall have a 1:6 gradient.</u> <p>(Form Schedule 1A of NZS 4404:2010) shall be completed and submitted along with the drawings.</p>
<p>6.21</p>	<p>Prior to requesting approval under section 224 of the Resource Management Act 1991 for Stage 2, the consent holder shall construct:</p> <ul style="list-style-type: none"> • Right of Way 'O' over Lot 7 • Right of Way 'R' over Lot 5 • Right of Way 'S' over Lot 4 <p>To the relevant standards under the Wairarapa Combined District Plan and Section 3.3.16 of NZS 4404:2010.</p>

6.22	<p>Prior to requesting approval under section 224 of the Resource Management Act 1991 Stage 2, the consent holder shall submit a written statement from a suitably qualified professional, that:</p> <ul style="list-style-type: none"> (i) The physical works required by condition 6.9 have been carried out in accordance with the accepted and approved engineering design/ construction drawing. (ii) The physical works meet Wairarapa Combined District Plan and NZS 4404:2010. <p>(Form Schedule 1C of NZS 4404:2010) shall be completed and submitted along with the written statement.</p>
6.23	<p>All the engineering works for Stage 2, including the road, sewer, water, and stormwater services, are to be constructed in accordance with NZS4404:2010, those relevant requirements of the Wairarapa Combined District Plan or as agreed by Council Engineers. All plans are to be provided to the Masterton District Council for comment and approval before construction begins.</p>
6.24	<p>A suitably qualified person shall be engaged to undertake the design and supervision of any works associated with this subdivision Stage 2 and shall certify all of the work on completion. Certifications will be required in accordance with Schedules 1A, 1B and 1C of NZS 4404:2010.</p>
6.25	<p>Prior to requesting approval under section 224 of the Resource Management Act 1991 Stage 2, the consent holder shall lodge 'as built' plans in electronic format with the Masterton District Council, in accordance with Wairarapa Combined District Plan and NZS 4404:2010.</p>
<p><u>Financial Contributions</u></p>	
6.26	<p>A roading contribution, being 3% (plus GST) of the land value of 9 lots shall be paid in respect of the 9 lots (Stage 2) in accordance with 23.4.2 (g) of the Council's Wairarapa Combined District Plan.</p> <p>The value of the allotment shall be obtained from a registered valuer by and at the cost of the applicant and shall be no older than 3 months at the time of presentation to the Masterton District Council.</p> <p>N.B. The maximum amount of total combined contribution for reserves and roading in the Rural Zone shall be \$7,500 (plus GST) per allotment created by a subdivision.</p>
6.27	<p>A reserves contribution, being 2% (plus GST) of the land value of 9 lots shall be paid in respect of the 9 lots (stage 2) in accordance with 23.2.2 (a) of the Council's Wairarapa Combined District Plan.</p> <p>The value of the allotment shall be obtained from a registered valuer by and at the cost of the applicant and shall be no older than 3 months at the time of presentation to the Masterton District Council.</p> <p>N.B. The maximum amount of total combined contribution for reserves and roading in the Rural Zone shall be \$7,500 (plus GST) per allotment created by a subdivision.</p>

Advice notes: Applicable to Stages 1 and 2:

Advice Notes	
1	The resource consent is valid for five years from the date consent is granted.
2	Any building work associated with the proposed activity should not commence until a building consent has been obtained under the Building Act 2004.
3	If any archaeological site deposits are identified during any development of the land, the owner/contractor should act in good faith and avoid effect to the deposits and contact the Historic Places Trust, Rangitāne Tū Mai Rā, Rangitane O Wairarapa, and Ngati Kahungunu Ki Wairarapa Taiwhenua immediately. Under the Heritage New Zealand Pouhere Taonga Act 2014 it is an offence to modify or destroy, or cause to be modified or destroyed, the whole or any part of an archaeological site without the prior authority of Heritage New Zealand. The accidental discovery protocol is to be followed.
4	Please note when applying for your section 224 completion certificate you will need to provide evidence that demonstrates <u>all</u> conditions of this consent have been met.
5	This resource consent does not authorise any works that also require consent from the Greater Wellington Regional Council (for example, in relation to earthworks). If necessary, separate resource consent(s) will need to be obtained prior to commencing work.
6	It is advised that further consultation maybe required under rule 75 of the proposed natural resources plan in regard to permitted activity standards for new or modified on-site domestic wastewater systems.
7	All work or discharge to or within the road reserve requires a Corridor Access Request (CAR). This includes any upgrades to vehicle crossings and the installation of infrastructure, services. A Corridor Access Request (CAR) can be made online via the Submitica Service, http://www.submitica.com . A Site location plan and Traffic Management Plan for the works shall be submitted with the CAR.
8	GNS Science has identified Active Fault Lines and Fault Hazard Areas within the subject site. Specifically, Lots 5, 7 and 8 are affected. For further information, please contact GNS Science New Zealand. Any habitable dwelling to be located within these lots may require even further geotechnical investigations. This has been included as a Consent Notice referring to Lots 5, 7 and 8.

Prepared by:



**Alice Falloon
Intermediate Resource Planner
Masterton District Council**

Reviewed and approved by:



**Christine Chong
Planning and Consents Manager
Masterton District Council
Under delegated authority**

Date: 13th September 2024



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




R. W. Muir
Registrar-General
of Land

Identifier **WN49A/7**
Land Registration District **Wellington**
Date Issued 21 August 1997

Prior References
WN43A/393

Estate Fee Simple
Area 74.1880 hectares more or less
Legal Description Lot 5 Deposited Plan 82346
Registered Owners
Stronvar Properties Limited

Interests

Appurtenant hereto is a right of way created by Transfer 523469 - 30.3.1962 at 12.02 pm (affects the land formerly part Lot 10 DP 1552)

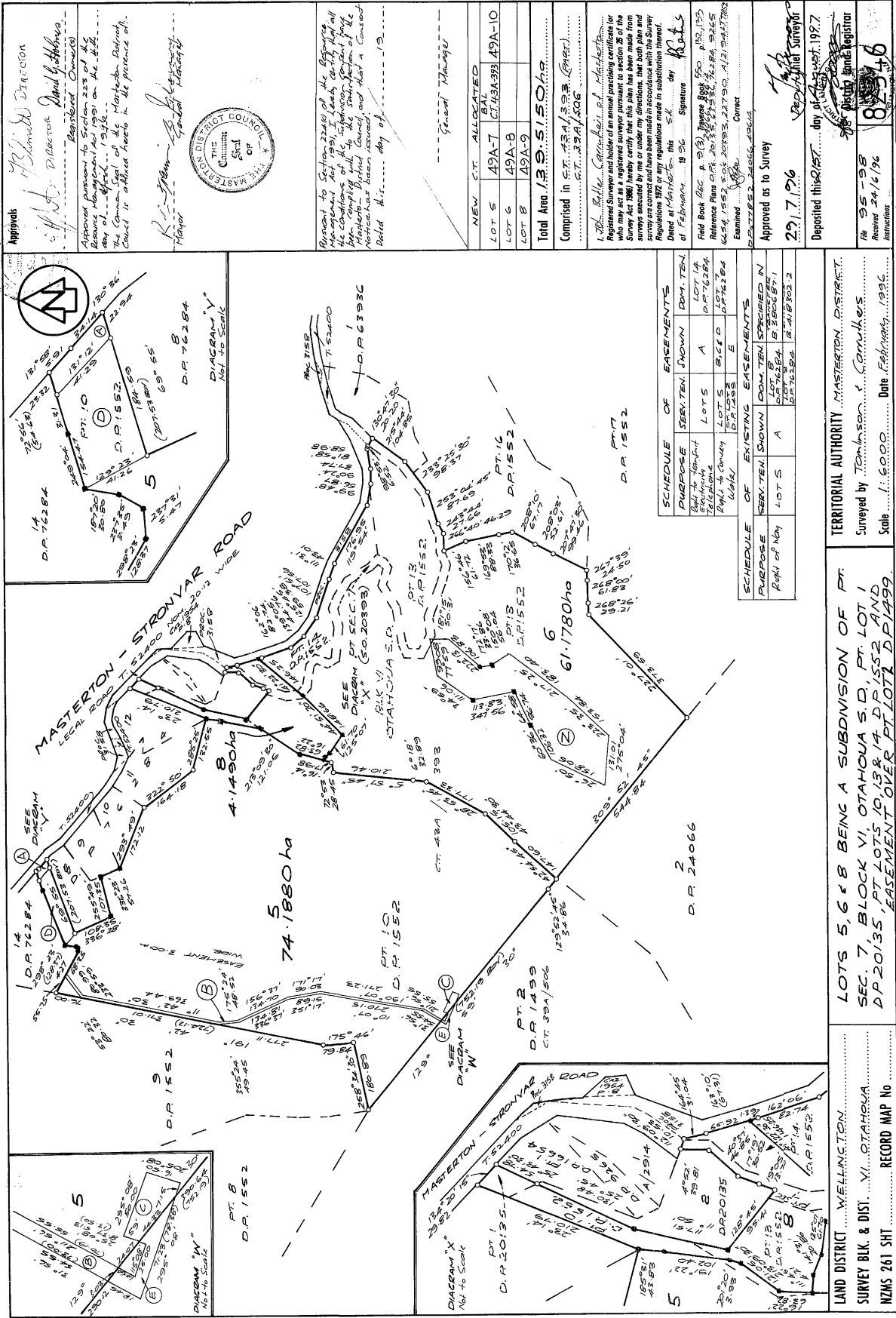
Land Covenant in Transfer 523469 - 30.3.1962 at 12.02 pm

Appurtenant hereto are water supply rights created by Transfer B180614.1 - 5.7.1991 at 9.21 am (affects the land formerly part Lot 10 DP 1552)

Subject to a right of way over part marked A on DP 82346 created by Transfer B380687.1 - 1.9.1994 at 12.13 pm

Subject to a right of way over part marked A on DP 82346 created by Transfer B418302.2 - 10.2.1995 at 2.41 pm

13114743.2 Mortgage to Property Funding Trustees Limited - 25.9.2024 at 3:28 pm



Approvals
 W. Binfield Director
 District Council
 Approved pursuant to Section 223 of the Resource Management Act 1991 on the 14th day of February 1997.
 The Council Seal of the Masterton District Council is attached hereto in the presence of:
 Mayor
 General Manager



Approved to Section 223(1) of the Resource Management Act 1991 on the 14th day of February 1997, the conditions of the subdivision proposed being complied with, to the satisfaction of the Masterton District Council, was that a Consent Authority be issued on the day of the date hereof.

NEW C.T.	ALLOCATED BAL
LOT 5	49A-7
LOT 6	49A-8
LOT 8	49A-9
Total Area 139.550 ha	
Comprised in C.T. 43A/506 (Part)	
C.T. 33A/506	

I, the Public...
 Registered Surveyor and holder of an annual practicing certificate for the purposes of the Survey Act 1986 hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and surveys are correct and have been made in accordance with the Survey Regulations 1992 or any regulations made in substitution thereof.
 Dated at Masterton this 19th day of February 1997.
 Signature
 Reference Plans C.T. 20/135, 14/17, 14/284, 9245, 42/4, 15/2, 5/3, 20/33, 22/790, A/1, 2/4, 17/200
 Examined
 Correct

Approved as to Survey
 29.7.96
 Deposited this 29th day of February 1997.
 Registered Land Registrar
 85476
 File 95-98
 Received 24/2/96
 Instructions

SCHEDULE OF EASEMENTS	
PURPOSE	SERV. TEN. SHOWN
Right of Way	LOT 5
Right of Way	LOT 6
Right of Way	LOT 8
Right of Way	LOT 8

SCHEDULE OF EXISTING EASEMENTS	
PURPOSE	SERV. TEN. SHOWN
Right of Way	LOT 5
Right of Way	LOT 6
Right of Way	LOT 8
Right of Way	LOT 8

TERRITORIAL AUTHORITY...
 Surveyed by Tomkinson & Co. Ltd.
 Scale 1:6000 Date Feb/March 1996

LAND DISTRICT...
 SURVEY BLK. & DIST. Y...
 NZMS 261 SH

LAND DISTRICT...
 SURVEY BLK. & DIST. Y...
 NZMS 261 SH

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

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ALTOGETHER BETTER

Bayleys Wairarapa & Tararua

186 Chapel St, Masterton

06 377 0622

wairarapa@bayleys.co.nz

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