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326 Cornwall Road, East Taratahi, Carterton



Te Kaunihera-ā-Rohe o Taratahi

CARTERTON DISTRICT COUNCIL

Land Information Memorandum

Application

Eastern Realty (Wairarapa) Ltd
186 Chapel Street
Masterton 5810

No.	L260116
Application date	13/07/2026
Issue date	17/07/2026

Email: Hayley.bresaz@bayleys.co.nz

Property

Valuation No.	1816001600
Location	326 Cornwall Road
Legal Description	LOT 3 DP 83191 LOT 3 DP 12743 WITH R/W OVER PT SECS 72 73 TARATAHI DIST BLK K VIII TIFFIN SD
Owner	Duffy Brian William
Area (hectares)	69.4131

Rates

Government Valuation	
Land	\$2,460,000
Capital Value	\$2,870,000
Improvements	\$410,000
Current Rates Year 2026 to 2027	
Annual Rates	\$10,849.70
Current Instalment	\$2,712.40
Current Year - Outstanding Rates	\$2,712.32
Arrears for Previous Years	\$ 0.00
Next Instalment Due	20/08/26

Note: Rates are charged in four equal instalments for the period commencing 1 July and ending 30 June each year.

Planning/Resource Management

Full details of the zone requirements are found in the current District Plan. Relevant zone ordinance is attached.

As of 31st January 2026, the Appeals Version of the Proposed District Plan is in effect. Rules not under appeal will remain operative. Where appeals are lodged, the relevant provisions will be determined through the Environment Court, and in some cases Operative Wairarapa Combined District Plan (2011) rules may continue to apply. For more information, please visit www.wairarapaplan.co.nz or contact Council's planning team planning@cdc.govt.nz

Please note that the property report attached to this LIM does not reflect the Decision Version zones, please visit the Decisions Version Map Viewer, linked here:

<https://experience.arcgis.com/experience/f28f02dcce1c41c694eea0427878f9b3>

The site is zoned General Rural Zone. Full details of the zone requirements are found in the District Plan. Relevant zone ordinance is attached.

The property falls within the Wairarapa International Dark Sky Reserve, as such there are additional requirements for outdoor lighting contained within the district plan. As a general rule, the following requirements are to be complied with:

1. The light is controlled by a timer or sensor and will turn off within 5 minutes.
2. The bulbs are 3000K or lower.
3. The lights are shielded or can be tilted down, so light doesn't project/spill upward.

The property contains Class 3 soils and as such the National Policy Standard for highly productive land (NPS-HPL) is applicable. Councils must give effect to the NPS-HPL where the use of highly productive land for land-based primary production is prioritised and supported, while subdivision of highly productive land is avoided, except as provided in the NPS-HPL.

The site adjoins a Significant Natural Area (SNc09) being Trenair Bush.

Land Use on Contiguous Properties

No information was located.

Building

14/10/2008 BUILDING CONSENT 080319 : Install Metro Wee Rad Ltd : Code Compliance Certificate issued 4/12/08

16/09/1981 Building Permit BPK049913_PD501 Alterations to dwelling : granted

Sewer and Water

Stormwater: Council records do not contain information regarding disposal of excess storm water run-off at this property. It is assumed that excess run-off from the roof of the existing dwelling; auxiliary building/s and hardstand areas are disposed in accordance with the District Plan.

The property is not serviced with a reticulated wastewater disposal and drinking water supply provided by Carterton District Council.

Land and Building Classifications

No information was located.

Refer to a copy of the map from the District Plan for other classifications in the immediate vicinity.

Compliance with Swimming Pool Bylaw

No pool registered on this property.

Land Transport Requirements

The property has vehicle access to Cornwall Road. Should any further development requiring council consent (excluding internal only alterations) occur on this property, the adequacy of any vehicle crossing/s shall be assessed against the district plan requirements current at that time and any upgrades that may be required shall be implemented at that time.

Special Land Features

Greater Wellington Regional Council has undertaken a regional flood hazard assessment which is a high-level flood model for the purposes of understanding flood exposure across the Wellington Region. This assessment has indicated that areas within this site may be at risk of inundation from stormwater. Please contact Greater Wellington Regional Council - Flood Protection Department for more information about flood risk at this property (phone 0800 496 734)

There is a water race that lies within this property's boundary. The taking of water is subject to; The Water Supply Act 1891, Water Race Bylaws 1987 and the Code of Practice - Water Races that cover restrictions, prohibitions and other requirements that may apply to the water races. Property Owners are reminded that the water races provide a dual function to supply primarily a source of stock water and also a supply of non-potable domestic water (water that is not of drinking quality). The quantity of flow in the water race is regulated by the Regional Councils consent allocation determined by the source river levels at any time and that a constant flow of water in the races is not guaranteed. The water races are managed by the Council, they also provide water to downstream properties & users, and they provide a managed control of the run-off from the catchments directly above them. The Property Owner or Occupier shall apply for approval of the Council's Operations Manager for any alterations to the race or its structures, access for maintenance, riparian planting, or abstraction of water.

According to the Building Research Association of New Zealand (BRANZ), the property is within a High Wind Zone. Please visit the BRANZ website for more information. <https://www.branz.co.nz/branz-maps-zones/>

There are no known or mapped earthquake faultlines within the site or immediate surrounding area.

There are no mapped flood zones or flood hazards on this property in accordance with the District Plan and there is no indication of or to Carterton District Council's knowledge of any historic flooding within this property. As with any property in extreme rainfall events there may be localised ponding of surface water.

Licences/Environmental Health

The property is not listed on the GWRC's Selected Land Use Register (SLUR). The Council hold no records of hazards on site.

Network Utility Operators

Information related to the availability of supply, authorisations etc. (e.g. electricity or gas) can be obtained from the relevant Network Utility Operator.

Other Information

No title search has been done on this property.

Notes

1. Code Compliance Certificates were not issued to work subject to a building permit. Should an evaluation of the building be required, an independent building professional should be consulted.
2. Every care has been taken to ensure that the information supplied by the Council on this form is accurate. The Council relies on information available to it and will not be held responsible for the incomplete or inaccurate information provided, or for any errors or omissions made in good faith.
3. Any enquiry not accompanied by a fee will be invoiced separately. (All prices are GST inclusive.).

Name: Solitaire Robertson – Group Manager Planning & Regulatory Services

Date: 17/07/2026

