

## RE: LEASE OF 5 & 236 LEES PAKARAKA ROAD, MASTERTON, LAND

On behalf of the Masterton District Council, we are calling for tenders for the lease of this property. Attached to this document is an aerial map, Records of Title, the relevant Resource Consents and soil tests for the property. We have also enclosed the proposed Deed of Lease. Please read the Lease in full to satisfy yourself with all Lessee obligations, including: permitted use, fertiliser, maintenance requirements, and charges to be levied.

The basic terms of the Lease are:

Term: Three (3) Years and Five (5) Months and Fourteen (14) Days.  
Available from: 18<sup>th</sup> December 2023.  
Rights of Renewal: One further term of 3 years at the Lessors discretion.  
Rent Review: 31<sup>st</sup> May 2027 and thereafter three yearly (if renewed).  
Current Year's Annual Rates: \$5,205.80 (#236) & \$5,827.90 (#5 or 374 Lees Pakaraka Road), including GST.

## THE PROPERTY

Location: 5 & 236 Lees Pakaraka Road, Masterton

Block	Legal Area (Ha)	Title Reference
Pakaraka	35.3348	756893
Tocker	38.4268	589795
<b>TOTAL</b>	<b>73.7616</b>	

### Note:

1. Approximately 0.66 hectares including the woolshed and yards is subject to a separate lease and shared use agreement.
2. The dwelling and curtilage area located at 236 Lees Pakaraka Road (Tocker Block) is excluded from this Lease.

## THE TENDER PROCESS

Tenders are to be submitted to Masterton District Council per the details below:

Masterton District Council  
161 Queen Street  
Masterton

Closing date – 4.00pm, Friday, 8<sup>th</sup> December 2023.

We will make a decision by – 4.00pm, Wednesday, 13<sup>th</sup> December 2023.

All tenders will be assessed on their individual merits. The highest tender or any tender will not necessarily be accepted.

Please note Lessee tenderers are to undertake their own due diligence as to the suitability of the property and any infrastructure on the property for the intended use. The property is presented on a 'as is where is basis' and no assertions or warranties whatsoever are made as to the functionality, soundness or suitability of the property or infrastructure, or information provided to the tendering Lessee, by Wairarapa Property Consultants Limited, its contractors or employees.

Tenders are to include:

- 1) Annual net rental. **Note:** Net rental is plus GST and the Lessee is responsible for rates, as per the draft Lease.
- 2) Confirmation from your bank as to your financial substance and ability to meet the proposed lease price as tendered.**
- 3) A description of the intended land use and management system to be operated by the Lessee. This will need to include any environmental considerations (including a Resource Consent if required) whereby the proposed land use represents a change to historical use (arable and predominantly lamb finishing).
- 4) The names of two referees that can be contacted for verification of good business practice.
- 5) Any other matter the Lessee thinks relevant to this tender.

When the successful tenderer is identified we suggest that both parties view the lease land and improvements together and document the state and condition of the property at the commencement of the Lease.

We anticipate a takeover date as soon as practically possible following successful tender but not before 18<sup>th</sup> December 2023. We will be holding open days on the property for inspections (by appointment only) on Thursday 23<sup>rd</sup> November and Wednesday 29<sup>th</sup> November.

We look forward to your interest. If you have any questions regarding this tender and lease, please contact Chris Morris – **Mobile 027 495 6127. Email [chris@wpcltd.co.nz](mailto:chris@wpcltd.co.nz).**

Yours faithfully

**WAIRARAPA PROPERTY CONSULTANTS LTD**



**C P MORRIS**

**B COM AG (VFM)**

**Rural Business Consultant & Registered Valuer**

**APPENDICES**

1. Certificates of title.
2. Aerial map of Lease area.
3. Aerial map of the area subject to a shared use agreement (woolshed and yards).
4. Active resource consents.
5. Soil test results, 10 March 2021

## APPENDIX 1 – RECORDS OF TITLE



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



R. W. Muir  
Registrar-General  
of Land

**Identifier** 756893  
**Land Registration District** Wellington  
**Date Issued** 28 September 2016

**Prior References**  
505953

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**Estate** Fee Simple  
**Area** 35.3348 hectares more or less  
**Legal Description** Part Taumatakaihuka B2 Block and Lot 2  
Deposited Plan 426775

**Registered Owners**  
Masterton District Council

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**Interests**

Appurtenant to Lot 2 DP 426775 is a right to transmit power and a right to convey telecommunications, computer media and water created by Easement Instrument 8826945.3 - produced 5.8.2011 at 3:11 pm and entered 18.11.2011 at 7:00 am  
The easements created by Easement Instrument 8826945.3 are subject to Section 243 (a) Resource Management Act 1991  
Subject to a right of way in gross over Lot 2 DP 426775 marked C and over part Taumatakaihuka B2 Block marked D on DP 426775 in favour of Masterton District Council created by Easement Instrument 8826945.4 - produced 5.8.2011 at 3:11 pm and entered 18.11.2011 at 7:00 am

The easements created by Easement Instrument 8826945.4 are subject to Section 243 (a) Resource Management Act 1991  
8826945.5 Esplanade Strip Instrument pursuant to Section 232 Resource Management Act 1991 - produced 5.8.2011 at 3:11 pm and entered 18.11.2011 at 7:00 am (affects Lot 2 DP 426775)

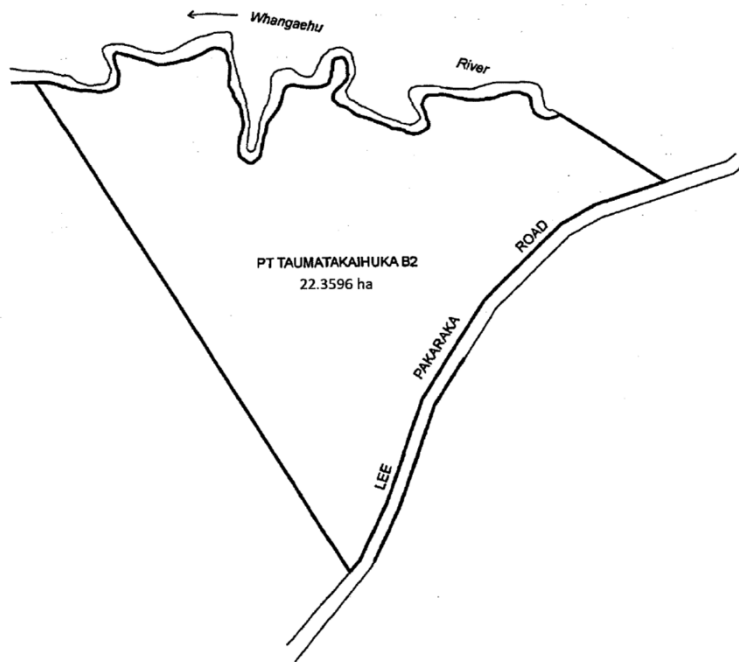
8826945.8 Consent Notice pursuant to Section 221 Resource Management Act 1991 - produced 5.8.2011 at 3:11 pm and entered 18.11.2011 at 7:00 am (affects Lot 2 DP 426775)

Subject to a right to convey water over part Lot 2 DP 426775 marked J,K,L,M,N, X & H and over part Part Taumatakaihuka B2 Block marked Z both on DP 501143, and a right to convey electricity over part Lot 2 DP 426775 marked G, R, M, S, X & H on DP 501143 created by Easement Instrument 10539276.6 - 28.9.2016 at 12:11 pm

Appurtenant hereto is a right to convey water and electricity created by Easement Instrument 10539276.6 - 28.9.2016 at 12:11 pm

Identifier 756893

**Title Diagram 505953**  
Cpy - 01/01, Pgs - 001, 2/10/16, 12:26  
  
DocID: 612968136

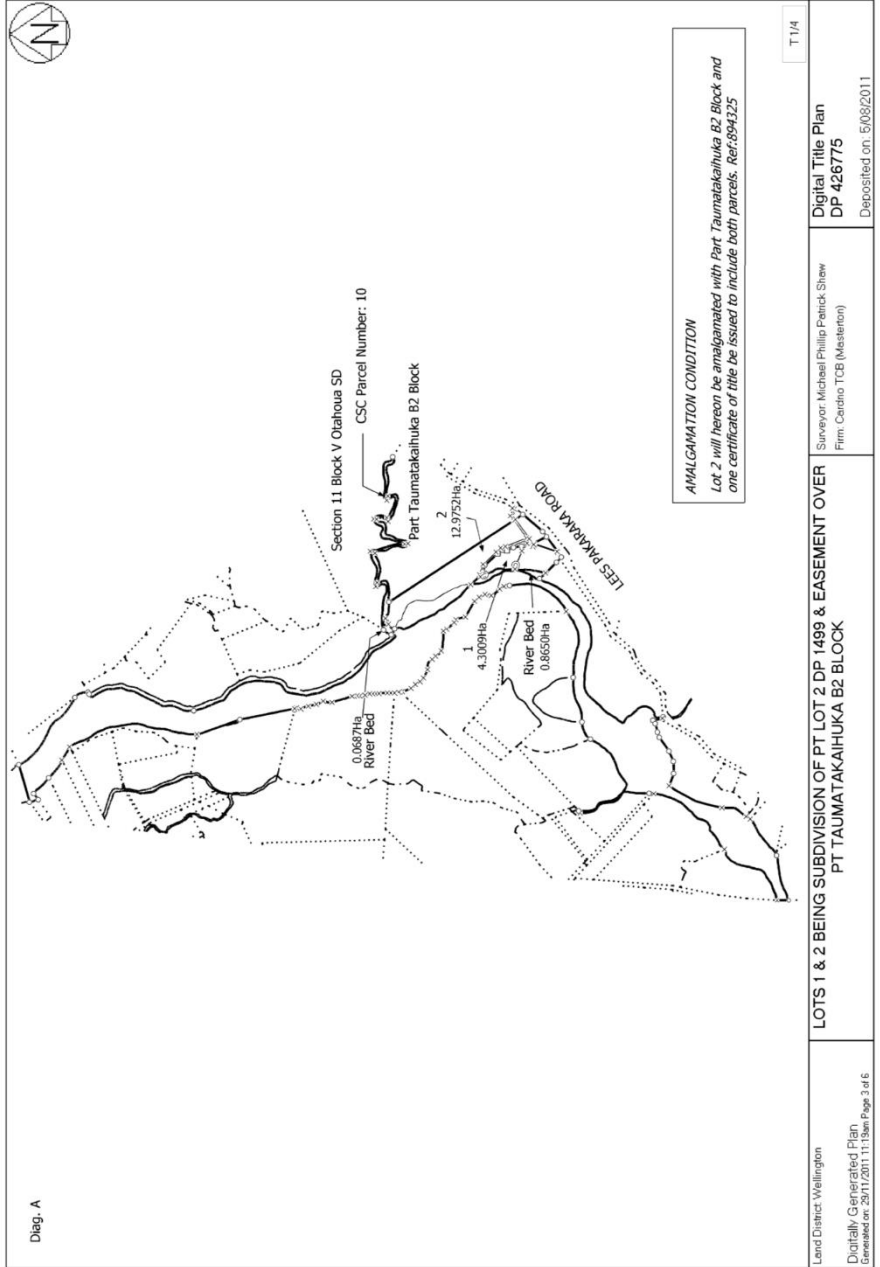


Transaction ID 1939099  
Client Reference CMO

Search Copy Dated 31/10/23 1:21 pm, Page 2 of 3  
Register Only

Identifier

756893





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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **589795**  
**Land Registration District** **Wellington**  
**Date Issued** 25 May 2015

**Prior References**  
WN40D/718

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**Estate** Fee Simple  
**Area** 38.4268 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 456394  
**Registered Owners**  
Masterton District Council

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**Interests**  
Subject to Part IV A Conservation Act 1987  
Subject to Section 11 Crown Minerals Act 1991

APPENDIX 2 – AERIAL MAP





APPENDIX 3 – WOOLSHED LEASE AREA IN BLUE



## APPENDIX 4 – RESOURCE CONSENTS OF PAKARAKA BLOCK



# Resource Consent

## RESOURCE MANAGEMENT ACT 1991

**Consent No. WAR160305 [34115]**

**Category: Water permit**  
**- Surface water take**

Pursuant to sections 104B and 108, and subject to all the relevant provisions of the Resource Management Act 1991 and any regulations made thereunder, a consent in respect of a natural resource is hereby granted to:

<b>Name</b>	Masterton District Council (transferred from Pakaraka Land Co. Limited effective 7 November 2016)	
<b>Address</b>	PO Box 444, Masterton 5840	
<b>Duration of consent</b>	Granted: 15 June 2016	Expires: 30 September 2026
<b>Purpose for which right is granted</b>	To take and use surface water from the Ruamahanga River via bore T26/0869 for irrigation purposes	
<b>Location</b>	Lees Pakaraka Road at or about map reference NZTM 1826376.5458768	
<b>Legal description of land</b>	Lot 2 DP 426775 Valuation No: 17980 201 70	
<b>Water meter ID number</b>	T26/0869	
<b>Volume/Quantity/Rate</b>	To take up to 194,400m <sup>3</sup> /year, at 1,296m <sup>3</sup> /day, at a maximum pumping rate of 15 litres/second	
<b>Conditions</b>	1 - 14 as attached	

For and on behalf of  
WELLINGTON REGIONAL COUNCIL

  
.....  
Project Leader, Environmental Regulation

Date: 10 November 2016

## Summary of your rights and responsibilities

(Not part of the resource consent)

This resource consent gives you the right to use a public resource (e.g. water, air, the coastal marine area) in the manner specified in the consent.

You may exercise the resource consent as you see fit provided that you comply with all the conditions of your resource consent and all other laws of the land.

If you wish to change the way you operate under this resource consent or if you wish to change or cancel any consent conditions, please contact the Greater Wellington Regional Council (GWRC) prior to making the changes. You may need a formal change to your resource consent conditions.

You may transfer your coastal, discharge, or water permit to any other person. If you sell your operation please contact GWRC and we will arrange the transfer for you (at no cost) once you've completed a 'Transfer of Permit' form including the signatures of the old and new owners.

If your resource consent application contained inaccurate or misleading information, GWRC may cancel or alter the resource consent.

Your resource consent does not:

- provide any warranty of any structure or process;
- provide any guarantee that the resource will be available at all times;
- provide any right of access through or over public or private land;
- negate the need for any approvals necessary under other legislation.

You as the holder(s) of this resource consent and your agents (including contractors and employees), are jointly and severally liable for compliance with the conditions of this consent. It is important that anyone operating on your behalf fully understands and complies with the conditions of the resource consent.

You are required to pay any relevant charges that are associated with the processing and monitoring of your consent under section 36 of the Resource Management Act 1991. Charges may be reviewed every year. If you would like a copy of our current Resource Management Charging Policy please ask us.

You have the right to object to the decision on your consent and/or any additional charges (over and above fixed charges) under section 357A and 357B of the Resource Management Act 1991. Such an objection should be made in writing, setting out the reasons, and be received by us within 15 working days of any decision on your consent and/or additional charges being notified to you.

You are required to allow GWRC Enforcement Officers access to your site and operation at any reasonable time so that we can inspect your operation and confirm that it is complying with your resource consent.

Your resource consent will lapse if you do not give effect to it within five years of the date it was granted (unless otherwise specified in the resource consent conditions). If you wish to apply for an extension of this lapse date please contact GWRC before the lapse date.

If you stop using your resource consent for a continuous five-year period, GWRC may cancel your resource consent. We will advise you in advance if we propose to cancel your consent. You have the right to object to your consent being cancelled.

This consent is issued without prejudice to any claim that is lodged with the Waitangi Tribunal in relation to the customary ownership of natural resources, whether it be a claim that is awaiting hearing or awaiting settlement by the Crown.

# Conditions to Resource Consent WAR160305 [34115]

## General conditions

1. The location, design, implementation and operation of the take shall be in general accordance with the consent application and its associated plans and documents lodged with the Wellington Regional Council on 26 May 2016.

For the avoidance of doubt, where information contained in the application is contrary to conditions of this consent, the conditions shall prevail.

*Note: Any change from the location, design concepts and parameters, implementation and/or operation may require a new resource consent or a change of consent conditions pursuant to section 127 of the Resource Management Act 1991.*

2. This consent will lapse in three years from commencement unless given effect to prior to that date.
3. Consent WAR160305 shall not be operated at the same time as consent WAR130248 (or any future replacements of this consent).

*Note: WAR130248 is currently held by Higgins Contractors Ltd.*

## Rate and point of take

4. The rate at which water is taken from the Ruamahanga River via bore T26/0869, at or about approximate map reference NZTM: 1826376.5458836, shall not exceed 194,400m<sup>3</sup>/year, at 1,296m<sup>3</sup>/day at a maximum pumping rate of 15 litres/second.

*Note: This equates to 24 hours/day and 150 days/year based on the maximum pumping rate.*

## Water measuring device/system

5. The consent holder shall install and maintain a water meter (water measuring device) that measures all water authorised under this consent and meets the following requirements:

- Sealed and tamper proof
- Installed within 20 metres of the point of take unless an exception is granted by the Manager, Environmental Regulation, Wellington Regional Council, under section 10 of the Resource Management (Measurement and Reporting of Water Takes) Regulations 2010
- Measures cumulative water abstraction in m<sup>3</sup>
- Measures instantaneous water abstraction in litres/second
- Can measure the volume of water taken to within +/- 5% of the actual volume taken.
- Resistant to corrosion and fogging
- Capable of being fitted with an electronic datalogger, has a suitable output signal and has suitable data transfer ports
- Be installed in accordance with industry best practice based on the Water Measurement Accreditation Programme. Be installed and maintained by a suitably qualified person

The above requirements shall all be to the satisfaction of the Manager, Environmental Regulation.

The water meter shall be installed **prior to the commencement of the take.**

.....*Stu Hawley*.....

6. The consent holder shall install a datalogger and telemetry unit on the water measuring device that is compatible with Wellington Regional Council's Water Use Data Management System prior to the commencement of take. The data logger and telemetry unit shall as a minimum record date and time stamped cumulative meter readings at a minimum of 15 minute intervals.

#### Accuracy and verification of the water measuring device/system

7. The consent holder shall verify the accuracy of the water measuring device/system required under conditions 5 and 6 by **10 October 2018** and a minimum of every five years and as directed by the Manager, Environmental Regulation, Wellington Regional Council for the duration of this consent to determine if the actual volume of water taken is within +/- 5%.

Any verification of the water measuring device/system under this condition must be performed by a suitably qualified person, and to the satisfaction of the Manager, Environmental Regulation, Wellington Regional Council.

Within **one month** of any verification being undertaken on the water measuring device/system, the consent holder shall submit to the Manager, Environmental Regulation, Wellington Regional Council, a copy of the verification certificate/and or evidence documenting the calibration as completed by the person who undertook the verification.

*Note 1: Verification of water measuring devices for any water take of 20 litres/second or more was required to be undertaken under the Resource Management (Measuring and Reporting of Water Take) Regulations 2010 by 30 June 2013. To ensure compliance verification must be undertaken as soon as possible.*

*Note 2: Direction from the Manager, Environmental Regulation, Wellington Regional Council to undertake additional verification may be given in the event reasonable grounds are established which highlight that the water measuring device/system may be inaccurate. Reasonable grounds includes (but is not limited to) the water measuring device/system not been installed to Irrigation New Zealand's best practice standards.*

#### Keeping and supplying records

8. The consent holder shall record cumulative water meter readings (in m<sup>3</sup>) of the water meter at a minimum interval of 15 minutes. These records shall be submitted automatically to Wellington Regional Council's Water Use Data Management System for the duration of this consent.

#### Low flow conditions

9. When the flow in the Ruamahanga River at Wardells Bridge monitoring site falls below 2,400 litres/second the water take shall cease.

*Note: The stream flow data for the Ruamahanga River at Wardells Bridge can be accessed at Wellington Regional Council's website ([www.gw.govt.nz](http://www.gw.govt.nz)). It is the consent holder's responsibility to regularly check the website to ensure compliance with this condition.*

10. When the flow in the Ruamahanga River at Wardells Bridge monitoring site falls below 2,700 litres/second the consent holder shall:

- Restrict the abstraction to a cumulative total of 12 hours/day; and
- Not take water between 8am and 5pm (in order to minimise evapotranspiration losses); unless otherwise agreed to the satisfaction of the Manager, Environmental Regulation.

*Note: The stream flow data for the Ruamahanga River at Wardells Bridge can be accessed at Wellington Regional Council's website ([www.gw.govt.nz](http://www.gw.govt.nz)). It is the consent holder's responsibility to regularly check the website to ensure compliance with this condition.*

*SM Hawley*

## Continued Conditions to Resource Consent WAR160305 [34115]

### Irrigation system

11. The irrigation system and connections shall be designed and maintained so that water is not run to waste and contamination of the aquifer and backflow are prevented.

### Intake structure

12. The intake structure is the responsibility of the consent holder and shall be maintained to the satisfaction of the Manager, Environmental Regulation, Wellington Regional Council.
13. The pump and associated equipment shall be well maintained at all times to prevent leakage or spill of oil or other chemicals into the Ruamahanga River.

### Review condition

14. The Wellington Regional Council may review any or all conditions of this consent by giving notice of its intention to do so pursuant to section 128 of the Resource Management Act 1991, at any time within three months of 30 June each year for the duration of this consent, for the purpose of:
  - Reviewing seasonal water allocation requirements; and/or
  - Dealing with any adverse effects on the environment which may arise from the exercise of this consent, and which is appropriate to deal with at a later stage; and/or
  - Enabling consistency with the relevant Regional Plan(s)

### Important notes relating to measuring and reporting of your water take:

1. A suitably qualified person is an individual/company that is registered with the Water Measurement Accreditation Programme or can demonstrate an appropriate standard of installation or verification to the satisfaction of the Manager, Environmental Regulation, Wellington Regional Council.
2. For water meter installation, where industry best practice guidelines differ from manufacturer's specifications, the more stringent standard applies, unless special circumstances apply to the satisfaction of the Manager, Environmental Regulation, Wellington Regional Council. Therefore verification of the water measuring device/system can only be achieved when the most stringent standard (either industry best practice or manufacturer's specifications) for installation has been achieved.
3. The annual take volume shall be assessed for the period 1 July to 30 June the following year.

### General notes:

- a) This resource consent does not guarantee that quantity or quality of water will be maintained or available.
- b) Please contact the Wellington Regional Council, Environmental Regulation, if you plan to make any modifications to the intake, bore, pump, or irrigation system. Any significant modifications may require you to apply for a change of consent conditions.
- c) A resource management charge, set in accordance with section 36(2) of the Resource Management Act 1991 shall be paid to the Regional Council for the carrying out of its functions in relation to the administration, monitoring, and supervision of resource consents and for the carrying out of its functions under section 35 (duty to gather information, monitor, and keep records) of the Act.
- d) The Wellington Regional Council shall be entitled to recover from the consent holder the costs of any review, calculated in accordance with and limited to the Council's scale of charges in force and applicable at that time pursuant to section 36 of the Resource Management Act 1991.

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**Consent No. WAR110117 [30711]****Category: Land use – bore**

Pursuant to Sections 104 and 108, and subject to all the relevant provisions of the Resource Management Act 1991 and any Regulations made thereunder, a consent in respect of a natural resource is hereby granted to:

<b>Name</b>	Masterton District Council (transferred from Pakaraka Land Co. Limited effective 7 November 2016)
<b>Address</b>	PO Box 444, Masterton 5840
<b>Term of Consent</b>	Granted in perpetuity from 18 October 2010
<b>Purpose for Which Consent is Granted</b>	To construct and maintain a bore, either T26/0869 (Site 2) or T26/0870 (Site 1), for irrigation purposes.
<b>Location</b>	Lees Pakaraka Road, Masterton
<b>Legal Description of Land</b>	Part Lot 2 DP 1499 Part Taumatakaihuka B2 Valuation No: 17980 202 00A
<b>Map Reference of Bore Site</b>	NZMS 260: T26; 2736445.6020569 or NZMS 260: T26; 2736632.6020738
<b>Conditions</b>	as attached

For and on behalf of  
WELLINGTON REGIONAL COUNCIL

  
.....  
Project Leader, Environmental Regulation

Date: 10 November 2016

# Summary of your rights and responsibilities

(Not part of the resource consent)

This resource consent gives you the right to use a public resource (e.g. water, air, the coastal marine area) in the manner specified in the consent.

You may exercise the resource consent as you see fit provided that you comply with all the conditions of your resource consent and all other laws of the land.

If you wish to change the way you operate under this resource consent or if you wish to change or cancel any consent conditions, please contact the Greater Wellington Regional Council (GWRC) prior to making the changes. You may need a formal change to your resource consent conditions.

You may transfer your coastal, discharge, or water permit to any other person. If you sell your operation please contact GWRC and we will arrange the transfer for you (at no cost) once you've completed a 'Transfer of Permit' form including the signatures of the old and new owners.

If your resource consent application contained inaccurate or misleading information, GWRC may cancel or alter the resource consent.

Your resource consent does not:

- provide any warranty of any structure or process;
- provide any guarantee that the resource will be available at all times;
- provide any right of access through or over public or private land;
- negate the need for any approvals necessary under other legislation.

You as the holder(s) of this resource consent and your agents (including contractors and employees), are jointly and severally liable for compliance with the conditions of this consent. It is important that anyone operating on your behalf fully understands and complies with the conditions of the resource consent.

You are required to pay any relevant charges that are associated with the processing and monitoring of your consent under section 36 of the Resource Management Act 1991. Charges may be reviewed every year. If you would like a copy of our current Resource Management Charging Policy please ask us.

You have the right to object to the decision on your consent and/or any additional charges (over and above fixed charges) under section 357A and 357B of the Resource Management Act 1991. Such an objection should be made in writing, setting out the reasons, and be received by us within 15 working days of any decision on your consent and/or additional charges being notified to you.

You are required to allow GWRC Enforcement Officers access to your site and operation at any reasonable time so that we can inspect your operation and confirm that it is complying with your resource consent.

Your resource consent will lapse if you do not give effect to it within five years of the date it was granted (unless otherwise specified in the resource consent conditions). If you wish to apply for an extension of this lapse date please contact GWRC before the lapse date.

If you stop using your resource consent for a continuous five-year period, GWRC may cancel your resource consent. We will advise you in advance if we propose to cancel your consent. You have the right to object to your consent being cancelled.

This consent is issued without prejudice to any claim that is lodged with the Waitangi Tribunal in relation to the customary ownership of natural resources, whether it be a claim that is awaiting hearing or awaiting settlement by the Crown.



# Conditions to Resource Consent WAR110117 [30711]

1. The location, design, implementation and operation of the works shall be in general accordance with the resource consent (bore permit) application and its associated plans and documents lodged with the Wellington Regional Council on 6 October 2010.
2. This resource consent will lapse two years from the grant date if no bore/well construction work has taken place in this period.
3. Within three months after drilling the consent holder shall submit a fully completed "Wellington Regional Council Drillers Water Well Log Form" to Environmental Regulation, Wellington Regional Council. The form shall be completed to the satisfaction of the Manager, Environmental Regulation, Wellington Regional Council.
4. The bore/well shall be constructed and maintained (and decommissioned, as the case may be) in accordance with the Environmental Standard for Drilling of Soil and Rock (NZS 4411:2001). In addition the following standards shall be met:
  - The observation plug installed in accordance with NZS 4411:2001 Standard 2.5.5.7 shall have diameter of at least 19mm.
  - Appropriate fittings are to be installed at the headworks to ensure that the backflow of any potentially contaminated water is prevented.
5. The consent holder shall make their bore/well available for inspections and the monitoring of water levels and water quality by the Wellington Regional Council.
 

*Note: Cables should be secured against the rising main to ensure that water level can be easily measured. At times the installation of automatic recorder equipment by the Wellington Regional Council may be required.*
6. The consent holder shall make available any relevant information relating to the bore/well.
7. The bore/well must not be screened in more than one aquifer.
8. The consent holder shall implement the following protocols and procedures if waahi tapu or other sites of value to tangata whenua are found:
  - Work is to cease immediately.
  - The consent holder shall contact the Manager, Environmental Regulation, Wellington Regional Council; Rangitane o Wairarapa; and Kahungunu ki Wairarapa immediately.
  - Representatives of Rangitane o Wairarapa and/or Kahungunu ki Wairarapa are to be given sufficient time to carry out an investigation of the site to determine any cultural issues and an appropriate course of action. At the discretion of the Manager, Environmental Regulation, Wellington Regional Council, this action may include a permanent or temporary cessation of work on the site.
9. A resource management charge, set in accordance with Section 36(2) of the Resource Management Act 1991 shall be paid to the Regional Council for the carrying out of its functions in relation to the administration, monitoring, and supervision of resource consents and for the carrying out of its functions under Section 35 (duty to gather information, monitor, and keep records) of the Act.

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### Standard notes, comments, and recommendations

- a) Copies of the Environmental Standard for Drilling of Soil and Rock can be obtained from Standards New Zealand ([www.standards.co.nz](http://www.standards.co.nz)). Note in particular that these standards specify that the bore/well headworks shall be constructed and maintained to prevent leakage of groundwater to waste, and to prevent foreign material, surface water, spillage or other leakage entering the bore.
- b) Please consult with Environmental Regulation, Wellington Regional Council, if any alterations are planned for the bore/well (e.g. deepening or re-screening a bore/well). Following consultation, you may be required to lodge an application for either a new permit or a variation to your existing permit.
- c) This land use consent (bore permit) is for the construction of a bore/well. Water is only permitted to be taken under the following circumstances:
- Any permitted use under Section 14 of the Resource Management Act 1991 (water for domestic, stock, or fire-fighting purposes is permitted);
  - Any permitted use under Rule 7 of the Regional Freshwater Plan (Rule 7 permits up to 20,000 litres per day subject to four conditions).
- d) The Wellington Regional Council advises you that as this bore permit is for bore/well construction, there is no guarantee on:
- A water permit being granted if sought; or
  - The required amount of water being available.
- e) A water permit application will need to be submitted to the Wellington Regional Council for any water use not prescribed in (c) above. Wellington Regional Council recommends that no capital expenditure on equipment be made until a water permit is granted. Note that if a water permit is granted, it is likely that you will need to install a water meter at the bore/well headworks and a plug in the rising main.
- f) It is strongly recommended that you appropriately construct your bore/well by:
- Appropriately developing the bore/well for its end use by ensuring that well loss is minimised.
  - Fully penetrating the saturated thickness of any aquifer that is not confined.
  - Ensuring that an appropriate size bore/well diameter is selected.
  - Installing a sampling plug at the bore/well head.

Free flowing artesian bores, surface/suction lift pump systems, and bores/wells that only partially penetrate the saturated thickness of any aquifer that is not confined, may be inadequate to access the groundwater resource in the future. **Please note that if your bore/well is not appropriately constructed and developed (as recommended above), you will not be protected in the future if there is further development of the groundwater resource.**

### Special conditions

10. The static groundwater level shall be appropriately measured and recorded for all aquifers (water bearing horizons) encountered during drilling.
11. If bore T26/0870 (Site 1) is drilled and found to be unsuccessful, then bore T26/0870 shall be properly decommissioned in accordance with the Environmental Standards for Drilling of Soil and Rock (NZS 4411.2001) and the driller shall certify that the bore has been so decommissioned on the Water Well Drillers log form before returning it to Wellington Regional Council as per condition 3. This will also apply to bore T26/0869 (Site 2) should this also be unsuccessful.

.. *SM Rowley* .

## Continued conditions to Resource Consent WAR110117 [30711]

### Special notes, comments, and recommendations <sup>1</sup>

12. A resource consent (water permit) is required for the proposed use of the bore/well identified in your resource consent (bore permit) application. Before a water permit application is received by the Wellington Regional Council the applicant will need to:
  - Carry out a pump test at the design rate. The pump test may need to be for an extended period (i.e. greater than 24 hours) and should include observation bores/wells (neighbouring properties may need to be canvassed to locate bores/wells). It is recommended that you consult with the Environmental Monitoring and Investigations Department, Wellington Regional Council, before you commence any pump testing programme.
  - Prepare an Assessment of Environmental Effects (AEE) report to accompany any water permit application. We recommend that a suitably qualified consultant is engaged to prepare the AEE and liaise with Environmental Monitoring and Investigations Department to ensure that sufficient information is provided to allow a robust assessment of the environmental impact.
13. For your water permit application to be non-notified it must meet two criteria: the taking of water must have no more than a minor effect, and written approval must be obtained from all potentially adversely affected parties. Note that there are several bores/wells in close proximity to the proposed bore site and the pumping of your bore at the required rate may result in significant interference drawdown. **If a minor effect is clearly demonstrated, it is likely that you will need to obtain written approval from other groundwater users for your water permit application to be non-notified.**
14. The proposed bore/well (Site 2) is located near to the Ruamahanga River, hence the bore/well should be located as far as possible from the Ruamahanga River to avoid or minimise potential streamflow depletion. Your AEE report should include an assessment of potential streamflow depletion effects on the Ruamahanga River. Please note that if there is likely to be an effect on the Ruamahanga River, your take may be restricted during times of low flow if a water permit is granted.
15. Your proposed bore is located in the Te Ore Ore groundwater zone. The current allocation from this zone is at a high proportion of the identified safe yield. Note that depending on the volume of water you require, it may be difficult for you to obtain a water permit as the Wellington Regional Council cannot allow the safe yield to be exceeded.
16. Depending on the findings of the AEE report and information held by the Wellington Regional Council, the final volume of water to be taken may need to be restricted to prevent undue interference to existing groundwater users and/or to comply with safe yield estimates.
17. The design bore yield of 11.5 litres/second may be limited in this area.

*.. JM Rowley.*

## APPENDIX 5 – SOIL TEST RESULTS - MARCH 2021



### Analytical Research Laboratories

890 Waitangi Road,  
Awatoto,  
PO Box 989  
Napier 4140

Phone: 0800 100 668  
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Website: www.arllab.co.nz

<b>Customer:</b> WAIRARAPA PROPERTY CONSULTANTS LTD PO BOX 586	<b>Customer No:</b> 60222705
	<b>Sampled date:</b> 08/03/2021
	<b>Report Issued:</b> 15/03/2021
	<b>Samples Received:</b> 10/03/2021
MASTERTON 5840 06 3786672	<b>Service Person:</b> Customer Centre <b>Order Number:</b> P6468895
<b>Samples:</b> 4	<b>Name:</b> <b>Email:</b> customer.centre@ravensdown.co.nz; 60222705-P6468895

### SOIL ANALYSIS

Lab Number	Sample Name	Core Length (cm)	pH	Olsen Sol. P ug/mL	Calcium QTU	Magnesium QTU	Potassium QTU	Sodium QTU	Sulphate Sulphur ug/g	Ext. Org. Sulphur ug/g
1986618	Paka 4	7.5	6.6	40	15	22	10	12	<4	10
1986615	Paka 2	7.5	6.0	34	9	26	10	6	<4	11
1986617	Paka 1	7.5	6.0	31	12	31	8	8	5	12
1986616	Paka 3	7.5	6.6	43	10	21	14	6	22	14

Lab Number	Sample Name	Core Length (cm)	Base Saturation %										
			Dry weight/ volume g/mL	CEC me/100g	Calcium me/100g	Magnesium me/100g	Potassium me/100g	Sodium me/100g	Calcium %	Magnesium %	Potassium %	Sodium %	TOTAL %
1986618	Paka 4	7.5	0.75	21	15.7	1.24	0.63	0.29	73.5	5.8	2.9	1.3	83.6
1986615	Paka 2	7.5	0.67	18	10.6	1.69	0.70	0.17	58.3	9.3	3.9	<1	72.4
1986617	Paka 1	7.5	0.68	22	14.1	1.98	0.59	0.22	63.1	8.8	2.6	<1	75.5
1986616	Paka 3	7.5	0.74	17	10.8	1.24	0.94	0.15	64.9	7.5	5.7	<1	78.9

#### Analysis comment:

*Eva Saunders*

**Eva Saunders, for ARL**

- The report applies to samples as submitted by the customer.
- Results are expressed on a dry weight basis.
- Summary of methods used and detection limits are available on request.

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**RPT** - Sample submitted for repeat analysis. **RTF** - Results to follow. **QTU** - Quick test units.



Test results indicated as not accredited are outside the scope of the laboratory's accreditation

Tests not Accredited
Tests not Requested
Repeat analysis in progress
Tests subcontracted



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06 3786672	<b>Service Person:</b> Customer Centre
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60222705-P6468895

### GRAPHIC REPORT OF SOIL ANALYSIS

Sample Name: Paka 4		Crop Type:	Pasture (Sedimentary)	Core Length (cm):	7.5
Lab Number: 1986618		Stock Type:	Other - Non Farm	Soil Type:	Sedimentary
Analysis	Result	Optimum	Low	Optimum	High
pH	6.6	5.8-6.0			
Olsen Sol. P	40 ug/mL	20-30			
Calcium	15 QTU	4-10			
Magnesium	22 QTU	8-10			
Potassium	10 QTU	5-8			
Sulphate Sulphur	<4 ug/g	10-12			
Ext.Org. Sulphur	10 ug/g	15-20			
Analysis	Result	Normal	Low	Normal	High
Sodium	12 QTU	1-10			
Sample Name: Paka 2		Crop Type:	Pasture (Sedimentary)	Core Length (cm):	7.5
Lab Number: 1986615		Stock Type:	Other - Non Farm	Soil Type:	Sedimentary
Analysis	Result	Optimum	Low	Optimum	High
pH	6.0	5.8-6.0			
Olsen Sol. P	34 ug/mL	20-30			
Calcium	9 QTU	4-10			
Magnesium	26 QTU	8-10			
Potassium	10 QTU	5-8			
Sulphate Sulphur	<4 ug/g	10-12			
Ext.Org. Sulphur	11 ug/g	15-20			
Analysis	Result	Normal	Low	Normal	High
Sodium	6 QTU	1-10			
Sample Name: Paka 1		Crop Type:	Pasture (Sedimentary)	Core Length (cm):	7.5
Lab Number: 1986617		Stock Type:	Other - Non Farm	Soil Type:	Sedimentary
Analysis	Result	Optimum	Low	Optimum	High
pH	6.0	5.8-6.0			
Olsen Sol. P	31 ug/mL	20-30			
Calcium	12 QTU	4-10			
Magnesium	31 QTU	8-10			
Potassium	8 QTU	5-8			
Sulphate Sulphur	5 ug/g	10-12			
Ext.Org. Sulphur	12 ug/g	15-20			
Analysis	Result	Normal	Low	Normal	High
Sodium	8 QTU	1-10			



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60222705-P6468895

### GRAPHIC REPORT OF SOIL ANALYSIS

<b>Sample Name:</b> Paka 3		<b>Crop Type:</b> Pasture (Sedimentary)	<b>Core Length (cm):</b> 7.5
<b>Lab Number:</b> 1986616		<b>Stock Type:</b> Other - Non Farm	<b>Soil Type:</b> Sedimentary
Analysis	Result	Optimum	Low Optimum High
pH	6.6	5.8-6.0	
Olsen Sol. P	43 ug/mL	20-30	
Calcium	10 QTU	4-10	
Magnesium	21 QTU	8-10	
Potassium	14 QTU	5-8	
Sulphate Sulphur	22 ug/g	10-12	
Ext.Org. Sulphur	14 ug/g	15-20	
Analysis	Result	Normal	Low Normal High
Sodium	6 QTU	1-10	



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06 3786672	
<b>Service Person:</b> Customer Centre	
<b>Name:</b>	
<b>Email:</b> customer.centre@ravensdown.co.nz	
	60222705-P6468895

### CROP COMMENTS

#### Crop Comments

Pasture (Sedimentary)

**Graphical interpretation is not IANZ accredited.**

Optimum ranges shown for near maximum pasture production.