

**SOUTH WAIRARAPA DISTRICT COUNCIL**

**7 APRIL 2021**

**AGENDA ITEM F3  
PUBLIC EXCLUDED**

**CENTRAL GREYTOWN PROPERTY: RECOMMENDATIONS FROM ASSETS AND SERVICES COMMITTEE**

**Purpose of Report**

To provide an opportunity for members to consider recommendations received from the Assets and Services Committee on the best future use of 85 and 87 West Street, Greytown.

**Recommendations**

Officers recommend that the Council:

1. *Receive the Central Greytown Property: Recommendations from Assets and Services Committee Report.*
2. *Note that the decision to not sell or commercially lease 85 and 87 West Street at this time is of moderate significance.*
3. *Recommend that Council make a final decision on the degree of significance of the decision and the appropriate level and type of consultation.*
4. *That the following recommendations from the Assets and Services Committee be considered, subject to the consultation recommendations above:*

<b>Recommendations from Assets and Services Committee</b>	<b>Resolution Number</b>
<ol style="list-style-type: none"> <li>1. To recommend to Council not to sell or enter into a long-term lease at 85 and 87 West Street, Greytown at this time.</li> <li>2. Note that there will be consideration of the future use of the land by Council for the greater benefit of the South Wairarapa district.</li> <li>3. To note that the Assets and Services Committee indicated two possible future uses of 85 and 87 West Street, Greytown, such as an urban park or a Council owned amenity, and that detailed consideration of the future use of the land be</li> </ol>	<p>A&amp;S2021/07PE</p>

<p>incorporated into the planning for the 2024/2034 Long Term Plan.</p> <p>4. That the report and associated minutes are released from public excluded once Council has made a decision on the future of the land.</p>	
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**1. Background**

**1.1 Central Greytown Property Report**

The report relating to recommendations A&S2021/07PE, was considered by the Assets and Services Committee (A&S2021/07PE) at their meeting on the 11 March 2020.

The original report to the Committee is attached in Appendix 1.

**1.2 Basis for the Assets and Services Committee Recommendation**

The Assets and Services Committee were in agreement not to sell or enter into a long-term lease of the West Street land as both options meant that the land would become unavailable for public use. The Committee believed that the sale value or the lease income potential was not significant enough to outweigh the loss of centrally located public land and any potential future use of this land.

The Committee considered that the land was currently underutilised and directed officers to investigate future public uses as part of the next Long Term Plan.

**1.3 Next Steps**

The 3-year timeframe proposed by the A&S Committee allows for the development of land use ideas and engagement with the wider community. Officers anticipate engagement happening in 2023 with formal consultation occurring as part of the Long Term Plan Consultation.

A 3-year lease certainty will be available to current tenants.

**2. Consultation**

Every decision made by a local authority must be made in accordance with the decision making and consultation provisions of the Local Government Act 2002 (LGA). Section 76(4) of the LGA specially provides that a decision not to take any action is still a decision.

Accordingly, Council needs to consider what level of consultation is necessary to support a decision to adopt the Assets and Services Committee’s recommendation to not sell or commercially lease 85 and 87 West Street at this time.

**2.1 Degree of Significance**

Council ensures that it meets its obligations under the LGA via its Significance and Engagement Policy. In general, the extent of engagement and consultation with the community should be in proportion to the significance of the decision. The Significance and Engagement Policy provides that the Council will determine the significance of any

issue requiring a decision, by making judgments according to the likely impact of that decision on:

1. The current and future economic, cultural, environmental and social well-being of the district or region.
2. The achievement of, or ability to achieve, the Council's strategic issues and objectives as currently set out in the LTP.
3. Any persons who are likely to be particularly affected by, or interested in, the issue, proposal, decision, or matter.
4. The capacity of the local authority to perform its role and carry out its activities, now and in the future.
5. The financial, resource and other costs of the decision.

Each of these criteria are considered below.

**2.1.1. *The current and future economic, cultural, environmental and social well-being of the district or region.***

Deciding not to sell or commercially lease the land parcels prohibits the potential of a commercial development on this site at this time which may have a negative impact on the district's economy depending on the nature of the development. Officers' also note the Assets and Services Committee's views that the sale value or the lease income potential was not significant enough to outweigh the loss of the land.

The decision may also have an impact on social and cultural wellbeing. A commercial development on the site may impact positively on social and cultural wellbeing. The Pahikara development, for example, proposes a vibrant social hub promoting cycling as an environmentally friendly mode of transport. However, a decision to sell or commercially lease the site is likely to prohibit the potential for a community-good development on the site such as a park or other community facility, such as a council-owned initiative would. On balance the decision is likely to have a greater positive impact on the cultural, environmental, and social wellbeing of the district to outweigh any potential negative economic impact. The decision is therefore not considered to be significant in this regard.

**2.1.2. *The achievement of, or ability to achieve, the Council's strategic issues and objectives as currently set out in the LTP.***

Deciding not to sell or commercially lease 85 and 87 West Street is not seen to have a material impact on the Council's achievement of, or ability to achieve, its strategic issues and objectives.

**2.1.3. *Any persons who are likely to be particularly affected by, or interested in, the issue, proposal, decision, or matter.***

There is likely to be a reasonable level of public interest in the decision, particularly from Greytown residents and others more impacted by the decision. We know from previous feedback on similar matters that the SWDC community are generally against the sale of public land. However the generation of jobs and economic development is

also important so it is possible that there could be a range of community views on the decision.

**2.1.4. *The capacity of the local authority to perform its role and carry out its activities, now and in the future.***

The decision would have a positive impact on the Council's capacity to perform its role and carry out its activities. Retention of the land for community purposes would enable Council to provide for community wellbeing, as discussed in paragraph 2.1.1. It may also enable Council to better deliver its services through providing accommodation for Council offices, if that was considered to be the best use of the land. The decision is therefore not considered to be significant, as regards this criteria.

**2.1.5. *The financial, resource and other costs of the decision***

The decision itself will not result in any significant financial or other costs. It will result in lost revenue, but this loss is not considered to be significant.

**2.1.6. *Summary***

On balance, it is community interest in the decision that impacts the degree of significance of the decision. Should Council consider that it is not aware of the community's views and preferences, some level of engagement may be warranted.

**2.2 Is Consultation Appropriate?**

The Policy further provides that consultation is not appropriate when:

- A decision has already been made or the likely decision is apparent (section 82 (1)(e) Local Government Act 2002).
- There is a need for commercial sensitivity.
- It is a small issue with little public interest.
- The likely costs of the consultation are not in proportion to the benefits (section 82 (4)(e) Local Government Act 2002).
- There is a threat to public health or safety.

The decision is not considered to trigger any of these factors.

**2.3 Appropriate level and type of engagement**

If Council considers the decision to warrant engagement with the community, officers recommend utilising low-cost tools including the website, media releases and social media to provide information to the public and surveys or feedback forms to capture the views of the community.

**2.4 Decision on engagement**

Officers recommend that Council considers and makes recommendations on the:

- degree of significance of the decision; and
- appropriate level and type of engagement.

### **3. Appendices**

Appendix 1 – Central Greytown Property Report

Contact Officer: Sarah Pearson-Coats, Property Officer

Reviewed By: Harry Wilson, Chief Executive Officer

# **Appendix 1 – Purchase of Land Report**

# SOUTH WAIRARAPA DISTRICT COUNCIL

11 MARCH 2021

AGENDA ITEM C1  
PUBLIC EXCLUDED

## CENTRAL GREYTOWN PROPERTY, UPDATE

### Purpose of Report

To update the Assets and Services Committee regarding consideration of the best future use of two titles owned by Council in central Greytown: 85 and 87 West Street.

### Recommendations

Officers recommend that the Assets and Services Committee:

1. *Receive the 'Central Greytown Property, Update' Report and note that this report should be read in conjunction with the Council report entitled 'Central Greytown Property, Options Analysis' presented to Council in a public excluded meeting on 28 October 2020 (included as Appendix 1).*
2. *Note that 85 and 87 West Street, Greytown are the last Council owned commercially zoned land titles remaining in the centre of Greytown.*
3. *Note that the right of way present on 85 and 87 West Street, Greytown has material implications for future property development on the site as their removal requires the consent of the owners of 110 and 112 Main Street.*
4. *Agree that if 85 and 87 West Street are commercially leased or sold this should be by open tender.*
5. *Note that the market valuation of the land is [REDACTED], and the adopted rental of the land is [REDACTED] per annum.*
6. *Note that affected parties have been consulted and the Greytown Menz Shed have communicated a strong preference for staying at their current location.*
7. *Note that relocation of the Menz Shed is estimated to cost approximately \$225,0000.*
8. *Note that the vacant lot opposite 248 West Street, Greytown and adjacent to the old Railway Good Shed is considered a viable alternate location for the Menz Shed by Officers. However, archaeological authority and a resource consent would be required before confirming the suitability of the site.*

9. Note that the Menz Shed have not been able to provide further support for their concern that their current location is imperative to their success.

10. Note that potential future use of 85 and 87 West Street include a new Council Office Building, a new Town Hall, Auditorium or Library, a new green space, a commercial development, a parking lot, or continuation of its current use.

11. Have an open discussion about the best future use of 85 and 87 West Street based on the information provided to date, as a valuable prerequisite to a substantive decision by Council on 7 April 2020.

## 1. Background

South Wairarapa District Council currently owns 85 and 87 West Street, Greytown; two adjacent and largely undeveloped titles in central Greytown. Historically these titles were part of the land used by Greytown Borough Council for Council Chambers. The Council Chambers building was sold by Council in 2004 and Council retained 85 and 87 West Street for continued use by Transfield Services as their depot for Greytown works. After Citycare won the contract for Council services, they built their own depot at the Southern end of Greytown and the sites became free.

85 and 87 West Street, Greytown are strategically significant for Council as they are the last remaining commercially zoned land titles owned by Council in the centre of Greytown.

Currently a shed located on the southern end of 87 West Street (known as the South Shed) is leased for storage of antiques and collectables by Gerald Brown. [REDACTED]

The Greytown Menz Shed ("the Menz Shed") has a licence to occupy the remainder of 87 West Street and all of 85 West Street until 31 December 2033. [REDACTED]

In September 2020 Council was approached by Adam Blackwell, the owner of Blackwell cycles in Greytown, to either lease or purchase 85 and 87 West Street for the purpose of developing Pahikara. Pahikara is a proposed Boutique Cycling Resort spanning several titles between Main Street and West Street in Greytown.

Officers sought strategic direction from Council on the best future use of 85 and 87 West Street, Greytown in a public excluded meeting on 28 October 2020 and Council resolved as follows (DC2020/128PE):

- 1) Receive the 'Central Greytown Property, Options Analysis' Report.
- 2) Agree to officers scoping the options for the future of 85 and 87 West Street more fully by:
  - a) Ascertaining the impact of the right of way present on the properties.



- b) Considering whether the exemptions to tender in the Leasing Policy and the Acquisitions and Disposals Policy are made out.
  - c) Obtaining a market assessment on the current rental and market value for 85 and 87 West Street.
- 3) Agree to officers consulting with the affected parties in confidence including:
  - a) Engaging with the affected parties to ascertain whether a suitable agreement for locations can be reached.
  - b) Identifying a suitable alternative location for affected parties if applicable.
  - c) Quantifying relocation costs and determining, if applicable, how these costs will be met.
- 4) Agree to officers reporting on progress of the project to the Assets and Services Committee as appropriate.
- 5) Agree to officers returning to Council for a substantive decision on the future of 85 and 87 West Street once recommendations 2 and 3 are complete.
- 6) Note that when the Chief Executive considers that the reasons for withholding the information from the public no longer apply, the information in this report and the associated minutes will be released.

This paper:

- Reports on progress of the project to the Assets and Services committee.
- Proposes a range of potential uses of 85 and 87 West Street, Greytown.
- Recommends that the Assets and Services Committee discuss which of these options is the best future use of 85 and 87 West Street, Greytown.

## **2. Right of way**

85 and 87 West Street are both subject to a right of way, a laneway running along the adjoining edge of the two properties, from their Southern boundary, to approximately the centre of the two properties.

In the case of 85 West Street this right of way is over the area marked A on DP 335979 in favour of 87 West Street and 112 Main Street. In the case of 87 West Street this right of way is over the area marked A on DP 53194 in favour of 85 West Street and 110 Main Street (Titles and associated plans are included as Appendix 5).

Both 110 and 112 Main Street have access directly off Main Street, and the easements do not provide access through to West Street. Accordingly, the easements are not considered highly material to these two properties.

However, to be built over, these easements would need to be surrendered. A surrender must be executed by the registered owners of the burdened and benefited land. This means that the removal of the 85 West Street right of way would require the agreement of the owner 112 Main Street, and the removal of the 87 West Street right of way would require the agreement of the owner of 110 Main Street.

At this stage SWDC is not clear whether the owners of 110 and 12 Main Street would agree to the removal of these easements and on what terms. Accordingly, the existence of these easements is something SWDC needs to be mindful for any potential building development on the site.

### **3. Exemptions to tender**

As outlined in the 28 October paper, both the Acquisition and Disposal and the Leasing Policy call for open tender unless Council resolves that “special circumstances” apply.

Officers do not consider that the intent of the “special circumstances” exemption in the relevant policies is made out in this case, for the following reasons.

Examples of special circumstance include where:

- Council is bound by section 40 of the Public Works Act to offer land back to the person it was originally acquired from.
- Council believes on reasonable grounds that, because of the size, shape, or situation of the land the owner of the adjacent land is the only reasonable purchaser.
- Where an open market does not exist.

No relevant special circumstances have been identified in this case. The land was not acquired by Council for Public Works so the Public Works Act does not apply, and an open market for the purchase of 85 and 87 West Street would clearly exist.

While the Pahikara Development has real merit, the public interest in securing best value and community outcomes are paramount. In addition, some of the media coverage of the proposed Pahikara Development and Council’s consideration of the best future use of 85 and 87 West Street, implied that the decision had already been made. This implication makes it even more important that the process is seen to be fair and open.

Accordingly, if Council elects to sell or commercially lease 85 and 87 West Street it is recommended this is done via open tender. Council could add conditions to the tender to ensure use by the lessee or purchaser would benefit the district and align with the community outcomes set by the Long Term Plan.

## 4. Valuation

SWDC instructed JLL to provide a valuation of the current market value to the land, and the current market rental to the land<sup>1</sup>. JLL assessed the value as follows (Valuation included as Appendix 6):

- Adopted Value – Whole Site: [REDACTED]
- Adopted Rental – The land: [REDACTED]

Of these two options leasing the property provides a stronger return on investment [REDACTED] as compared to selling the property [REDACTED] as outlined below:

<b>Option A: Selling the property</b>	
Estimated sale price	[REDACTED]
<i>less</i> Commission	[REDACTED]
<i>less</i> Conveyancing	[REDACTED]
Sale proceeds	[REDACTED]
Current term deposit rate (ROI)	[REDACTED]
Annual interest income	[REDACTED]
<b>Option B: Leasing the property</b>	
Land value	[REDACTED]
<i>Return on Investment</i>	[REDACTED]
Annual lease income	[REDACTED]

Also, worth considering is the extent to which the properties are appreciating in value over time. This appreciation will not be realised in either of the options above. In option A this is because the property will be sold, and in option B the long-term nature of the lease (necessary to give a developer sufficient surety in order to build) mean the property is tied up for the foreseeable future and SWDC will be unable to realise the value through sale. The appreciation will only be realised if Council holds the property for its current purpose, or for another Council based initiative.

Using the Land value (based on QV valuations) as a guide, the property has appreciated approximately 15% per year over the last 3 year. Given the scarcity of commercially zoned undeveloped land in Greytown, we can reasonably expect the value of the two properties to continue to appreciate.

<b>Appreciation in value over time</b>	
Land value based on QV 2017	\$ 450,000
Land value based on QV 2020	\$ 650,000
Percentage increase over 3-year period	44.44%
Percentage increase by year	<b>14.81%</b>

<sup>1</sup> JLL also assessed the adopted rental for the South Shed at [REDACTED] per annum. Brown currently pay rent of [REDACTED], so if the land use remains unchanged SWDC will engage with Brown about revising the rental.

## **5. Engagement with affected parties**

### **5.1 Brown**

Substantially changing the use of 85 and 87 West Street would likely require Council to terminate the lease of the South Shed to Mr Brown.

SWDC wrote a letter to Mr Brown on 21 January 2021 informing him that Council is considering the best future use of 85 and 87 West Street and letting him know that if Council elects to change the land use then his lease will be terminated.

The letter invited Mr Brown to share his views and preferences about the future use of the land and his lease of the South Shed. Mr Brown worked with SWDC amicably to provide the valuer with access to the South Shed, but to date he has not provided any feedback to Council.

### **5.2 The Menz Shed**

Substantially changing the use of 85 and 87 West Street would require Council to terminate the Menz Shed's licence to occupy.

Officers met with the Menz Shed on 21 October 2020 and again on 11 December 2020. There has been regular email and phone conversations since.

The main feedback from the Menz Shed is that they consider their central location to be crucial to their success; allowing visitors to readily drop in and members to access the site by foot or by bike. They believe that the centrality of all three South Wairarapa Menz Sheds is crucial to their success, by contrast they say Carterton is not successful and they put this down to their location at the Clareville A&P Showgrounds, 3.3km from the centre of Carterton.

The Menz Shed confirmed that:

- They currently have 41 paid members, with subscriptions due from a further 15 people.
- Their biannual knife sharpening event brings in around \$700 each time, representing 350 knives at \$2 a knife (this is their best attended event).
- The Menz Shed get together every Wednesday and Saturday morning and Thursday evening for general shed activity and run woodturning classes/workshops on Friday mornings and Saturday afternoons.

Unfortunately, the Menz Shed have been unable to provide any quantitative information about the regular usage of the site, the number of visitors, or the extent to which the site is accessed by foot or bike.

Given this, officers have concluded that there is insufficient information to support the Menz Shed's concern that they require their current location to be successful.

### 5.2.1. *Alternate Location*

In the paper presented to Council on 28 October 2020 an alternate location for the Menz Shed was proposed opposite 248 West Street Greytown and adjacent to the old Railway Good Shed.

This location is still considered a viable alternate location for the Menz Shed as:

- It is opposite an industrial zone and its immediate neighbours are industrial in nature.
- It is approximately 1.4km from their current location and is still within the Greytown township (not outside of it like the Carterton Menz Shed).
- This site is not considered a strong contender for other development options and Council has not identified a future use for this property.

However, two factors need to be worked through to confirm the suitability of this site:

- As outlined in the paper presented to Council on 28 October 2020 one complication of this site is that it is listed as an archaeological site which means archaeological authority would be required to carry out the necessary earthworks for ground preparation prior to any building.
- Another complication not realised at the time of the 28 October 2020 paper is that this alternate site is residentially zoned. The implication of this is that operation of the Menz Shed at this location would be considered a commercial activity in the residential zone and would require resource consent. As part of the resource consent process the SWDC planning team would look at noise, signage, outdoor storage, vehicle movements, parking, loss of residential amenity and effects on neighbouring properties.

### 5.2.2. *Relocation Costs*

Relocating the Menz Shed at an alternate location within Greytown with a similar set up to what is existing is anticipated to cost approximately \$225,000 (including a contingency of 20%). A breakdown of the relocation cost is set out in the table below:

Relocation Costs <sup>2</sup>	
<b>Relocating New Shed added by the Menz Shed</b>	
- Removal to new site	\$20,000
- New foundation slab and underfloor plumbing	\$23,000
- Rebolt to new foundation. Remove and replace cladding	\$6,000

<sup>2</sup> No SWDC consent fees have been allowed as evidently these were waived when the Menz Shed built the new shed on the present site. Any costs associated with the demolition of the old council depot building or the foundation slab of the new Menz Shed building have not been included.

- New: Power water, sewerline, connect to mains Soakpits for stormwater	\$18,000
<b>Building New Shed<sup>3</sup></b>	
- Totalspan basic building	75,617
- Power and fit out	\$10,000
- Fire lining, structural work if required to walls to meet code	\$25,000
<b>Moving containers x 3</b>	\$10,000
Total prior to contingency	\$187,617
Contingency (20%)	<b>\$37,523</b>
<b>Total</b>	<b>\$225,140</b>

If Council decides to change the use of 85 and 87 West Street, it will need to consider where this relocation cost should properly fall. If Council elects to hold the land, but use it for an alternate purpose, part of the cost may fall to Council. If the land is leased or sold for commercial development, the developer should contribute to this cost. In addition, the Menz Shed itself (potentially via grants) will need to contribute.

It is noted that if Council is of the view that 85 and 87 West Street should be put to a different use, now or in the future, it is essential that a plan is made for relocating the Menz Shed. The longer the Menz Shed have use of their current location and put work into the beautification and establishment of the site, the cost and challenge associated with relocating them grows.

## 6. Discussion of alternate uses for 85 and 87 West Street

At the 28 October Council meeting there was discussion between Councillors that other potential uses of 85 and 87 West Street should be explored beyond current use, sale, and commercial lease. The following options are considered potential future uses of the site:

- **New Council Office Building:** There have been concerns voiced that Martinborough is not the best location for the Council Office Building in the event of an emergency. 85 and 87 West Street is a potential location for a new Council Office Building in the future.
- **New Town Hall / Auditorium / Library space:** There is some dissatisfaction with the layout and workability of the current Greytown Town Hall. 85 and 87 West street is a potential location for a new town hall, auditorium, or library.

<sup>3</sup> We have received advice from Central House Movers that it would not be cost effective to move the old Council depot shed located at 87 West Street and accordingly the relocation costs account for this shed to be replaced by a new shed.

- **Commercial Development:** Commercial development is considered a good fit for 85 and 87 West Street; commercial development it is in keeping with the area and would accommodate future commercial growth needs.
- **Green space:** Although Stella Bull Park and Soldiers Memorial Park are both within a short distance, urban green space is an asset to any town. 85 and 87 West Street could be developed into an urban seating space a playground or a dog park.
- **Car park:** As Greytown grows 85 and 87 West Street may make a great central location for additional parking.
- **Current use:** The current use by Brown and the Greytown Menz Shed is potentially an underutilisation of such a central Greytown site.

## 7. Conclusion

85 and 87 West Street, Greytown are strategically significant for Council as they are the last remaining commercially zoned land titles owned by Council in the centre of Greytown.

Further exploration of the best future use for 85 and 87 West Street has shown that:

- The right of way present on 85 and 87 West Street has material implications for future property development on the site as their removal requires the consent of the owners of 110 and 112 Main Street.
- If 85 and 87 West Street are commercially leased or sold this should be by open tender.
- The market valuation of the land is [REDACTED], and the adopted rental of the land is [REDACTED], per annum.
- The Greytown Menz Shed have a strong preference for staying at their current location.
- Relocation of the Menz Shed is estimated to cost approximately \$225,000.
- The vacant lot opposite 248 West Street, Greytown and adjacent to the old Railway Good Shed is considered a viable alternate location for the Menz Shed. However, archaeological authority and a resource consent would be required before confirming the suitability of the site.
- The Menz Shed have not been able to provide further support for their concern that their current location is imperative to their success.

The central location and undeveloped nature of 85 and 87 West Street mean there are a range of potential future uses for the site including a new Council Office Building, a new Town Hall, Auditorium or Library, a new green space, a commercial development or a parking lot.

Officers recommend the Assets and Services Committee consider the information provided and give direction regarding the best future use of 85 and 87 West Street, Greytown and proposed process moving forward. Officers will then report to Council to make a substantive decision for the meeting on 7 April 2021.

## **8. Appendices**

Appendix 1 – ‘Central Greytown Property, Options Analysis’ (report presented to Council in a public excluded meeting on 28 October 2020)

Appendix 2 – Certificates of title and associated material for 85 and 87 West Street

Appendix 3 – Expired lease to Brown, Licence to Occupy and Variation with Menz Shed

Appendix 4 – Pahikara Proposal

Appendix 5 – Certificates of Title

Appendix 6 – JLL Valuation

Contact Officer: Sarah Pearson-Coats, Project Officer

Reviewed By: Harry Wilson, Chief Executive, Karen Yates, Group Manager, Policy and Governance, Katrina Neems, Chief Financial Officer; Euan Stitt; Group Manager, Partnerships and Operations.



# **Appendix 1 – Central Greytown Property, Options Analysis**

(Presented to Council in a public excluded meeting on 28 October 2020)

# SOUTH WAIRARAPA DISTRICT COUNCIL

28 OCTOBER 2020

**AGENDA ITEM D1  
PUBLIC EXCLUDED**

## **CENTRAL GREYTOWN PROPERTY, OPTIONS ANALYSIS**

### **Purpose of Report**

To get strategic direction from Councillors on the future of two titles owned by Council in central Greytown; 85 and 87 West Street.

### **Recommendations**

Officers recommend that the Council:

1. *Receive the 'Central Greytown Property, Options Analysis' Report.*
2. *Agree to Officers scoping the options for the future of 85 and 87 West Street more fully by:*
  - a. *Ascertaining the impact of the right of way present on the properties.*
  - b. *Considering whether the exemptions to tender in the Leasing Policy and the Acquisitions and Disposals Policy are made out.*
  - c. *Obtaining a market assessment on the current rental and market value for 85 and 87 West Street.*
3. *Agree to Officers consulting with the Menzshed in confidence including:*
  - a. *Meeting with the Menzshed and outlining the proposal and its benefits.*
  - b. *Engaging with the Menzshed to ascertain whether a suitable agreement to change locations can be reached.*
  - c. *Identifying a suitable alternative suitable location for the Menzshed.*
  - d. *Quantifying relocation costs and determining how these costs will be met.*
4. *Agree to Officers reporting on progress of the project to the Assets and Services Committee as appropriate.*
5. *Agree to Officers returning to Council for a substantive decision on the future of 85 and 87 West Street once recommendations 2 and 3 are complete.*
6. *Agree that the Report/Recommendation/Minutes be transferred into the Open section of the meeting when Council make a substantive decision of the future use of 85 and 87 West Street.*

## 1. Background

South Wairarapa District Council currently owns 85 and 87 West Street, Greytown; two adjacent titles in central Greytown. Historically these titles were part of the land used by Greytown Borough Council for Council Chambers. The Council Chambers building was sold by Council in 2004 and Council retained 85 and 87 West Street; the undeveloped sections to the rear of the old Chambers building.

In September 2020 Council was approached by Adam Blackwell, the owner of Blackwell cycles in Greytown, to either lease or purchase 85 and 87 West Street for the purpose of developing Pahikara. Pahikara is a proposed Boutique Cycling Resort spanning several titles between Main Street and West Street in Greytown. The complex aims to include; luxury accommodation, bike hire, a café, a lunch bar, a restaurant, a cocktail bar, a cinema, and market stalls on the weekend.

Adam Blackwell's company, Greytown Prosperity Limited, already owns two of the titles (102 and 106a Main Street Greytown) necessary to complete the development and has agreement from the owners of 108 Main Street to purchase or lease the rear part of their property. Council's property is the final piece required to make Pahikara possible.

Currently a shed located on the southern end of 87 West Street (known as the South Shed) is leased for storage of antiques and collectables by Gerald Brown ("Brown").

The Greytown Menzshed ("the Menzshed") has a licence to occupy the remainder of 87 West Street and all of 85 West Street until 31 December 2033.

The potential of Pahikara, weighed up against Council's support of the Menzshed, has precipitated Council to consider the best future use for 85 and 87 West Street. This paper:

- Considers the extent to which the Pahikara development aligns with the community outcomes set out in the Long-term Plan.
- Considers the impact of moving the Menzshed, and the loss of council owned community space.
- Considers the legal and policy context in which leasing or disposal of council land takes place.
- Considers the financial implications of the decision.
- Considers the consultation required prior to a decision.
- Sets out the various options available to council and explores the advantages and disadvantages of each.
- Makes recommendations to Council regarding next steps.

## **2. Support for Pahikara Development**

Officers consider that the proposed Pahikara development aligns with the community outcomes set out in the Long-Term Plan (“LTP”) and therefore consider that the opportunity merits further investigation. This alignment is considered more fully below. See Appendix 3 for marketing material outlining the Pahikara proposal.

### **2.1 Healthy & Economically Secure People**

This community outcome aims for healthy and well housed people who are economically secure, active and involved in their community. Supporting the Pahikara initiative aligns with this outcome by promoting cycling within the district which could lead to a healthier, more active community, and will promote economic security by boosting the economy and creating jobs.

### **2.2 Educated and Knowledgeable People**

This community outcome aims for educated and knowledgeable people who feel confident that they can achieve their aspirations. It is not considered that this outcome is meaningfully enhanced by support of the Pahikara development.

### **2.3 Vibrant and Strong Communities**

This outcome seeks to create a place where people feel safe, are proud to live and have a sense of belonging. The Pahikara development integrates well with the features that make Greytown vibrant now including gourmet food and wine, historic buildings, and boutique accommodation. It aims to serve the local community as well as tourists by providing a lively hub for people to enjoy.

### **2.4 Sustainable South Wairarapa**

This community outcome calls for a sustainably managed district where economic development and environmental management go hand in hand. The Pahikara initiative aims to promote sustainable business by incorporating solar panels, onsite water storage, sustainable building materials and electric recharge parking facilities into its design. In addition, the entire business aims to support cycling tourism in the district which is a sustainable approach to travel.

### **2.5 A place that’s accessible and easy to get around**

This outcome aims for a community well served by a range of transport options, local and regional services and telecommunications. The Pahikara initiative aligns with this outcome by promoting cycling in the district which will in turn drive the development of the cycling network.

The development would also create an accessible, pedestrian friendly social and commercial space back from Main Street. Currently Greytown’s town centre is clustered along State Highway 2 in a long linear corridor. One of the best options for

accessible growth in the Greytown town centre is the development of laneways, side streets and precincts back from the main road, a concept that Pahikara fully utilises.

### **3. Impact of the Menzshed**

A significant downside to leasing or selling 85 and 87 West Street to Pahikara is the negative impact this would have on the Menzshed who have a licence to occupy 1092m<sup>2</sup> made up of all of 85 West Street and the majority of 87 West Street.<sup>1</sup>

Council have been supportive of the Menzshed in each of the three towns as they are an active community group with a good cross section of members. It is also understood the community is very supportive of the Menzshed.

The Menzshed get together every Wednesday and Saturday morning and Thursday evening for general shed activity and run woodturning classes/workshops on Friday mornings and Saturday afternoons.

On the basis of its long-term licence to occupy the Menzshed has built two sheds (with concrete flooring) on 87 West Street.

Officers do not support terminating the Menzshed's licence to occupy 85 and 87 West Street unless it can offer the Menzshed another suitable location and successfully negotiate with the Menzshed the detail of reinstating the group at the new location.

#### **3.1 Potential Alternate Location**

A potential option for relocation has been identified at the southern end of West Street adjacent to the Railway Goods Shed which is leased to Rail Heritage Trust of NZ.

There are two title at this location; WN20B/469 and WN20B/468.

WN20B/469 is 922m<sup>2</sup> (slightly smaller than Menzshed's current location). It is listed as an archaeological site which means archaeological authority would be required to carry out the necessary earthworks for ground preparation prior to any building.

WN20B/468 is 1715m<sup>2</sup> of which 415m<sup>2</sup> is leased to Rail Heritage Trust of NZ leaving 1300m<sup>2</sup> available for use. This site is listed as a SLUR meaning preparatory work would likely need to be completed to make the site suitable for use by the Menzshed.<sup>2</sup>

<sup>1</sup> The Menzshed's current licence is for 1092 m<sup>2</sup> made up of all of 85 West Street (664m<sup>2</sup>) and the remainder of 87 West Street (761m<sup>2</sup> – 333m<sup>2</sup> leased to Brown).

<sup>2</sup> SLUR is short for Selected Land Use Register which records contaminated sites. The site was used by spray contractors for filling, storing or washing out tanks for agrichemical application. Also use for storage of tanks or drums for fuel, chemicals or liquid waste.

Both sites are further away from the centre of Greytown than the Menzshed's current location<sup>3</sup>. Officers do not yet know the extent to which the Menzshed is accessed by pedestrian traffic versus vehicles, and therefore cannot comment on the extent to which a less central location would impact members.

WN20B/469 is considered the most appropriate alternate location for the Menzshed, however more work is required to fully determine feasibility.

### **3.2 Costs of relocation**

Moving the Menzshed would include:

- Moving two large sheds
- Reinstating the concrete floor of the shed
- Connecting the sheds to power and water
- Moving several shipping containers

The cost of this move would need to be calculated and how the cost will be met agreed. Adam Blackwell has currently budgeted \$20,000 to contribute to this cost.

## **4. Loss of council owned community space**

Another significant and more permanent downside to leasing or selling 85 and 87 West Street to Pahikara or another is the loss of a council owned community space in such a central location.

Once leased or sold to a commercial entity, the community will never regain the use of this space in the middle of Greytown.

## **5. Legal and Policy Context**

### **5.1 Legal Implications**

Some categories of land held by Local Government have particular requirements relating to their use and disposal, for example endowment property must be disposed of in accordance with sections 140 and 141 of the Local Government Act 2002, and property acquired for Public Works must be disposed of in accordance with sections 40 to 42 of the Public Works Act 1981.

Officers will need to do more research to understand the history of how 85 and 87 West Street were acquired by Council and why they weren't disposed of when the Greytown Council Chambers were sold. This research will ensure there are no legal

<sup>3</sup> Approximately 1.4km or a 17 min walk from its current location.

restrictions relating to the use or disposal of 85 and 87 West Street. At this stage there is no indication that any restrictions apply.

The titles for 85 and 87 West Street show a right of way through the centre of the properties. The impact of this right of way needs to be clarified, but it will likely need to be legally removed for any development to proceed.

## **5.2 Policy Implications**

There are two existing policies with implications for this decision, the Acquisition and Disposal of Land and Buildings Policy (“Acquisition and Disposal Policy”) and the Leasing of Property Policy (“Leasing Policy”). The relevant provisions of each policy are set out below:

### **5.2.1. Acquisition and Disposal Policy**

The Acquisition and Disposal Policy requires that:

- Council officers will review all land, buildings and other improvements at regular intervals to ensure that all such assets are still required and that their continued retention remains cost effective.
- All property for disposal must be advertised for sale on the open market, “except where otherwise approved by Council because of special circumstances e.g. where an open market does not exist, such as in the case of selling an area of unwanted road reserve to the adjacent property owner.”

### **5.2.2. Leasing Policy**

The Leasing Policy requires that:

- A professional valuation is obtained prior to reaching an agreement with a prospective tenant.
- Wherever possible tenders are invited for a lease or licence but there are situations where that course is not practical or appropriate to the specific property.
- The lease of land/building should be treated as a commercial operation with a realistic return provided to the Council. The exception to where a tenancy is considered by the Council to be a community use and benefit and which meets the goals of the LTP. In such situations a rental concession may be agreed to.

### **5.2.3. Tender**

As outlined above both the Acquisition and Disposal and the Leasing Policy call for open tender where possible.

If Council elects to sell the land it would need to be by open tender unless Council resolves that “special circumstances” apply. Officers will need to consider further whether “special circumstances” apply in this case.

If it is considered that there are not “special circumstances”, but Council wanted to proceed with a sale on the open market, Council could add conditions to the tender to ensure use by the purchaser would benefit the district and align with the community outcomes set in the LTP.

If Council elects to commercially lease the land, tenders should be invited for the lease unless Council resolve that it is not “practical or appropriate” in the case of this property. As above, Officers will need to consider further whether a tender is impractical or inappropriate in this case.

If it is considered that the lease does need to be tendered, Council could add conditions to the tender to ensure use by the lessee would benefit the district and align with the community outcomes set by the LTP.

## **6. Financial Considerations**

The current lease and licence earn Council ██████ per annum. A valuation will need to be completed to give Council an accurate sense of the potential commercial lease or sale value. However, based on similar properties it is considered likely that Council would be able to earn approximately ██████ per annum by commercially leasing the properties, or make somewhere between ██████ and ██████ for the sale of the properties.

Comparing the net present value of these options suggests that commercially leasing 85 and 87 West Street would be the strongest option financially, followed by sale.

## **7. Consultation**

As the date of consideration of this paper there has been no consultation on the basis that Council’s approval of Officer’s recommendation was a necessary prerequisite to engagement on a confidential basis with affected parties.

All options other than option 1 would require extensive engagement with the Menzshed. If Council agree to officers’ recommendations a meeting will be organised with the Menzshed, the proposal explored, and the implications of any decisions talked through.

Council will also need to consider to what extent the public may be affected by or have an interest in this decision and engage in an appropriate level of consultation and engagement in accordance with our Significance and Engagement Policy and the Local Government Act 2002.



## 8. Discussion

This paper considers the following five options:

- **Option 1:** Do nothing; retain our current commitments to The Greytown Menzshed and Brown
- **Option 2:** Commercially lease all of 85 and 87 West Street to Pahikara
- **Option 3:** Sell 85 and 87 West Street to Pahikara
- **Option 4:** Commercially lease all of 85 and 87 West Street by open tender
- **Option 5:** Sell 85 and 87 West Street on open market

It is noted that a sixth option of leasing part of 85 and 87 West street to Pahikara by terminating the lease of the South Shed to Brown and reducing the Menzshed licenced area was originally considered. This option was discarded as Adam Blackwell has confirmed Pahikara are not interested in leasing a reduced area.

### 8.1 Option 1: Do nothing; retain our current commitments to The Greytown Menzshed and Brown

Under this option, Council would not investigate commercially leasing or selling 85 and 87 West Street to Pahikara or any other party. Instead the land would continue to be utilised by Menzshed and Brown<sup>4</sup>. No further work is necessary to scope this option.

#### 8.1.1 Pro: Honours commitment to Menzshed

The primary benefit of this option is that it honours Council's commitment to the Greytown Menzshed as recorded in the Licence to Occupy.

#### 8.1.2 Pro: Community occupancy in central location

This option retains the benefit of community occupancy by an active community group in a central location.

#### 8.1.3 Con: Underutilisation of site

Depending on your perspective, the current use of 85 and 87 West Street could be considered an underutilisation of such a central site.

#### 8.1.4 Con: Lost opportunity

Adam Blackwell is currently weighing up options in Cambridge, Christchurch and Greytown as Pahikara's pioneer site. If Council does nothing there is the potential risk that one of these other locations are chosen as the pioneer site for Pahikara and

<sup>4</sup> It is noted that if Council elects this option, Officers will still need to get the South Shed revalued and renew the lease with Brown or another, however this is seen as an operational decision outside the scope of this paper.

Greytown and the wider district lose the opportunity and benefits of the Pahikara development.

## **8.2 Option 2: Commercially lease all of 85 and 87 West Street to Pahikara**

Under this option, Council would terminate its lease of the South Shed to Brown, terminate its licence with the Menzshed, reinstate the Menzshed at an alternate location and negotiate the lease of 85 and 87 West Street to Pahikara.

### **8.2.1 Pro: Boutique Cycling Resort for Greytown and District**

Commercially leasing 85 and 87 West Street to Pahikara would enable the development of a Boutique Cycling Resort including luxury accommodation, bike hire, a café, a lunch bar, a restaurant, a cocktail bar, a cinema, and market stalls on the weekend.

This resource would boost tourism and is timed to coincide with the development of cycleways across the Wairarapa.

### **8.2.2 Pro: Strong economic option for Council**

In its role as property owner Council would make significantly more revenue from commercially leasing 85 and 87 West Street to Pahikara than it does from its current arrangements.

### **8.2.3 Con: Termination of Menzshed Licence**

This option involves termination of the Menzshed licence to occupy. Termination of this licence could be met with significant public resistance and reputation damage to Council.

This risk could be mitigated to some extent by proactive engagement with the public and the Menzshed, including offering the Menzshed another suitable location and ensuring the costs of such a move are met by the developer and/or Council.

### **8.2.4 Con: Loss of community occupancy in central location**

Leasing to Pahikara means this land will no longer be available for community occupancy.

### **8.2.5 Con: Land tied up in perpetuity**

Given this option involves Pahikara undergoing a significant build on Council land, practically speaking Council will be committed to leasing the site to Pahikara for the foreseeable future.

### **8.2.6 Con: Reliance on Pahikara's success**

Under this option Council will be very reliant on Pahikara to be a successful venture and a reliable lessee. If this does not eventuate Council could face financial exposure. This risk can be mitigated with due diligence and a well-constructed commercial lease.

### **8.3 Option 3: Sell 85 and 87 West Street to Pahikara**

Under this option, Council would terminate its lease of the South Shed to Brown, terminate its licence with the Menzshed, reinstate the Menzshed at an alternate location and negotiate the sale of 85 and 87 West Street to Pahikara.

#### **8.3.1. Pro: Boutique Cycling Resort for Greytown and District**

Selling 85 and 87 West Street to Pahikara would enable the development of a Boutique Cycling Resort including luxury accommodation, bike hire, a café, a lunch bar, a restaurant, a cocktail bar, a cinema, and market stalls on the weekend.

#### **8.3.2. Con: Termination of Menzshed Licence**

As with Option 2 this option involves termination of the Menzshed licence to occupy under clause 16.4. Termination of this licence could be met with significant public resistance and reputation damage to Council.

As above this risk could be mitigated to some extent by proactive engagement with the public and the Menzshed, including offering the Menzshed another suitable location and ensuring the costs of such a move are met by the developer and/or Council.

#### **8.3.3. Con: Limited Gain on Sale**

Council can only consider the gain in sale (the difference between the sale price and the current asset value) as the benefit of a sale. The gain in sale is limited in this case by the strong current asset value of 85 and 87 West Street.

#### **8.3.4. Con: How to invest proceeds of sale**

Council also has to consider whether it will be able to reinvest the money generated from the sale of 85 and 87 West Street in an asset that that can produce a stronger community benefit or a better return in investment than 85 and 87 West Street can.

### **Option 4: Commercially lease 85 and 87 West Street by tender**

Under this option, Council would terminate its lease of the South Shed to Brown, terminate its licence with the Menzshed, reinstate the Menzshed at an alternate location and commercially lease 85 and 87 West Street via conditional tender.

#### **8.3.5. Central location freed up for development**

Commercially leasing 85 and 87 West Street by open tender would free up a central area of Greytown for commercial development. Council could add conditions to the lease tender to ensure that future use aligns with Council's LTP. As far as Officers are aware there have been no other expressions of interest or proposals relating to this property so at this stage what demand a tender would elicit is an unknown.

#### **8.3.6. Pro: Strong economic option for Council**

In its role as property owner Council would make significantly more revenue from commercially leasing 85 and 87 West Street than it does from its current arrangements.

### **8.3.7. Con: Termination of Menzshed Licence**

This option involves termination of the Menzshed licence to occupy. Termination of this licence could be met with significant public resistance and reputation damage to Council.

This risk could be mitigated to some extent by proactive engagement with the public and the Menzshed, including offering the Menzshed another suitable location and ensuring the costs of such a move are met by the developer and/or Council.

### **8.3.8. Con: Loss of community occupancy in central location**

Commercially leasing this property means this land will no longer be available for community occupancy.

### **Option 5: Sell 85 and 87 West Street on open market**

Under this option, Council would terminate its lease of the South Shed to Brown, terminate its licence with the Menzshed, reinstate the Menzshed at an alternate location and sell 85 and 87 West Street on the open market.

### **8.3.9. Central location freed up for development**

Selling 85 and 87 West Street by open tender would free up a central area of Greytown for commercial development. Council could add conditions to the sale process to ensure that future use aligns with Council's LTP. Although there have been no other expressions of interest or proposals relating to this property, Greytown has a strong property market so it is expected that sale on the open market would attract developers.

### **8.3.10. Con: Termination of Menzshed Licence**

This option involves termination of the Menzshed licence to occupy under clause 16.4. Termination of this licence could be met with significant public resistance and reputation damage to Council.

As above this risk could be mitigated to some extent by proactive engagement with the public and the Menzshed, including offering the Menzshed another suitable location and ensuring the costs of such a move are met by the developer and/or Council.

### **8.3.11. Con: Loss of community occupancy in central location**

Commercially leasing the property means this land will no longer be available for community occupancy.

### **8.3.12. Con: Limited Gain on Sale**

Council can only consider the gain in sale (the difference between the sale price and the current asset value) as the benefit of a sale. The gain in sale is limited in this case by the strong current asset value of 85 and 87 West Street.

### **8.3.13. Con: How to invest proceeds of sale**

Council also has to consider whether it will be able to reinvest the money generated from the sale of 85 and 87 West Street in an asset that can produce a stronger community benefit or a better return in investment than 85 and 87 West Street can.

## **9. Analysis and recommendation**

On balance, Officers consider that Options 2 through 5 are worth exploring further but consider more scoping and consultation is required to put Council in a position to make an informed decision. On this basis it is recommended that Council agree to Officers:

1. Scoping the options more fully by:
  - Ensuring there are no legal restrictions relating to the use or disposal of 85 and 87 West Street.
  - Ascertaining the impact (if any) of the right of way present on the properties.
  - Considering whether the exemptions to tender in the Leasing Policy and the Acquisitions and Disposals Policy are made out.
  - Obtaining a market assessment on the current rental and market value for 85 and 87 West Street.
2. Consulting with the Menzshed including:
  - Meeting with the Menzshed and outlining the proposal and its benefits.
  - Engaging with the Menzshed to ascertain whether a suitable agreement to change locations can be reached.
  - Identifying a suitable alternative suitable location for the Menzshed.
  - Quantifying relocation costs and determining how these costs will be met.
3. Reporting on progress of the project to the Assets and Services Committee as appropriate.
4. Returning to Council for a decision once recommendations 1 and 2 are complete.

## **10. Conclusion**

In September 2020 Council was approached by Adam Blackwell, the owner of Blackwell cycles in Greytown, to either lease or purchase 85 and 87 West Street for the purpose of developing Pahikara. The potential of Pahikara has precipitated Council to consider the best future use for 85 and 87 West Street.

Officers consider that the Pahikara development merits further investigation but want to mitigate any negative impact on the Menzshed of terminating their current licence to occupy 85 and 87 West Street.

Officers seek Council's strategic direction before engaging in further scoping or consultation on the decision.

## **11. Appendices**

Appendix 1 – Financial Analysis (redacted)

Appendix 2 – Aerial maps of 85 and 87 West Street and potential Pahikara development

Appendix 3 – Expired lease to Brown, Licence to Occupy and Variation with Menzshed

Appendix 4 – Pahikara Proposal

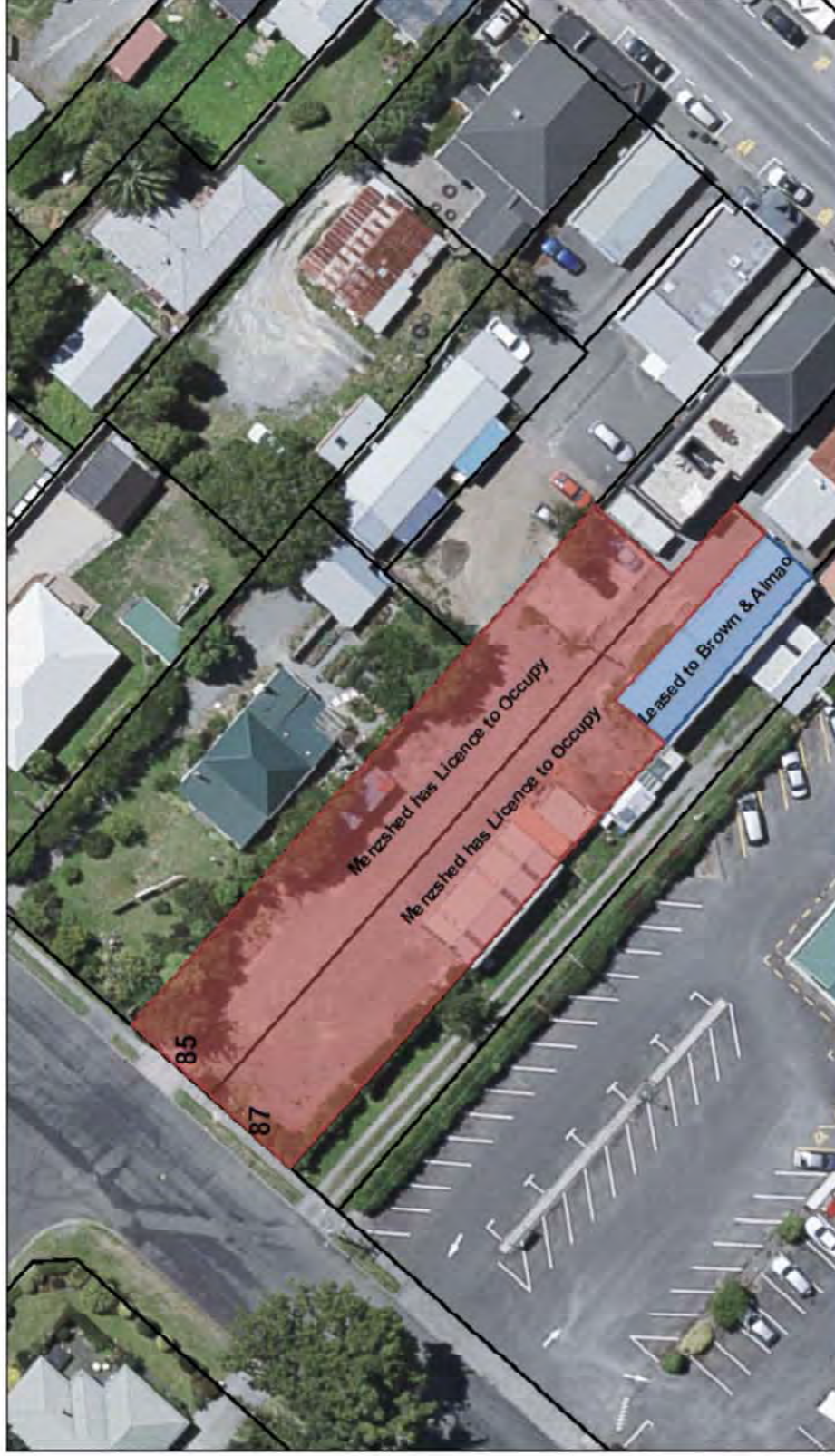
Appendix 5 – Certificates of title and associated material for 85 and 87 West Street

Contact Officer: Sarah Pearson-Coats, Project Officer

Reviewed By: Karen Yates, Group Manager, Policy and Governance, Katrina Neems, Chief Financial Officer

## **Appendix 2 – Aerial maps**

Council owned land

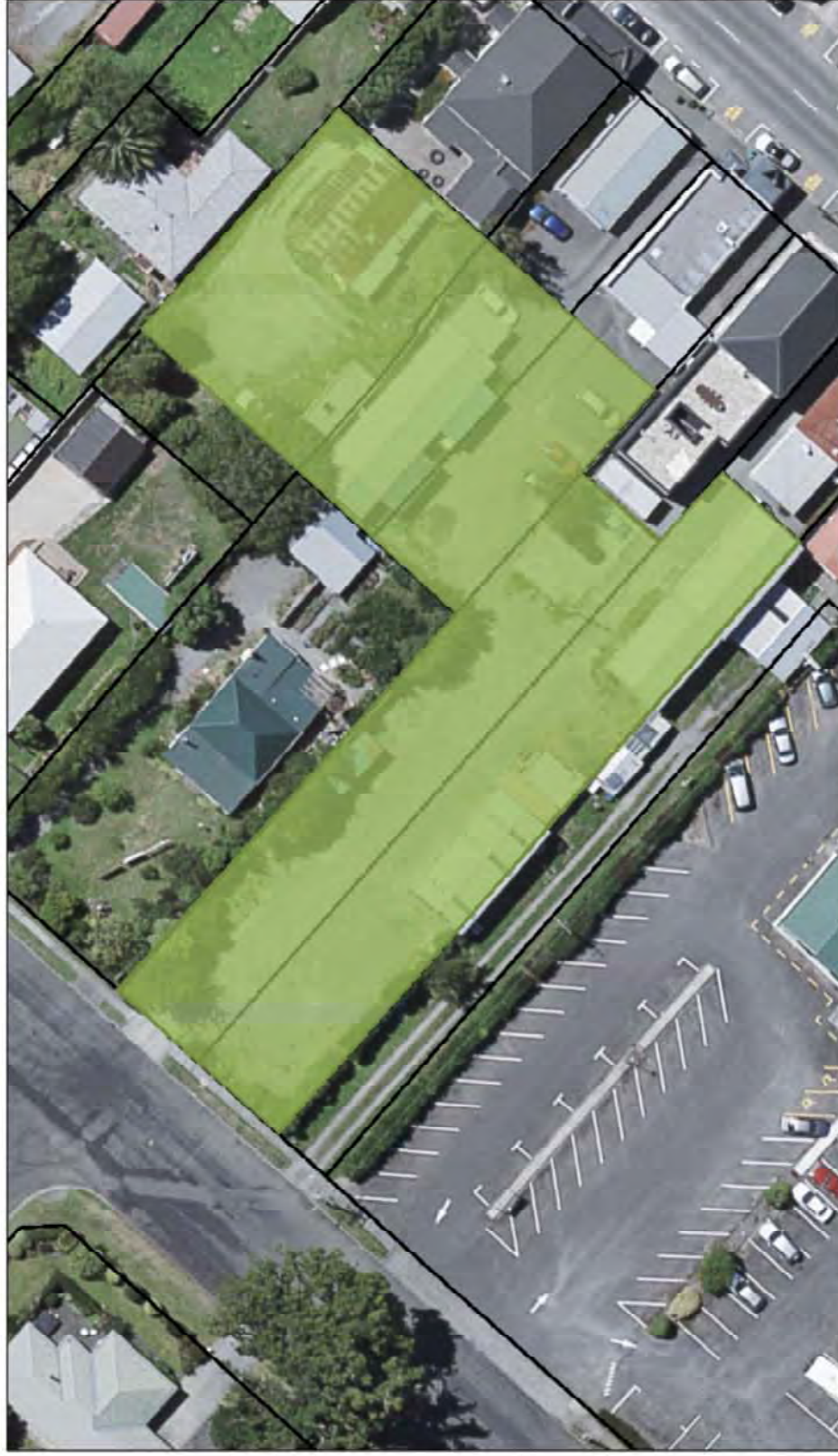


October 12, 2020

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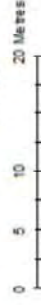


# Pahikara Development



October 12, 2020

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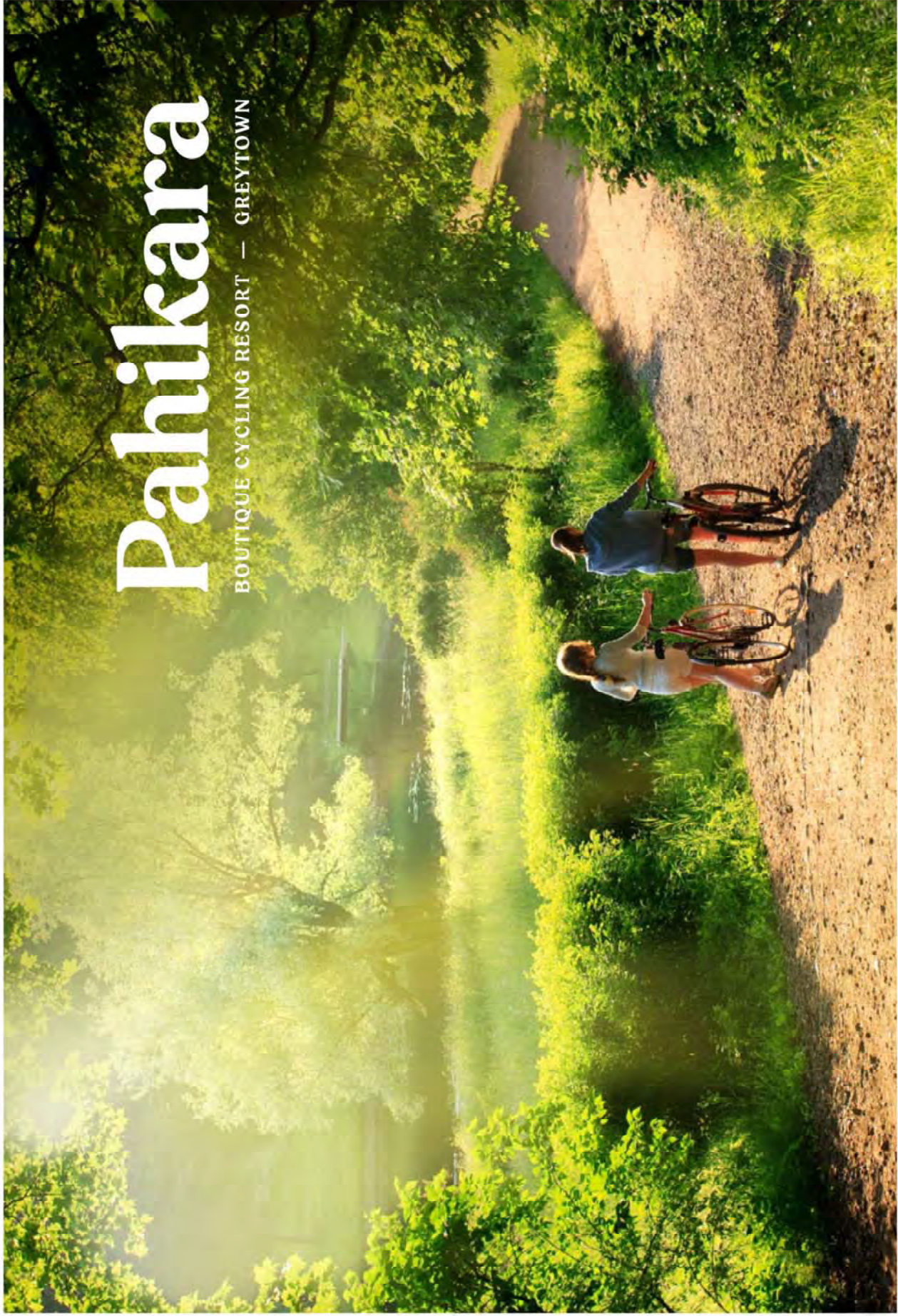


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# **Appendix 3 – Expired Brown Lease, Menz Shed Licence to Occupy and Licence Variation**

Withheld in full under LGOIMA s7(2)(b)(ii),  
s7(2)(c) and s7(2)(h)

# Appendix 4 - Pahikara Proposal



# Pahikara

BOULIQUE CYCLING RESORT — GREYTOWN

Opening 2022

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106PE



# Pahikara is the Maori word for bicycle or bike. It is unique to Aotearoa.

IT REPRESENTS OUR EXPRESSION OF WHAT IS ABOUT TO ENHANCE THE WAIRARAPA FOR DECADES TO COME. FOR MANY RESIDENTS AND THEIR BUSINESSES, THE PAHIKARA WILL FOREVER CHANGE THEIR LIVES.

In a broader sense, the Pahikara is about people reconnecting with the land in a way that we dismissed a century ago with the invention of the automobile. But soon, many of us will ride through the landscapes at the feet of the mountains, across the rivers and through the farms and vineyards of the Wairarapa leaving no damage or environmental impact; instead we will create memories that will last lifetimes.

The cycleways that will connect the towns of the Wairarapa will bring

guests to discover our region's beauty, our people's hospitality and create employment for our residents. We live in one of the most stunning parts of New Zealand. This is our chance to share what we are so proud of, with people all over the world.

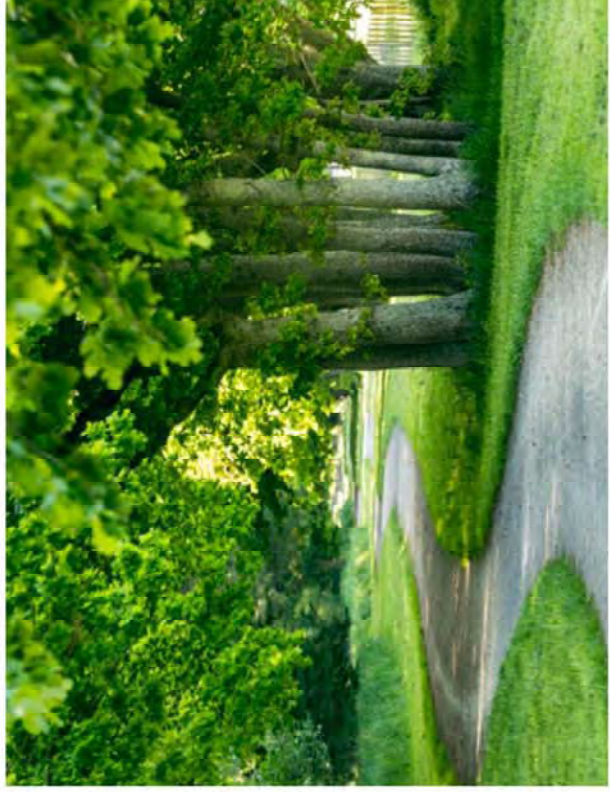
A Pahikara is such a simple, yet brilliant human invention with the ability to change lives forever.

Our time is here to harness the power of the Pahikara to create a new, better Wairarapa.





Beauty  
waiting to be  
explored





## A Call to Action

RECENT CONFIRMATION OF FUNDING TO FAST TRACK THE DEVELOPMENT OF CYCLEWAYS TO CONNECT THE TOWNS OF THE WAIRARAPA IS A CALL TO ACTION FOR EVERYONE.

We've inherited a region that is not only the natural paradise we all have a deep love for, it is a unique living historical record of our past. Our towns represent where we have come from and the pioneering families that created them. Today, their modern day reinvention sustains our residents. Our wineries, retailers and hospitality providers are businesses that integrate with our historical buildings to create a branded experience visitors are enchanted by.

Wairarapa's new cycleways will create a tourism boom for the region. We can speculate and assign some numbers to that, but it will only be a good guess. What we do know is that it will be at a scale

that most of our towns haven't seen before. Managing the visitor growth in a way that complements and protects the unique character of each town is critical. Stifling the growth through bureaucracy would damage our economic opportunity and reputation. Like everything, it is about balance.

We see the coming boom as a chance for the Wairarapa to step up to be world class, to match the natural assets we already are custodians of. It is about the balance of maintaining our unique character and reputation, while offering the type of visitor experience that attracts a broad range of tourists including those in the high value category.





# Our Starting Point: Greytown

GREYTOWN, TODAY, IS ABOUT BOUTIQUE SHOPPING IN IT'S BEAUTIFUL VICTORIAN ERA BUILDINGS.

There are limitations on its growth due to the physical restrictions set by existing properties. This was tested recently with the winter Festival of Christmas event, which highlighted:

- Lack of visitor accommodation, especially at the premium end of the market.
- Lack of dining options for visitors throughout the day and especially in the evening.

Basically, Greytown was overloaded in the winter, and only with NZ visitors. They booked themselves into Featherston and Martinborough when Greytown ran out of space. Could we cope today with an influx of

international or even national visitors over a busy Spring / Summer / Autumn cycling season? Not at all. Imagine the reputational damage we would incur if we have to turn people away. Imagine the economic opportunity lost.

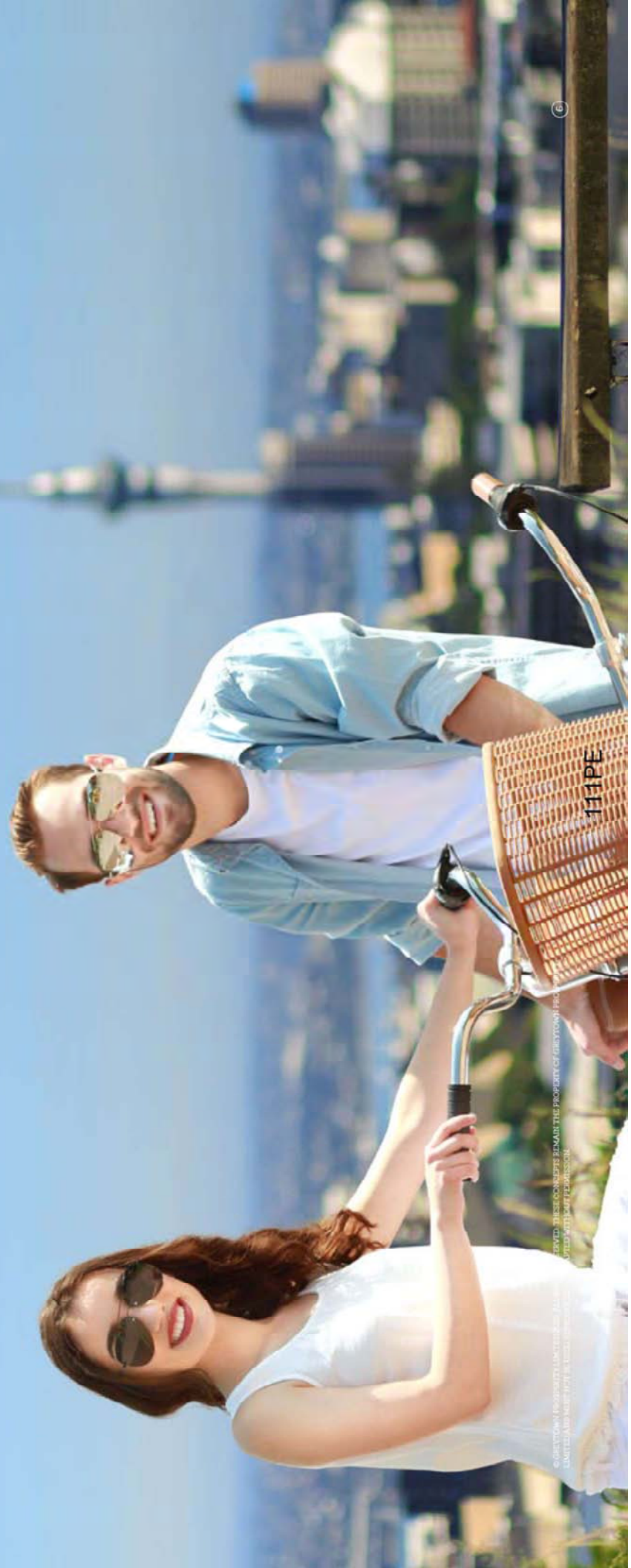
Pahikara Boutique Cycling Resort is one step towards addressing this need and helping to future-proof Greytown's role in the region's cycling tourism offer. This is about proactive planning. This not about "wait and see".







Pahikara is  
Part of the  
Solution



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PAHIKARA IS DESIGNED TO COMPLEMENT GREYTOWN'S EXISTING BRAND POSITION, INTEGRATE WITH THE TOWNSHIP SEAMLESSLY, AND FILL THE IDENTIFIED HOSPITALITY, ENTERTAINMENT AND HOSPITALITY GAPS THAT EXIST TODAY.

### THE AUDIENCE

- 30 – 65 year olds, couples or friends
- High income, professional, CEOs, business owners
- Environmentally conscious (they are recyclers, like electric mobility, want to do the right thing for the planet)
- Technology savvy (they are Apple device users and fully connected, social media users)
- International travellers (usually, but 'doing' NZ now)
- Experience seekers and sharers (they love new and exciting adventures, as well as contemporary dining and hospitality experiences)

### MEET STEVE AND SARAH

Steve and Sarah are in their late 40s and are empty nesters from Auckland. Steve runs marketing for a software development company and Sarah owns her own online store selling gardening equipment she imports directly from the UK. They both enjoy a good income, love dining out, travelling and decorating their home. Steve has a couple of bikes and Sarah is thinking about getting an e-cargo bike for her business. This autumn, they are heading to the Wairarapa to see as much of it by bike as possible and enjoy the new trail. Being first to do it in their peer group is pretty important!

Steve's bringing his own bike on a rack on the back of his plug in hybrid and they'll hire an e-bike for Sarah; this is all done online and booked ahead of schedule.

Choosing a base is tricky so they split their week in two; half in Martinborough and the balance in Greytown so they can take a few days in between rides for wine tasting, shopping and exploring Castle Point.

In Greytown, they stay at the new Bike Shed apartments that are part of the Pahikara Boutique Cycling Resort, a contemporary bicycle themed accommodation and entertainment complex off Greytown's Main Street, right in the village. Their upper level apartments are above a dining and entertainment complex that includes contemporary bars, restaurants, distilleries and a boutique cinema. On Friday and Saturday nights, live music entertains customers in the outdoor dining atrium. Each apartment has a bike locker assigned to it, with recharging facilities, and the handy parking zone right next door also features vehicle recharging units for EVs. One of the real drawcards for Steve and Sarah is the Barn, a bike hire barn right within the complex so they can pick up and return Sarah's e-bike, as well as have any servicing done on Steve's carbon fibre bike. It's the perfect place to relax after a day on the trails. Sarah also loves the fact that most of the power is from the solar roof panels, and the water used to keep the landscaping beautiful is collected from the roof or reused grey water.





# Pahikara is a Modern Grange within Greytown Village

WONDERFULLY PRESERVED BUILDINGS STAND  
ALONGSIDE NEW STRUCTURES CREATED WITH A  
NOD TO THE SMALL FARMS ASSOCIATION THAT  
ESTABLISHED GREYTOWN AS NEW ZEALAND'S  
FIRST INLAND TOWN IN 1854.

Accessed off Main Street,  
visitors and locals walk or cycle  
through this car-free complex to  
stay at five star rated apartments,  
visit weekend market stalls, enjoy  
festival movies with pre-dinner  
drinks or contemporary dining at  
a range of modern restaurants and  
bars. Never pretentious, it is a place  
that welcomes families, couples

or groups in a relaxed, beautifully  
designed setting that feels like it  
has always been there.

It is the modern Wairarapa;  
delicious locally sourced food,  
world class regional wines,  
a farming aesthetic and a new  
generation of dynamic people  
who are proud to call Greytown  
their home.



### THE BIKE SHEDS

- 15 luxury apartments for couples, complete with lockable bike garages with recharging facilities
- Every room features rustic contemporary furniture from Restoration Hardware
- All rooms feature gas fireplaces to create a year-round resort offer
- Book and check in by app with digital keys and paperless check out
- Accessible options on the lower level for mobility challenged guests

### THE BARN by Blackwell and Sons

- Utilises the existing historic building on site with earthquake strengthened structural renovation and fit out
- A fleet of Electric or Trail Bicycles for hire
- A workshop for overnight repairs, punctures or maintenance
- Luxury Electric transfer pick up or drop off service
- Trail Information centre



### CRANK

- Boulangerie and Coffee modelled on the famous Bouchon Bakery by Thomas Keller
- Small onsite coffee bean roastery
- A perfect place to grab some breakfast before you head out on the trails
- Open 5:30am to 2pm during peak visitor season

### PICNIC by Nardia Linn

- Organic fresh salads, fresh sandwiches, organic locally grown fruits, including lunches to go in insulated travel baskets for your bike
- Eat outside amongst the fruit trees and raised vegetable gardens that are part of the Pahikara complex
- Open all day including early evening for light meals

### FORKS by Al Brown, a Wairarapa treasure

- Al Brown comes home to open his first Wairarapa restaurant as executive chef
- Local Seafood, Texel Lamb and locally grown beef and pork create a new dining standard for locals and visitors
- The wine list? All local, all excellent.



### THE SADDLE

- Rest up and meet your friends after a day out on the trails; take a seat at The Saddle and stay warm in the winter with braziers and some pop up barbecues on weekend evenings
- A contemporary cocktail bar showcasing the best Wairarapa wines, with a unique Made in Greytown onsite distillery for a new local gin experience
- Small plates supplied by the Forks kitchen

### THE PICTURES

- A single screen boutique cinema showing festival movies and classics, with a small stage for lectures and small presentations, or minimalist plays from Greytown Little Theatre
- Weekdays, the locals (including the residents of the Orchards) meet at The Pictures to enjoy selected movies and special documentary screenings with their peers
- School holidays, local kids enjoy family blockbusters
- And of course, take your drinks and small plates from The Saddle with you to enjoy during the movie
- For special lectures, conferences or events, The Pictures becomes a beautiful live presentation venue, equipped with the very latest technology



### THE MENZ SHED

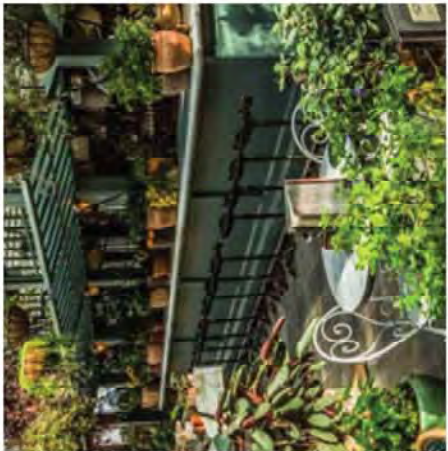
- A showcase gallery and workshop for Greytown's Menz Shed where the latest projects are on display
- Knife sharpening services and a chance to meet the Men are scheduled for locals on a regular timeframe

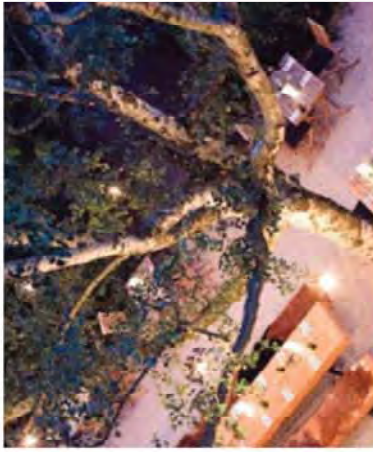
### WEEKEND MARKET STALLS AND LIVE MUSIC

- The weekends come alive at Pahikara with Saturday markets on farm wagons and evening music by local singer songwriters

### PARKING AND POWER

- Solar panels, onsite water storage tanks, sustainable building materials and electric recharge parking facilities create New Zealand's showpiece for sustainability and technologically superior accommodation and hospitality venues.







# Small Farms Association Inspiration

OUR MODERN GRANGE ARCHITECTURE WILL  
BE INSPIRED BY THE HOMESTEADS AND  
FARM BUILDINGS THAT WERE CONSTRUCTED  
DURING THE EARLY SETTLEMENT PHASE  
OF THE WAIRARAPA, WITH APARTMENTS  
FURNISHED BY RESTORATION HARDWARE  
TO CREATE GREYTOWN'S FIRST PREMIUM  
ACCOMMODATION OFFER.

Inspiration



# Pahikara

BOUTIQUE CYCLING RESORT — GREYTOWN



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View from West Street

118PE

15



# Pahikara; Greytown's Growth by Design ... and a Model for the Wairarapa

GROWTH BY EVOLUTION FOR A TOWN SELDOM WORKS. IT CREATES A DISPARATE COLLECTION OF MIXED ARCHITECTURE; IT FEELS JUMBLED AND IT CAN UNDO THE CHARACTER OF WHAT MADE A TOWN ATTRACTIVE IN THE FIRST PLACE.

Growth by design complements what already exists, builds on it and signals a direction for the future.

Perhaps, as we grow, Pahikara can exist in each town throughout the Wairarapa, characterised and designed

by the essence of what the town already stands for. Perhaps Pahikara becomes our Wairarapa signature and our differentiator for the cycling tourist. It adds more to what we are already famous for.



EV charging



# Pahikara; a Personal Vision

"I HAVE HAD THE GOOD FORTUNE OF LIVING IN CALIFORNIA'S NAPA VALLEY FOR MANY MONTHS OF EACH YEAR SINCE 2014. I HAVE SEEN THE VALLEY GROW AND IT'S UNDERSTANDING OF A WINE AND CYCLING TOURISM DESTINATION BECOME MORE DEFINED AND MORE SUCCESSFUL.

Pahikara borrows the success factors of some of the Napa's most innovative and commercially savvy developments and pulls them together into a small format NZ context. It's a derisked, lessons-learned proposition that elevates our town and creates a standard that lifts everyone, region wide. It becomes a beacon to the world of what we are capable of. It's not Americana. It's ours, the Wairarapa's, for the taking.

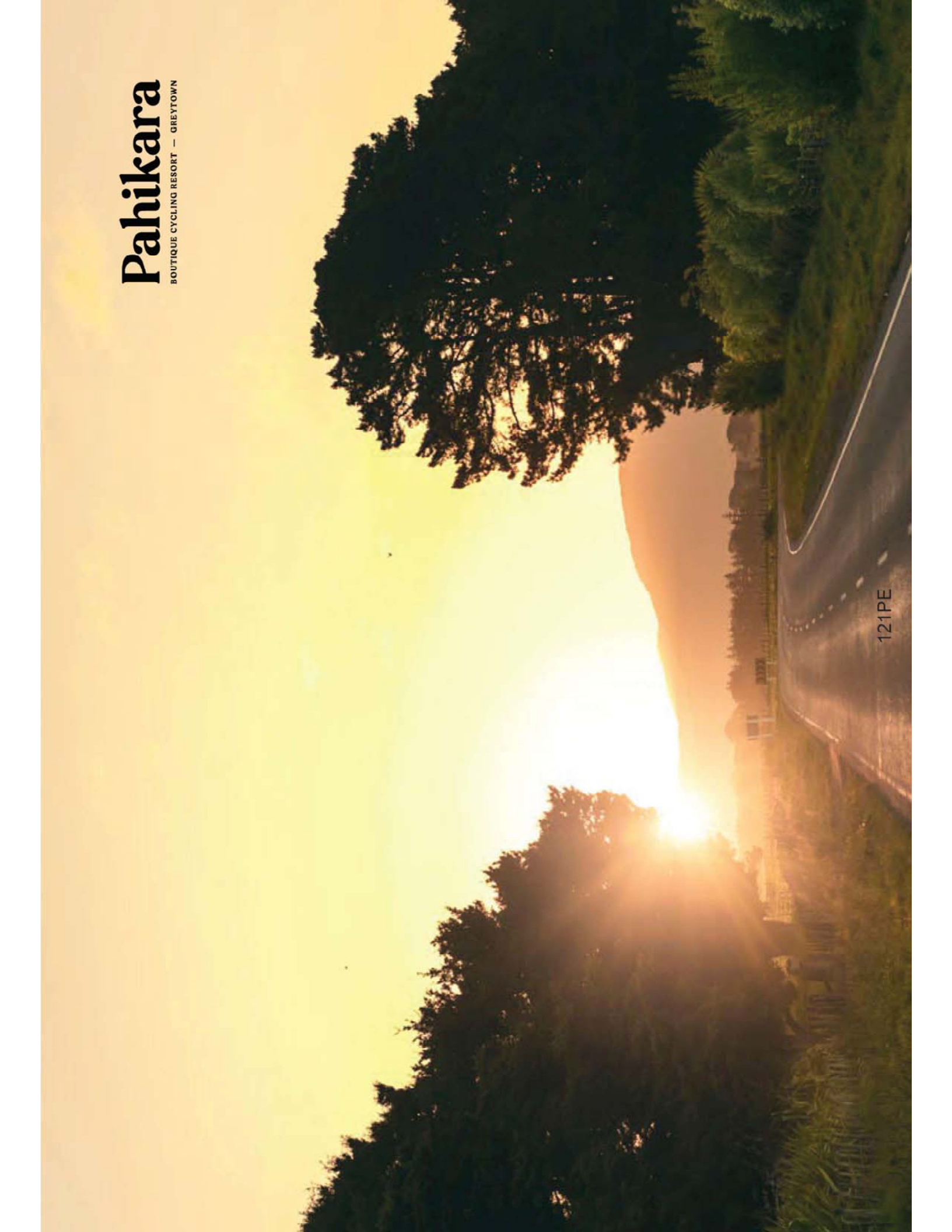
I would be delighted and privileged to work with Councils, Iwi, Historical Societies, special interest groups, talented designers, engineers and developers, and passionate service providers to bring the vision of Pahikara to life in my hometown."

Adam Blackwell  
Founder, Blackwell and Sons

# Pahikara

BOUTIQUE CYCLING RESORT — GREYTOWN

121PE



# Appendix 5 – Certificates of Title



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



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** 147689  
**Land Registration District** Wellington  
**Date Issued** 15 September 2004

**Prior References**  
WN533/99

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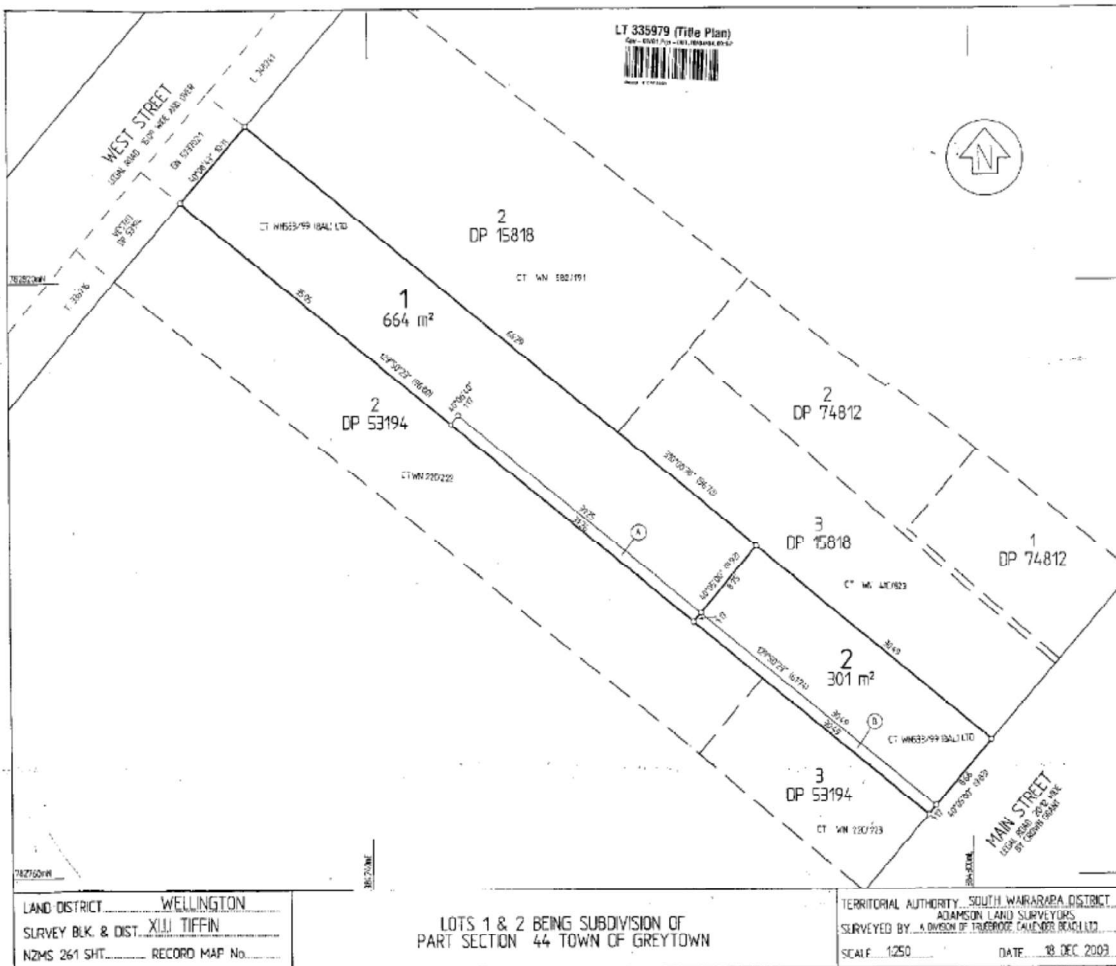
<b>Estate</b>	Fee Simple
<b>Area</b>	664 square metres more or less
<b>Legal Description</b>	Lot 1 Deposited Plan 335979

**Registered Owners**  
South Wairarapa District Council

---

**Interests**

Subject to a mutual right of way over part marked A on DP 335979 created by Transfer 405191 - 20.6.1957 at 2.30 pm  
Appurtenant hereto is a mutual right of way created by Transfer 405191 - 20.6.1957 at 2.30 pm



LT 335979 (Title Plan)  
 Date: 18 Dec 2003



Registered Proprietors:  
 The Surveyors General Act 1982 was approved by the South Wairarapa District Council pursuant to Section 224 of the Resource Management Act 1991 and consent to the granting or reserving of the easements set out in the certificate of title.

on the 15/9/2004  
 General Purpose

SEE DOC 6150266-1

SCHEDULE OF EXISTING EASEMENTS			
PROPOSE	SHOWN	SERV. TEN.	CREATED BY
RIGHT OF WAY	A	LOT 1 HERZOG	TA9591
RIGHT OF WAY	B	LOT 2 HERZOG	TA9591

NEW EasT ALLOCATED

LOT 1 CT 547689 CLASS OF SURVEY CLASS 1  
 LOT 2 CT 147690 CLASS 1

Total Area 955 m²  
 Contained in CT 547689/99, TA9591, CT 147690

I, Philip Campbell Adamson, being a person entitled to practice as a licensed cadastral surveyor, certify that -  
 (a) The survey to which this deposit register the accurate and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 1982 and the Surveyors General Board of Cadastral Survey (2002/3)  
 (b) The database is accurate and has been created in accordance with the Act and the Rules

Field Book RES 4318 Traverse Book  
 Referenced Plans  
 Examined Correct

Approved as to Survey by  
 Land Information New Zealand on 28/5/2004  
 Deposited by Land Information New Zealand on 15/9/2004

File No: H31-000  
 Received 14/11/2004  
 Instructions

DP 335979

LAND DISTRICT WELLINGTON  
 SURVEY BLK & DIST. XIJI TIFFIN  
 NZMS 261 SHT. RECORD MAP No.

LOTS 1 & 2 BEING SUBDIVISION OF  
 PART SECTION 44 TOWN OF GREYTOWN

TERRITORIAL AUTHORITY SOUTH WAIRARAPA DISTRICT  
 ADAMSON LAND SURVEYORS  
 SURVEYED BY A DIVISION OF TROBROOK CALCULATED ROAD LTD  
 SCALE 1:250 DATE 18 DEC 2003

405191 TE

(Approved by the Registrar General of Lands as No. 1973.)



(C.)

**MEMORANDUM OF TRANSFER.**

WHEREAS W.H. DAY LIMITED a duly incorporated Company having its registered office in the Town of Greytown Grocer (hereinafter called "the Company")

..... is registered as the proprietor of an estate in fee simple .....

subject, however, to such encumbrances, liens, and interests as are notified by memorandum underwritten or endorsed hereon, in ALL THAT piece of land hereunder

*C. C. W. M.*  
*J. J.*

described that is to say:— One rood decimal six eight perches (Oa. lr. @.68p.) more or less situate in the Borough of Greytown being part of Section 44 Town of Greytown and being also Lot: ~~one (1) 4~~ on Deposited Plan No. 14052 and being all the land comprised and described in Certificate of Title Volume 336 folio 9 Wellington Registry (hereinafter called "the first above-described land"):

*✓*

AND WHEREAS the MAYOR COUNCILLORS AND BURGESSES OF THE BOROUGH OF GREYTOWN (hereinafter called "the Borough") are registered as the proprietors of an estate in fee simple subject however to such encumbrances liens and interests as are notified by memorandum underwritten or endorsed hereon in ALL THAT piece of land containing One rood more or less situate in the Borough of Greytown being part of Section 44 of the Town of Greytown and being all the land contained and described in Certificate of Title Volume 533 folio 99 Wellington Registry Limited as to Parcels part of the said land being Lot F on Deposited Plan No. 14052 (hereinafter called "the second above-described land"):

*C. C. W. M.*  
*J. J.*

AND WHEREAS the parties hereto have agreed that each of the said parties should grant to the other of them such rights-of-way over the above described lands as are hereinafter expressed and contained:

NOW THESE PRESENTS WITNESS:

1. IN pursuance of the said agreement and in consideration of the transfer and grant hereinafter expressed to be hereby made by the Borough to the Company the Company DOETH HEREBY TRANSFER AND GRANT unto the Borough its successors and assigns its and their servants agents workmen tenants licensees and visitors and all persons having business with it or them a full and perpetual right of way ingress and egress and regress with or without horses or domestic animals of any kind and/or with or without carriages vehicles or implements of any kind in over and upon all that piece of land comprising Four decimal three four perches (Oa. Or. 4.34p.) more or less situate in the Borough of Greytown being part of Section 44 Town of Greytown and being ~~Lot 4~~ on the said Deposited Plan No. 14052 and being also part of the first above-described land to the intent that such easement of right-of-way hereby created shall be for-ever appurtenant to the second above-described land.

*C. C. W. M.*  
*J. J.*

2. IN pursuance of the said agreement and in consideration of the transfer and grant hereinbefore expressed to be hereby made by the Company to the Borough the Borough DOETH HEREBY TRANSFER AND GRANT unto the Company its successors and assigns its and their servants agents workmen tenants licensees and visitors and all persons having business with it or them a free and perpetual right of way ingress egress and regress with or without horses or domestic animals of any kind and/or with or without carriages vehicles or implements of any kind in over and upon all that piece of land comprising Two decimal eight six perches (Oa. Or. 2.86p.) more or less situate in the Borough of Greytown and being part of Section 44 Town of Greytown and being Lot F on the said Deposited Plan No. 14052 and being also part of the second above-described land to the intent that such easement of right-of-way hereby created shall be forever appurtenant to the first above-described land.

*C. C. W. M.*  
*J. J.*

AND IT IS AGREED between the parties hereto that the cost of maintenance and repair of such right-of-way and the cost of any maintenance repair or reformation arising from compliance with any Regulations By-laws or enactments of the said Borough Council or any other governing body shall be borne equally between the parties hereto.

PROVIDED HOWEVER that one party shall not be liable to contribute towards

do-----hereby transfer to the said

all-----estate---and interest in the said piece---of land

the cost of maintenance repair or re-formation of the said right-of-way brought about by the acts of the other party or through conditions arising from structural alterations to the building of the other party made either through the acts of the other party or through compliance with any Regulations By-laws or enactments of the said Borough Council or other governing body, PROVIDED FURTHER that any damage done to the said right-of-way by the vehicles of either party shall be made good by and at the expense of that party.

IN WITNESS whereof these presents have been executed this 4<sup>th</sup> day of October 1948.  
THE COMMON SEAL of W.H.DAY LIMITED )  
was hereto affixed pursuant to a )  
Resolution of the Board of Directors )  
in the presence of: )



*Priscilla Wilson Ornela*  
*W. Dayle*

THE COMMON SEAL of the MAYOR  
COUNCILLORS AND BURGESSES of the  
Borough of Greytown was hereto  
affixed in the presence of:

*C. W. Horton* Mayor  
*H. J. Farley* Councillor  
*W. J. Bagar* Councillor  
*H. Young* Town Clerk





175

No. **405191** - **TRANSFER** of Grant of Right-of-way Correct for the purposes of the Land Transfer Act.

Situated in Borough of Greytown

*[Signature]*  
Solicitor for the Purchaser, Wellington.  
Grantor  
Company.

W.H. DAY LTD. Lender Grantor

MAYOR, COUNCILLORS AND  
BURGESSES OF THE BOROUGH  
OF GREYTOWN Purchaser Grantee

PARTICULARS entered in Register Book, Vol. 336 Correct for the purposes of the Land Transfer Act

Fee 9/- 533/199

*[Signature]*  
Solicitor for Grantee Borough

On the 20th day of June  
1957 at 2.30 p o'clock.



*collected 8/-  
1/5/56*

*Bill Gully  
13527*

*OK  
[Signature]*

14052

LAND & DEEDS	
Nature:	<i>Right of Way</i>
Firm:	<i>Bill Gully</i>
Date:	<i>20 JUN 1957</i>
Time:	<i>2-30 pm</i>
Fee: £	<i>8:00</i>
Abstract No.	<i>3064</i>

*Right of Way  
2 operators*

*7-12-48  
11.15  
12/5  
12/1  
241*

LAND & DEEDS	
Nature:	<i>Transfer of Right of Way</i>
Firm:	<i>Bill Gully</i>
Date:	<i>20 JUN 1957</i>
Time:	<i>2-30 pm</i>
Fee: £	<i>1:9:0</i>
Abstract No.	<i>2762</i>





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



  
R. W. Muir  
Registrar-General  
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

**Identifier** 147689  
**Land Registration District** Wellington  
**Date Issued** 15 September 2004

**Prior References**  
WN533/99

---

**Estate** Fee Simple  
**Area** 664 square metres more or less  
**Legal Description** Lot 1 Deposited Plan 335979

**Original Registered Owners**  
South Wairarapa District Council

---

**Interests**

Subject to a mutual right of way over part marked A on DP 335979 created by Transfer 405191 - 20.6.1957 at 2.30 pm  
Appurtenant hereto is a mutual right of way created by Transfer 405191 - 20.6.1957 at 2.30 pm



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



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** **WN22C/222**  
**Land Registration District** **Wellington**  
**Date Issued** 17 June 1982

**Prior References**  
WN336/9

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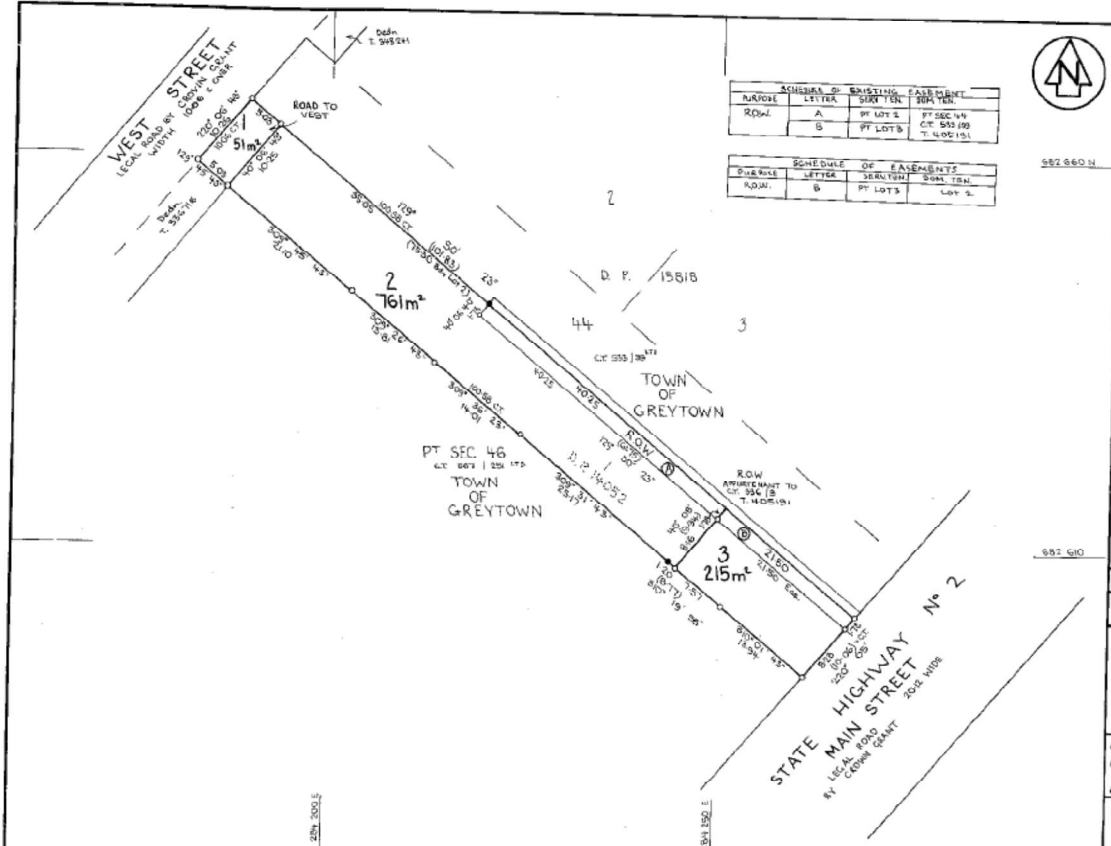
<b>Estate</b>	Fee Simple
<b>Area</b>	761 square metres more or less
<b>Legal Description</b>	Lot 2 Deposited Plan 53194

**Registered Owners**  
The Greytown Borough Council

---

**Interests**

Appurtenant hereto is a right of way created by Transfer 405191  
Subject to a right of way over part marked A on DP 53194 created by Transfer 405191  
Appurtenant hereto is a right of way as specified in Easement Certificate 496962.2 - 17.6.1982 at 3.00 pm  
10892958.1 Notification that a building consent issued pursuant to Section 72 Building Act 2004 identifies  
inundation as a natural hazard - 14.2.2018 at 2:33 pm



SCHEDULE OF EXISTING EASEMENTS			
APPROX.	LETTER	SUBJECT	REFER.
ROW	A	PT LOT 2	PT SEC 46 CT 543 198
ROW	B	PT LOT 3	T. 1405 191

SCHEDULE OF EASEMENTS			
DURATION	LETTER	SUBJECT	REFER.
ROW	B	PT LOT 3	LOT 2



APPROVAL OF GREYTOWN

*[Signature]*

Date 1.2.82

RESERVED OWNER

Forwarded to a resolution of the Greytown Borough Council passed on the 25th day of 20th August 1981 approving pursuant to Section 205 of the Land Compensation Act 1974, this survey plan and certifying that the plan is in accordance with the requirements and provisions of the Departmental Circular Scheme. The consent shall be deemed to have been given on the date of the resolution of the Greytown Borough Council.

I hereby certify that no conditions were imposed by the Greytown Borough Council in approving the submission of this plan.

Date of Completion 27.11.1981

TOWN CLERK

Total Area 1027 m<sup>2</sup>

Comprised in All C.T. 556/9 1970

*John Butler* Registrar

Registered Surveyor and holder of an annual practicing certificate hereby certify that this plan has been made from surveys executed by me or under my direction, that both plans and surveys are correct and have been made in accordance with the regulations under the Surveyors Act 1955

Dated at Wellington this 17th day of September 1982 Signature *[Signature]*

Field Book 346 & GA Transversal 381 p.123

Reference Plans 22, 14052, 15008, 10, 26446 & 26791

S.P. 0.5.78

Examined *[Signature]* Correct *[Signature]* 1.5.82

Approved as to Survey

*[Signature]* Chief Surveyor

3.15.82

Deposited this 17th day of Sept 1982

*[Signature]* District Land Registrar

File Received 8-2-82

53194

LAND DISTRICT WELLINGTON  
SURVEY BLK. & DIST. XIII TIFFIN  
NZMS 261 SHEET No. 826 54.39

PLAN OF LOTS 1-3  
BEING A SUBDIVISION OF LOT 1 D.P. 14052

LOCAL AUTHORITY GREYTOWN BOROUGH  
Surveyed by TOMLINSON & CARRUTHERS  
Scale 1:300 Date SEPT 1981

References

Prior C/T 336/9

Transfer No.

N/C. Order No. 496962.1

Land and Deeds 69



# REGISTER

No. 22C/222

## CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 17th day of June one thousand nine hundred and eighty-two under the seal of the District Land Registrar of the Land Registration District of WELLINGTON

WITNESSETH that THE GREYTOWN BOROUGH COUNCIL

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 761 square metres more or less situate in the Borough of Greytown being Lot 2 on Deposited Plan 53194.

Appurtenant hereto is a Mutual Right of Way over the part marked 'A' on Plan 14052 created by Transfer 405191.

*[Signature]*  
A.L.R.

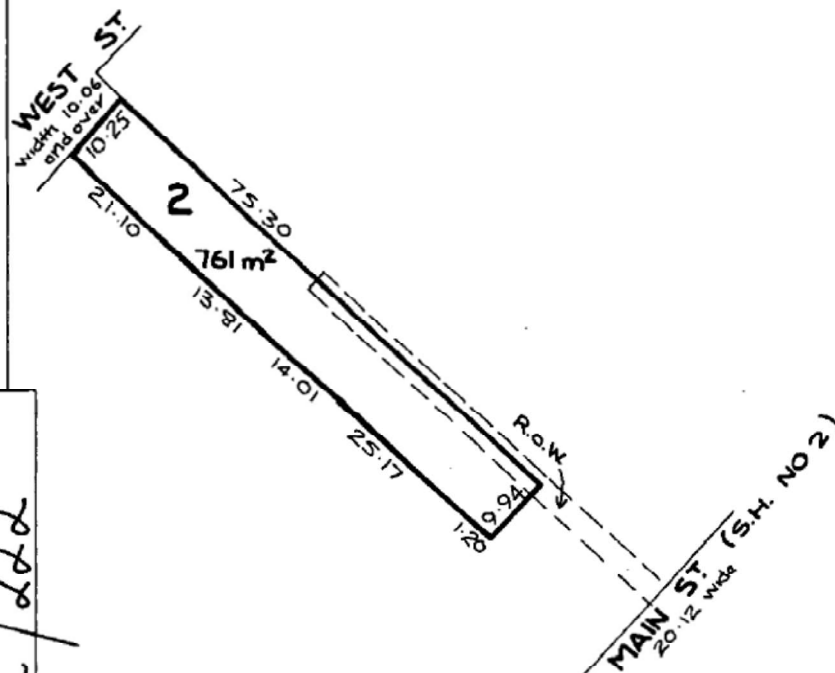
Subject to a Mutual Right of Way over the part marked 'A' on Plan 53194, appurtenant to the land in CT 533/99 created by Transfer 405191.

*[Signature]*  
A.L.R.

*[Signature]*  
DISTRICT LAND REGISTRAR  
Assistant Land Registrar  
No. 496962.2 Easement Certificate pursuant to Section 98A Land Transfer Act 1952.  
WELLINGTON  
TENEMENTS PLAN 53194

Nature Servient Dominant  
R.O.W. Pt Lot 3 'B' Lot 2  
- produced 17.6.1982 at 3.00 pm.

*[Signature]*  
A.L.R.



Measurements are Metric

131PE

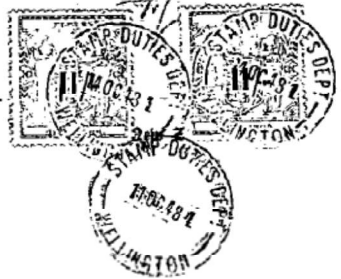
No. 22C/222  
K.C.F.

**CERTIFICATE OF TITLE** No.           /          



405191 TE

(Approved by the Registrar General of Lands as No. 1973.)



(C.)

**MEMORANDUM OF TRANSFER.**

WHEREAS W.H. DAY LIMITED a duly incorporated Company having its registered office in the Town of Greytown Grocer (hereinafter called "the Company")

..... is registered as the proprietor of an estate in fee simple .....

subject, however, to such encumbrances, liens, and interests as are notified by memorandum underwritten or endorsed hereon, in ALL THAT piece of land hereunder

*C. C. W. M.*  
*J. J.*

described that is to say:— One rood decimal six eight perches (Oa. lr. @.68p.) more or less situate in the Borough of Greytown being part of Section 44 Town of Greytown and being also Lot: ~~one (1) 4~~ on Deposited Plan No. 14052 and being all the land comprised and described in Certificate of Title Volume 336 folio 9 Wellington Registry (hereinafter called "the first above-described land"):

*✓*

AND WHEREAS the MAYOR COUNCILLORS AND BURGESSES OF THE BOROUGH OF GREYTOWN (hereinafter called "the Borough") are registered as the proprietors of an estate in fee simple subject however to such encumbrances liens and interests as are notified by memorandum underwritten or endorsed hereon in ALL THAT piece of land containing One rood more or less situate in the Borough of Greytown being part of Section 44 of the Town of Greytown and being all the land contained and described in Certificate of Title Volume 533 folio 99 Wellington Registry Limited as to Parcels part of the said land being Lot F on Deposited Plan No. 14052 (hereinafter called "the second above-described land"):

*C. C. W. M.*  
*J. J.*

AND WHEREAS the parties hereto have agreed that each of the said parties should grant to the other of them such rights-of-way over the above described lands as are hereinafter expressed and contained:

NOW THESE PRESENTS WITNESS:

1. IN pursuance of the said agreement and in consideration of the transfer and grant hereinafter expressed to be hereby made by the Borough to the Company the Company DOETH HEREBY TRANSFER AND GRANT unto the Borough its successors and assigns its and their servants agents workmen tenants licensees and visitors and all persons having business with it or them a full and perpetual right of way ingress and egress and regress with or without horses or domestic animals of any kind and/or with or without carriages vehicles or implements of any kind in over and upon all that piece of land comprising Four decimal three four perches (Oa. Or. 4.34p.) more or less situate in the Borough of Greytown being part of Section 44 Town of Greytown and being ~~Lot 4~~ on the said Deposited Plan No. 14052 and being also part of the first above-described land to the intent that such easement of right-of-way hereby created shall be for-ever appurtenant to the second above-described land.

*C. C. W. M.*  
*J. J.*

2. IN pursuance of the said agreement and in consideration of the transfer and grant hereinbefore expressed to be hereby made by the Company to the Borough the Borough DOETH HEREBY TRANSFER AND GRANT unto the Company its successors and assigns its and their servants agents workmen tenants licensees and visitors and all persons having business with it or them a free and perpetual right of way ingress egress and regress with or without horses or domestic animals of any kind and/or with or without carriages vehicles or implements of any kind in over and upon all that piece of land comprising Two decimal eight six perches (Oa. Or. 2.86p.) more or less situate in the Borough of Greytown and being part of Section 44 Town of Greytown and being Lot F on the said Deposited Plan No. 14052 and being also part of the second above-described land to the intent that such easement of right-of-way hereby created shall be forever appurtenant to the first above-described land.

*C. C. W. M.*  
*J. J.*

AND IT IS AGREED between the parties hereto that the cost of maintenance and repair of such right-of-way and the cost of any maintenance repair or reformation arising from compliance with any Regulations By-laws or enactments of the said Borough Council or any other governing body shall be borne equally between the parties hereto.

PROVIDED HOWEVER that one party shall not be liable to contribute towards

do-----hereby transfer to the said

all-----estate---and interest in the said piece---of land

the cost of maintenance repair or re-formation of the said right-of-way brought about by the acts of the other party or through conditions arising from structural alterations to the building of the other party made either through the acts of the other party or through compliance with any Regulations By-laws or enactments of the said Borough Council or other governing body, PROVIDED FURTHER that any damage done to the said right-of-way by the vehicles of either party shall be made good by and at the expense of that party.  
IN WITNESS whereof these presents have been executed this 4<sup>th</sup> day of October 1948.

THE COMMON SEAL of W.H.DAY LIMITED )  
was hereto affixed pursuant to a )  
Resolution of the Board of Directors )  
in the presence of: )



*Priscilla Wilson Oswald*  
*W. Dayle*

THE COMMON SEAL of the MAYOR  
COUNCILLORS AND BURGESSES of the  
Borough of Greytown was hereto  
affixed in the presence of:

*C. W. Horton* Mayor  
*H. J. Farley* Councillor  
*G. J. Bagar* Councillor  
*H. Young* Town Clerk





175

No. **405191** - **TRANSFER** of Grant of Right-of-way Correct for the purposes of the Land Transfer Act.

Situated in Borough of Greytown

*[Signature]*  
Solicitor for the Purchaser, Wellington.  
Grantor  
Company.

W.H. DAY LTD. Lender Grantor

MAYOR, COUNCILLORS AND  
BURGESSES OF THE BOROUGH  
OF GREYTOWN Purchaser Grantee

PARTICULARS entered in Register Book, Vol. 336 Correct for the purposes of the Land Transfer Act

Fee 9/- 533/199

*[Signature]*  
Solicitor for Grantee Borough

On the 20th day of June  
1957 at 2.30 p o'clock.



*collected 8/-  
1/5/56*

*Bill Gully  
13527*

*OK  
[Signature]*

14052

LAND & DEEDS	
Nature:	<i>Right of Way</i>
Firm:	<i>Bill Gully</i>
Date:	<i>20 JUN 1957</i>
Time:	
Fee: £	<i>8:00</i>
Abstract No.	<i>3064</i>

*Right of Way  
2 operators*

*7-12-48  
11.15  
12/5  
12/1  
241*

LAND & DEEDS	
Nature:	<i>Transfer of Right of Way</i>
Firm:	<i>Bill Gully</i>
Date:	<i>20 JUN 1957</i>
Time:	<i>2-30 pm</i>
Fee: £	<i>1:9:0</i>
Abstract No.	<i>2762</i>



496962.2 EC

EASEMENT CERTIFICATE

(IMPORTANT-Registration of this certificate does not of itself create any of the easements specified herein.)

X, GREYTOWN BOROUGH COUNCIL

being the registered proprietor of the land described in the Schedule hereto hereby certify that the easements specified in that Schedule, the servient tenements in relation to which are shown on a plan of survey deposited in the Land Registry Office at Wellington on the ... day of ... 19 ... under No. 53194 are the easements which it is intended shall be created by the operation of section 90A of the Land Transfer Act 1952.

SCHEDULE DEPOSITED PLAN NO.

Table with 4 columns: Nature of Easement, Servient Tenement (Allotment No., Colour, etc.), Dominant Tenement Allotment No(s), and Title Reference. Row 1: Right of Way, Pt Lot 3 marked "B", Lot 2 D.P. 53194, 533/99.

1. Rights and powers:

State whether any rights or powers set out here are in addition to or in substitution for those set out in the Seventh Schedule to the Land Transfer Act 1952.

2. Terms, conditions, covenants, or restrictions in respect of any of the above easements:

Dated this 8<sup>th</sup> day of June 1982 .  
THE COMMON SEAL of the  
GREYTOWN BOROUGH COUNCIL  
~~Signed by the above named~~  
was hereunto affixed  
in the presence of



*[Handwritten Signature]* Mayor  
*[Handwritten Signature]* Town Clerk

Witness:.....

Occupation:.....

Address:.....

# EASEMENT CERTIFICATE

RIGHTS AND POWERS OF GRANTEES IMPLIED IN CERTAIN EASEMENTS BY SECTION 90D OF THE LAND TRANSFER ACT 1952

## "1. RIGHT OF WAY

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee, his servants, tenants, agents, workmen, licensees, and invitees (in common with the grantor, his tenants, and any other person lawfully entitled so to do) from time to time and at all times by day and by night to go pass and repass, with or without horses and domestic animals of any kind and with or without carriages, vehicles, motor vehicles, machinery, and implements of any kind, over and along the land over which the right of way is granted or created.

## "2. RIGHT TO CONVEY WATER

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee and his tenants (in common with the grantor, his tenants, and any other person lawfully entitled so to do) from time to time and at all times to take, convey, and lead water in a free and unimpeded flow (except when the flow is halted for any reasonable period necessary for essential repairs) and in any quantity, consistent with the rights of other persons having the same or similar rights, from the source of supply or point of entry, as the case may be, and following the stipulated course (where a course is stipulated) across the land over which the easement is granted or created, together with the additional rights incidental thereto set out in clause 5 of this Schedule.

## "3. RIGHT TO DRAIN WATER

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee and his tenants (in common with the grantor, his tenants, and any other person lawfully entitled so to do) from time to time and at all times to drain and discharge water (whether rain, tempest, spring, soakage, or seepage water) in any quantities along the stipulated course (where a course is stipulated) across the land over which the easement is granted or created, together with the additional rights incidental thereto set out in clause 5 of this Schedule (or, where open drains are provided for, similar rights in regard to those drains, with the necessary modifications as are provided for in respect of pipe lines in the additional rights so set out).

## "4. RIGHT TO DRAIN SEWAGE

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee and his tenants (in common with the grantor, his tenants, and any other person lawfully entitled so to do) from time to time and at all times to drain, discharge, or convey sewage and other waste material and fluid in any quantities along the stipulated course (where a course is stipulated) across the land over which the easement is granted or created, together with the additional rights incidental thereto set out in clause 5 of this Schedule.

## "5. ADDITIONAL RIGHTS ATTACHING TO EASEMENTS OF RIGHT TO CONVEY WATER AND OF RIGHT TO DRAIN WATER AND OF RIGHT TO DRAIN SEWAGE

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee and his tenants (in common with the grantor, his tenants, and any other person lawfully entitled so to do) for the purposes of the easement concerned—

- (a) To use any line of pipes already laid on the stipulated course or any pipe or pipes in replacement or in substitution for all or any of those pipes;
- (b) Where no such line of pipes exists, to lay, place, and maintain, or to have laid, placed, and maintained, a line of pipes of a sufficient internal diameter and of suitable material for the purpose under or over the surface (as the parties decide) of the land over which the easement is granted or created and along the line defined for the purpose where such a line has been so defined;
- (c) In order to construct or maintain the efficiency of any such pipe line, the full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee, his tenants, servants, agents, and workmen, with any tools, implements, machinery, vehicles, or equipment of whatsoever nature necessary for the purpose to enter upon the land over which the easement is granted or created (or, where only the position of the pipe line is defined in the easement, upon such part of the land of the grantor and by such route as is reasonable in the circumstances) and to remain there for any reasonable time for the purpose of laying, inspecting, cleansing, repairing, maintaining, and renewing the pipe line or any part thereof and of opening up the soil of that land to such extent as may be necessary and reasonable in that regard, subject to the condition that as little disturbance as possible is caused to the surface of the land of the grantor and that the surface is restored as nearly as possible to its original condition and any other damage done by reason of the aforesaid operations is repaired.

Correct for the purposes of the Land Transfer Act.

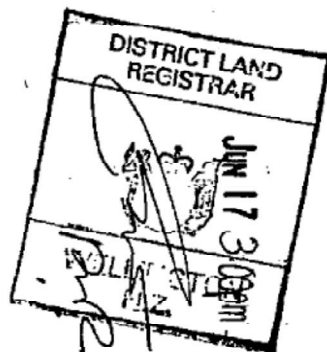
*Wollerman*

Solicitor for the Registered Proprietor.

*only one copy filed*  
*Wollerman*

Particulars entered in the Register as shown herein on the date and at the time stamped below.

~~District~~ Land Registrar  
Assistant  
of the District of *Wellington*



4969622  
22/222  
023

WOLLERMAN, COOKE & McCLURE,  
SOLICITORS,  
GREYTOWN





# View Instrument Details

Instrument No. 10892958.1  
Status Registered  
Date & Time Lodged 14 Feb 2018 14:33  
Lodged By Riddell, Mia Sheree  
Instrument Type Building Act 2004 - Notification of Condition - s73(1)(c) & 73(3)

Toitu te  
**Land whenua**  
**Information**  
New Zealand



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**Affected Computer Registers**    **Land District**  
WN22C/222                              Wellington

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**Annexure Schedule:** Contains 1 Page.

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## Signature

Signed by Christopher Kenneth Williams as Territorial Authority Representative on 14/02/2018 08:38 AM

\*\*\* End of Report \*\*\*

**IN THE MATTER** of Section 72 of  
Building Act 2004

And

**IN THE MATTER** of South Wairarapa  
District Council and Certificate of Title  
WN22C/222 (Wellington Registry)


**To:** The District Land Registrar  
Wellington Land Registry


**THE SOUTH WAIRARAPA DISTRICT COUNCIL** hereby certifies pursuant to section 72 of the Building Act 2004 that as a condition of the grant of Building Consent No 170155 for a **New Steel Shed** to be sited on LOT 2 DP 53194, Certificate of Title WN22C/222 (Wellington Land Registry) which has been identified as being within the Greater Wellington Regional Council Flood Zone area and is subject to inundation.

We request that the certificate of title for this property be endorsed with a registration under section 73 of the Building Act 2004.

**SIGNED** on the 26th day of July 2017

**By the SOUTH WAIRARAPA DISTRICT COUNCIL**  
(as provided by section 252 of the Local Government Act 1974).

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Chief Executive Officer

# Appendix 6 - Valuation

Withheld in full under LGOIMA s7(2)(h)