

6 January 2005

The Maori Trustee
P O Box 140
GISBORNE

Tena koe

Whakapaupakihi 5 **File: 18/67/2**

Detailed below are the particulars of a valuation made to determine a Recommended Rental using the Maori Trustees 1983 Formula.

Legal Description of Land	Whakapaupakihi 5
Area of Land	69.2748 ha
Situation	on Moutohora Road, Motu, 84km north west of Gisborne
Valuation Ref	8020/76
Local Authority	Gisborne District Council
Zoning	Rural General
Annual Rates	\$1455.26
Purpose of Request	To calculate a Recommended Rental for the first five years of a ten year lease
Effective Date	from 1 st August 2005

Contour and Cover of Land

50.0 ha	flat and easy undulating light silt loam terrace in average to good pasture
16.0 ha	easy to medium steep light pumiceous loam hill in average to good pasture
4.9 ha	small swampy areas, streams and waste areas
70.9 ha Total	

General Notes

This rectangular section contains the main farm buildings for Pakihi Station. These include a basic house, a large old but well maintained woolshed with good covered yards, a modern large killing house, a shearers quarters and a large garage at the house. There is bridge access across the Moutohora Stream to the buildings from Section 6.

All fencing is in good stock proof order and pastures are well top dressed. There is ample stock water from streams and a dam supply.

This section is not an economic unit and is best farmed with adjoining land.

Estimated Carrying Capacity	760 Stock Units
Recommended Rental	\$9,500 per annum



**Improvements Excluded
from the Calculation** Nil

Comparable Rentals

The rental has been calculated at \$7 per stock unit for 760 stock units plus \$50 per week for the house, \$20 per week for the woolshed and covered yards and \$10 per week for the other buildings. The rental for the land only is \$80 per hectare of pasture.

Whakapaupakihi 2

This 791 hectare section adjoins on the south side. It has 80 hectares of flat and undulating in fair to average pasture and 225 hectares of hill in average pasture the rest of the section is in bush. The revised rental for this section from 22nd January 2003 is \$20,000 per annum. This is \$7 per stock unit for 2,800 stock units and is \$66 per hectare of pasture.

Yours faithfully



E I Clissold
Registered Valuer ANZIV



The front (north) side of the house which is basically sound and well painted but needs minor repairs

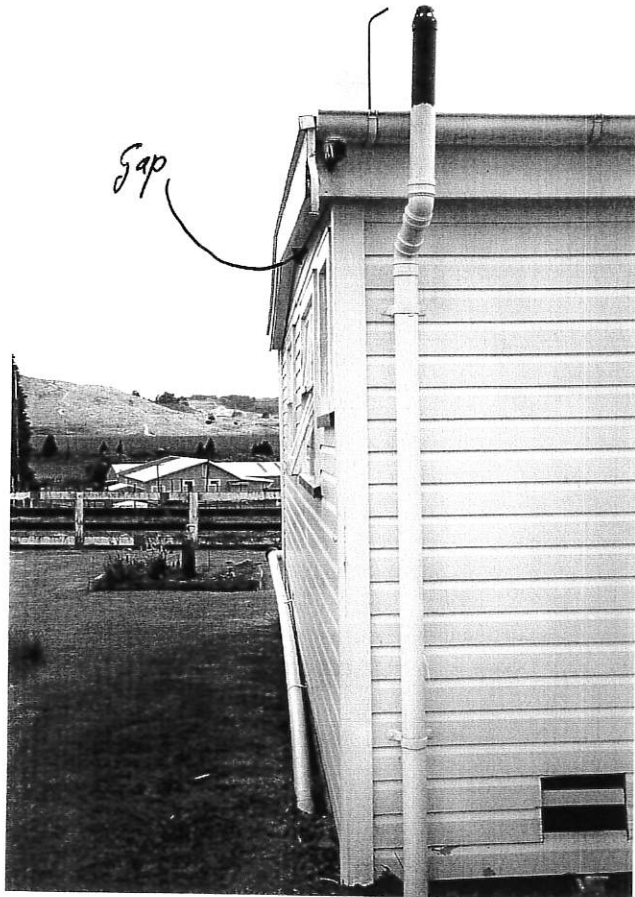


The back (south) side of the house showing the covered carport.

EGR 1964



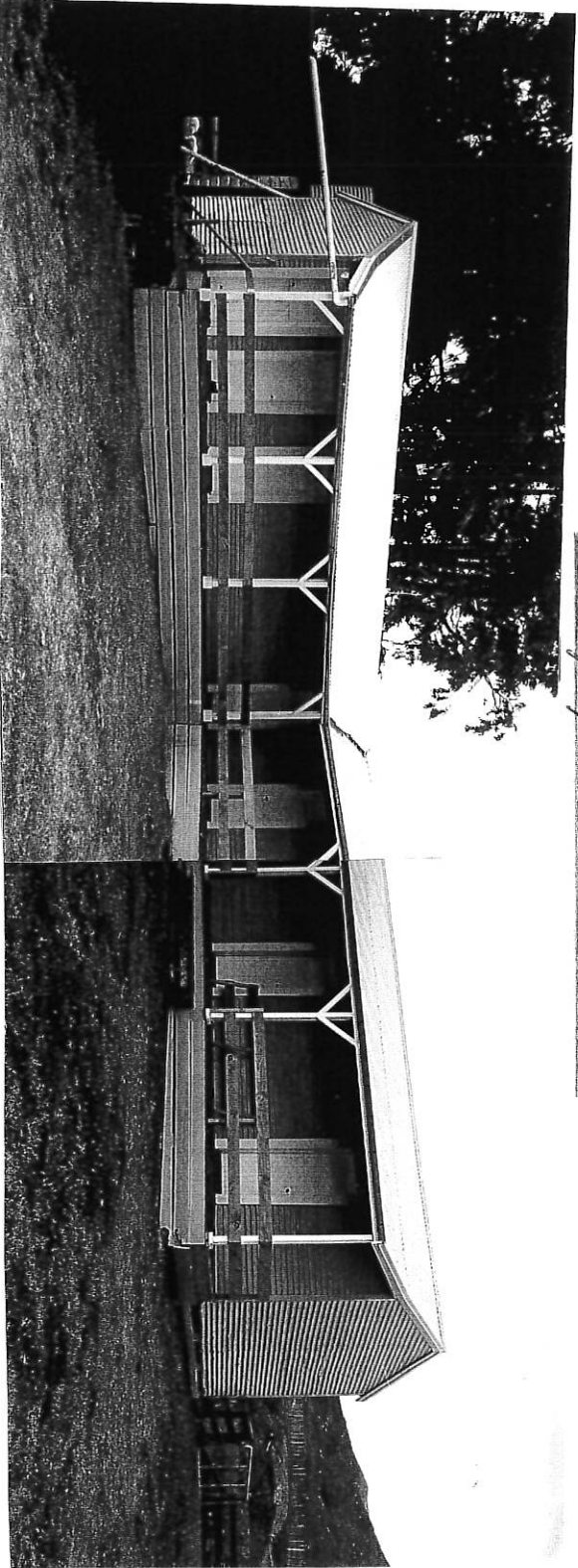
Paint on the east side of the house is flaking off. (No undercoat on the primer)



ER 12/04

An open area under the gable barge board needs sealing. The ceiling lining inside is rotting.

Mahepaapehahi 5



The Steamer Quarters is well painted and heavily secured but needs some minor repairs - see other photos.



The Billing house at the wharfhead is in good order

EBB 12/14

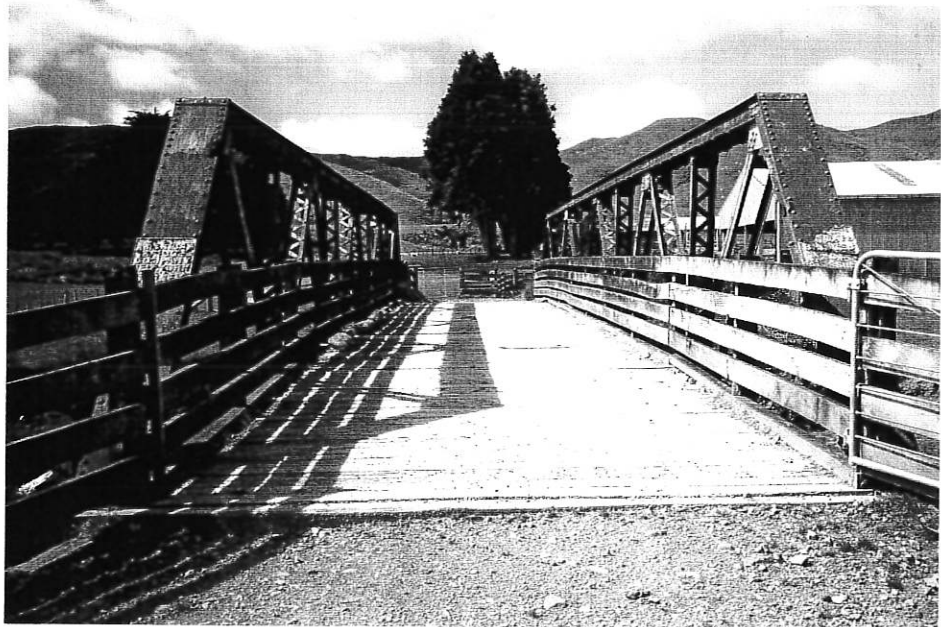


Trustee Russell showing the water tank stand which needs rebuilding



is part of the Shearer Quarters floor needs replacing EGH 12/04

Whakapoupatiki 5

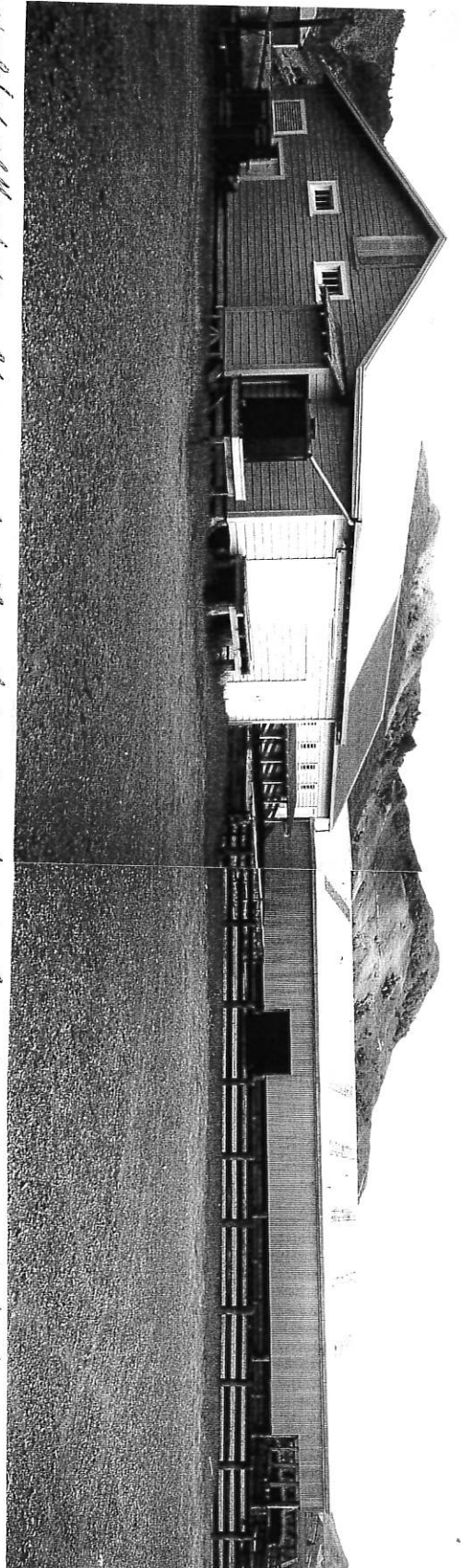


The bridge actually crosses the Motukere Stream on Section 6. The basic structure is very old but appears sound and adequate for farm use.



More blackberry near the bridge - needs spraying and eradicating.

EG 12/04

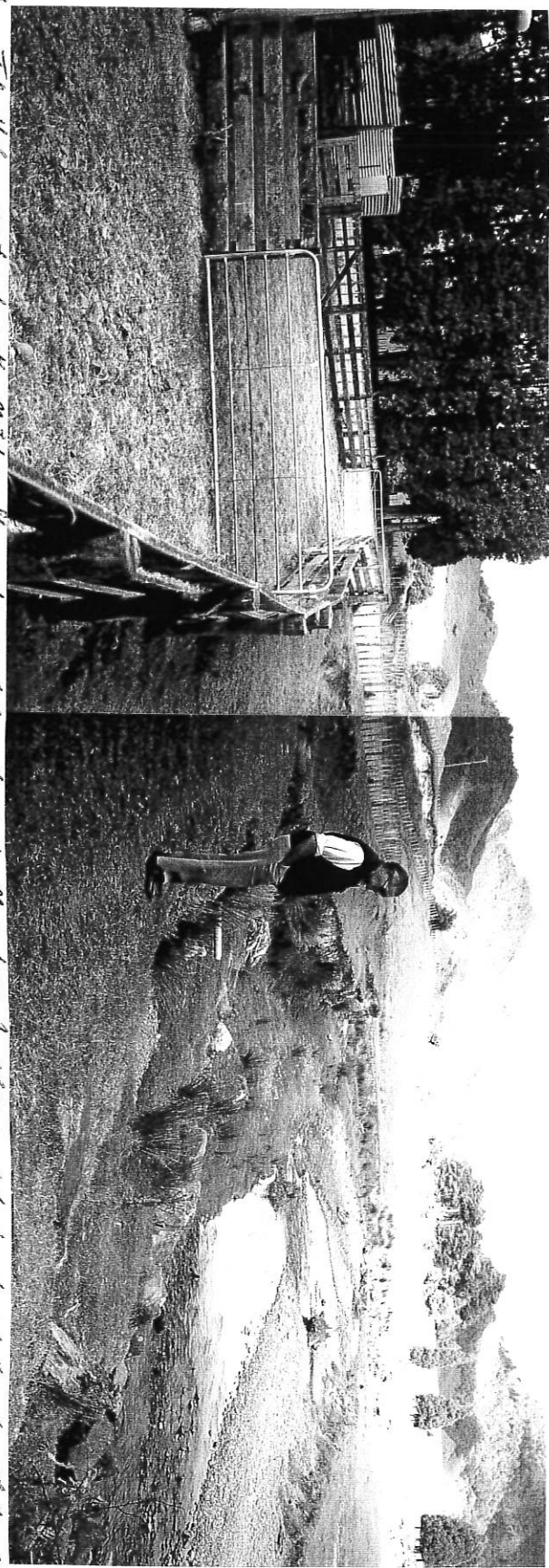


The weathered although very old is sound, well painted and maintained. Covered yards are at right.

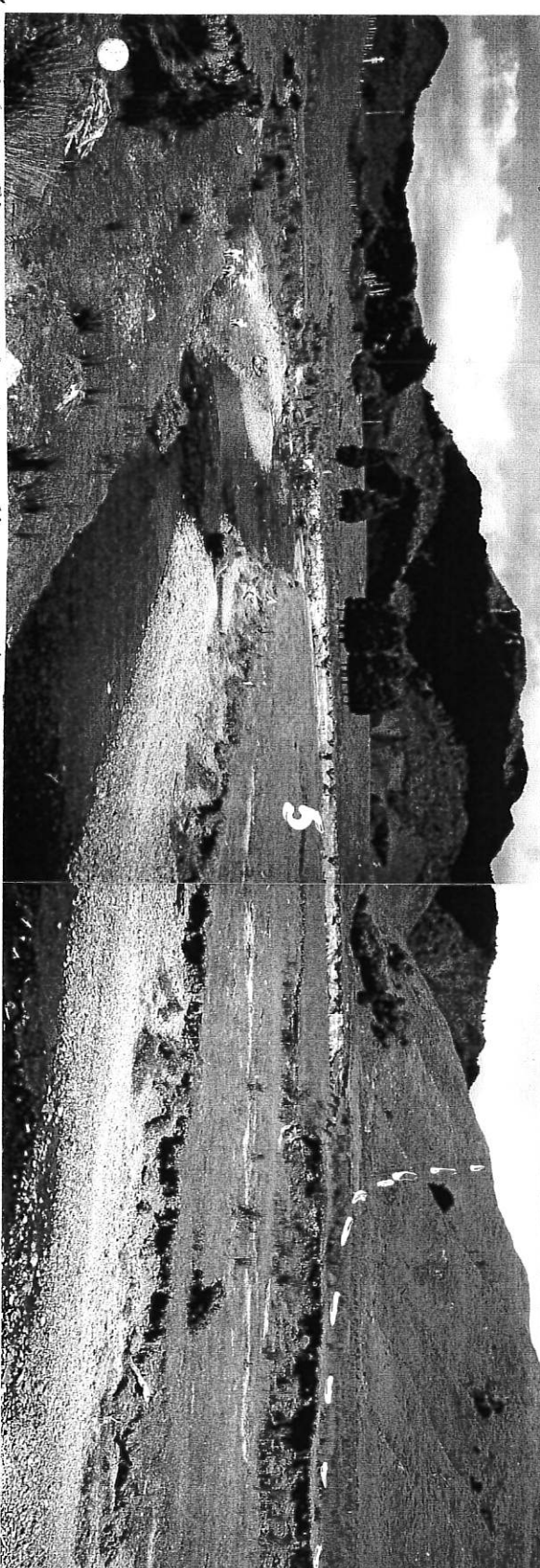


Inside the covered yards which is relatively new. All in excellent order.

EGP 12/04

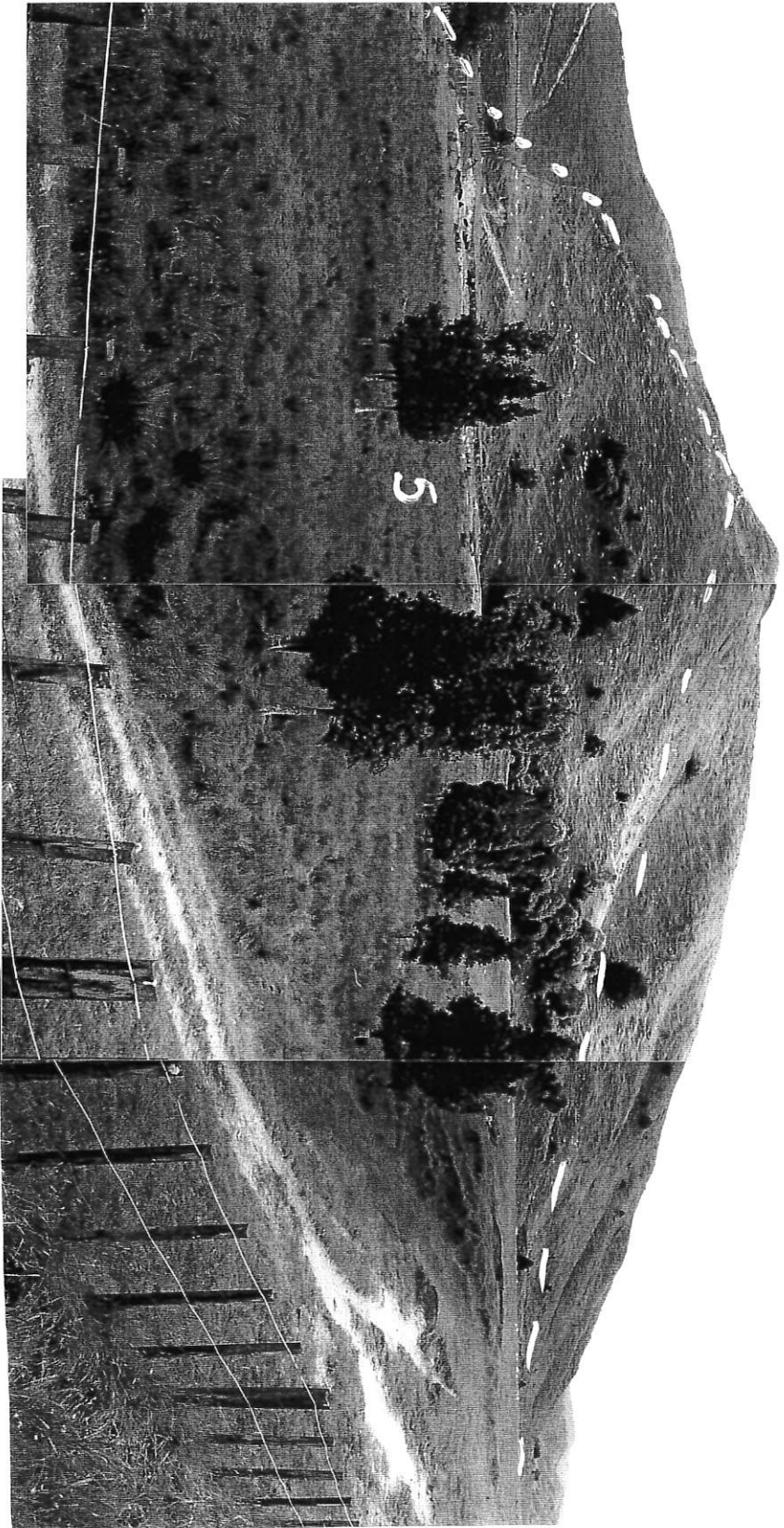


Trapper John Hays suggests where the Northern Stream trap existed in the past. More large boulders need to be placed here to protect weirs.



The Northern Stream is stable in the photo but is capable of eroding the banks when flooding. EGB: yfor

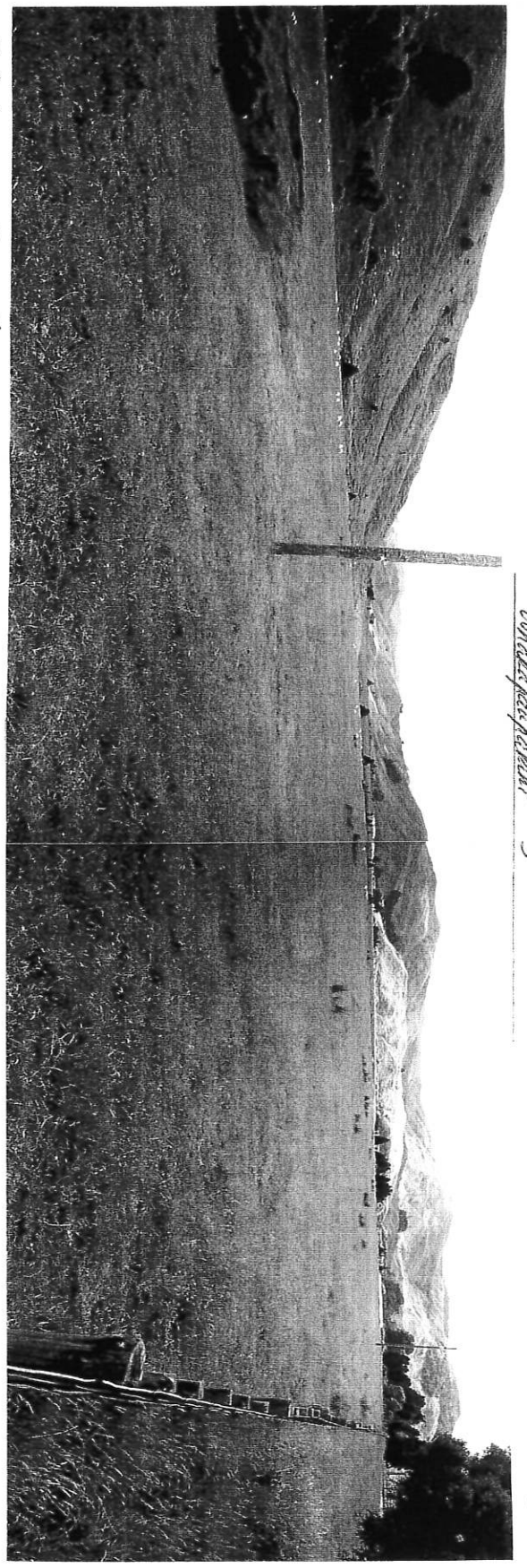
Ushaba near park 5



The northernmost corner of the section. There is a grave cut take boundary at left (see plan)

EGP 12/104

Chatskanyakivi. 5

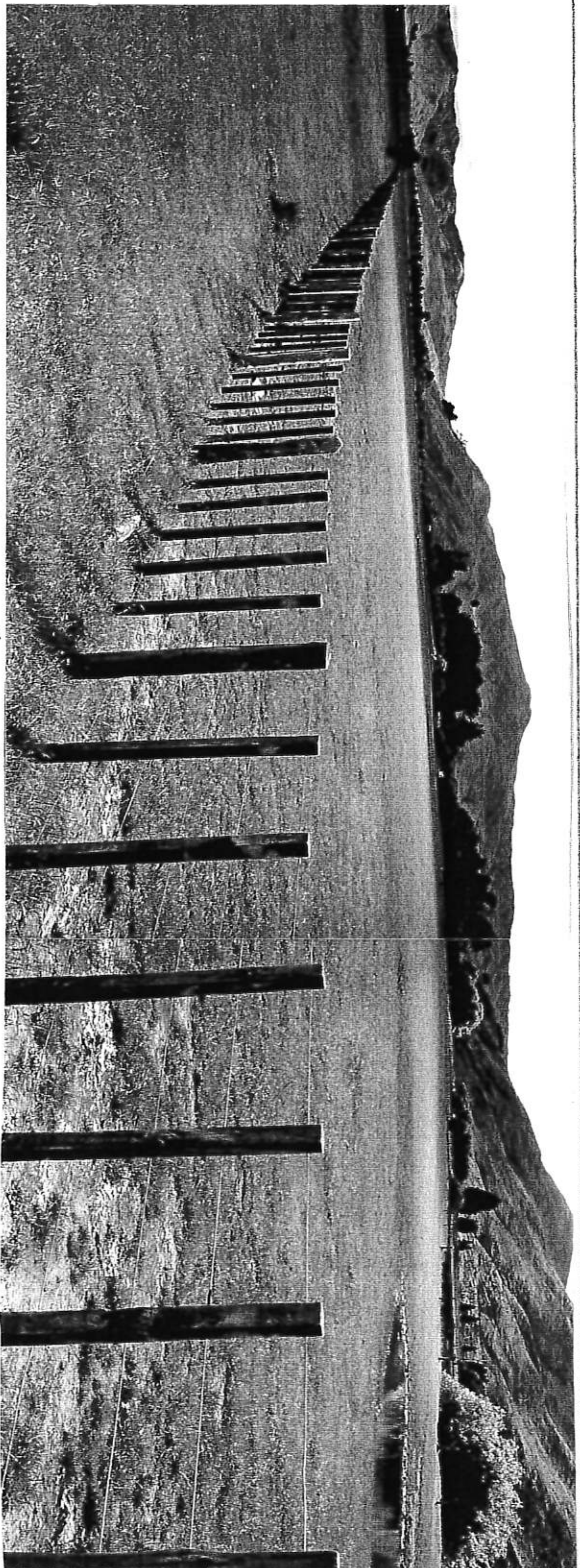
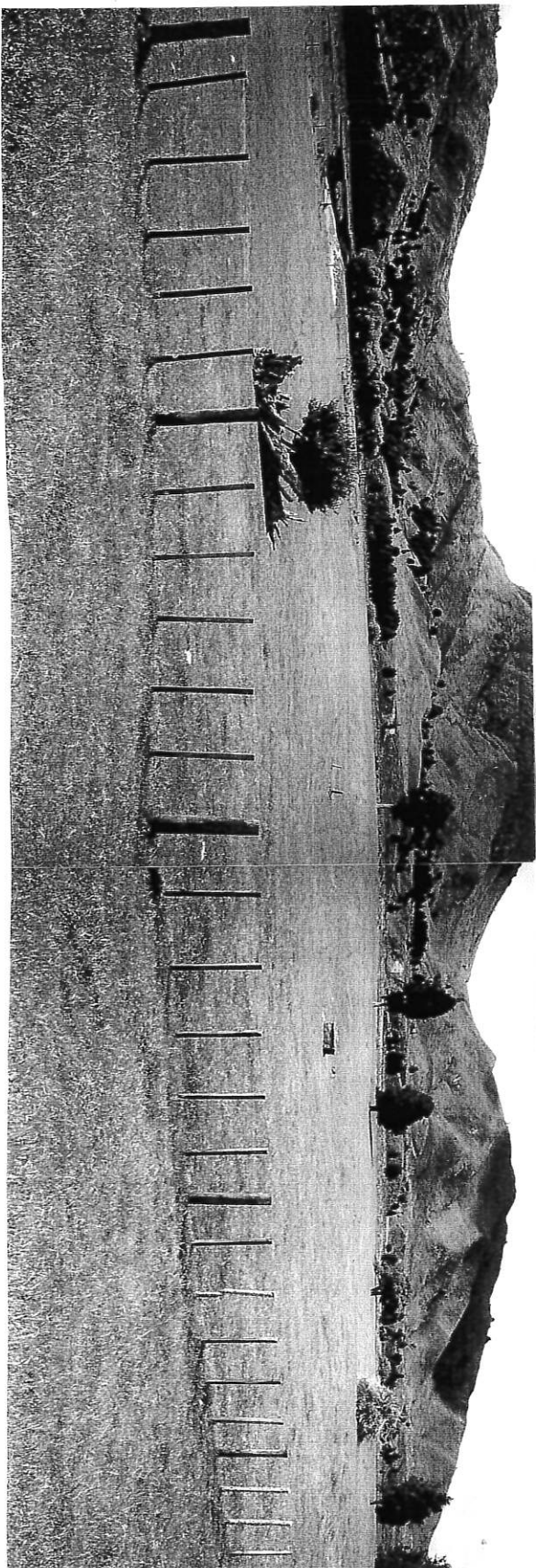


Flat land north of the road is an average pasture

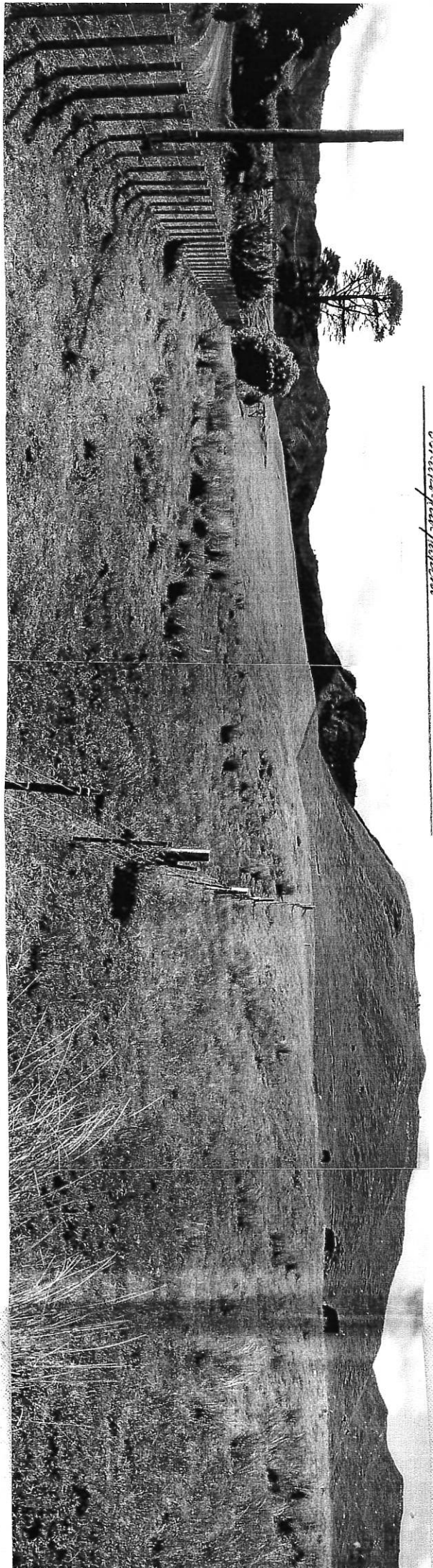


Blackberry along the road just north of highway.

EGL 12/04



Flat land between the Mota River and the old Railway Station is now in good pasture and well fenced E.B. 12/104



View of the easy undulating and hill south of the road. Cere is on average to good pasture

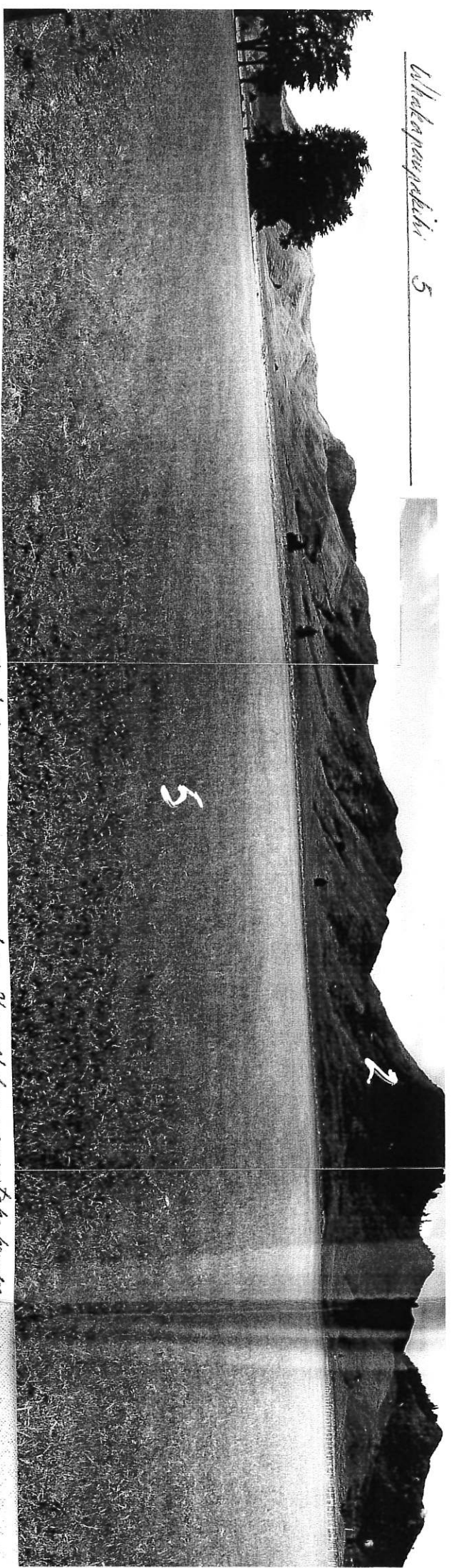


5
E Railway land

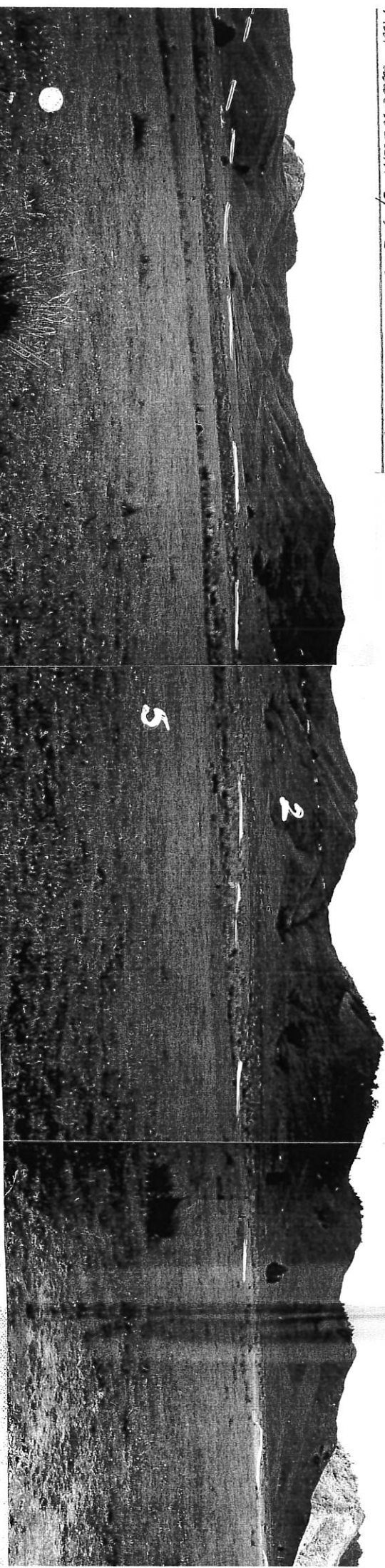
View of the hill above the old Motu Railway Station land which contains the cattle yab & shepherds house

20K
12/04

Whakapouwhiri 5



Flat land south of the road on the west end has been cultivated and sown in pasture. No path has a gate at the boundary.



No flat area behind the site of the old hay barn also has a gate and the boundary fence (see plan) elsewhere.



OUR REF 18/67/2

YOUR REF

OFFICE OF THE MĀORI TRUSTEE

1 February 2005

NGĀ WAI E RUA BUILDING
CNR LOWE STREET & READS QUAY
PO BOX 140, GISBORNE

To All Ahu Whenua Trustees of Whakapaupakihi 5

Pehimana Brown	213 Kaitara Road, R D 4, Te Karaka
Tarati Carrington	53 King Street, Opotiki
Leonard Brown	Bells Road, Waimana
John Hata	P O Box 110, Opotiki
Russell Hollis	1532 State Highway 2, R D 7, Te Puke

TELEPHONE (06) 868-9035
FACSIMILE (06) 868-0207
E-Mail: mto.tairawhiti@tpk.govt.nz

Tena koe

Whakapaupakihi 5 : Lease Inspection and Valuation Report

Our Lease Inspector recently inspected this property on the 13 December 2004 accompanied by Leonard Brown, John Hata and Russell Hollis. A copy of his inspection report and valuation is enclosed for your information.

As advised previously the lease to Proprietors of Mangatu Blocks is due to expire on the **31 July 2005**.

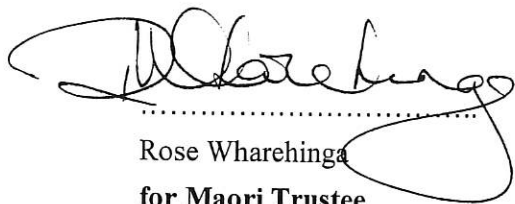
I will be following up with the breaches in regards to the house and land cover maintenance unless advised by you otherwise.

The Maori Trustee has received an account of \$608.62 from Mr E I Clissold for his costs to inspect and provide a valuation on your behalf. The Maori Trustee has therefore made arrangements to pay this account and will take his fees from funds currently held.

For those who have not completed the Assets and Liabilities form sent by Isobel McIntyre on the 17 January 2005, can you please make arrangements to complete and return accordingly.

Thanking you.

Naku noa, na



Rose Wharehinga
for Maori Trustee

LEASE INSPECTION REPORT

(i) COMPLETE IMMEDIATELY AFTER INSPECTION:

FILE REF: 18 67 2

(ii) SKETCH PLAN OF PROPERTY TO BE ATTACHED:

VALN REF: 8020/76

ACCOUNT No: 131275

REASON FOR INSPECTION:

Final

TYPE: Past XXII

LESSEES NAME: Prop Mangatu Incorp.

ADDRESS: P O Box 420 Gisborne PHONE No: 867 1369

POINT OF CONTACT: Anthony Connell (Svr) and Jan McDonald (Mgr) (Mangatu)

LAND LEGAL DESCRIPTION: Whakapau Pakihi 5 AREA: 69.2748 Ha

TENURE: LH 21 YEARS FROM 31. 7. 1984 EXPIRY DATE: 30. 7. 2005

RENTAL: \$9262-50 p. an RIGHT OF RENEWAL: Nil COMPENSATION PROVISIONS: Nil
(In renewal period)

PROPERTY MAINTENANCE

NOTE: SHOW LEASE DOCUMENT CLAUSE NUMBER THAT HAS BEEN BREACHED

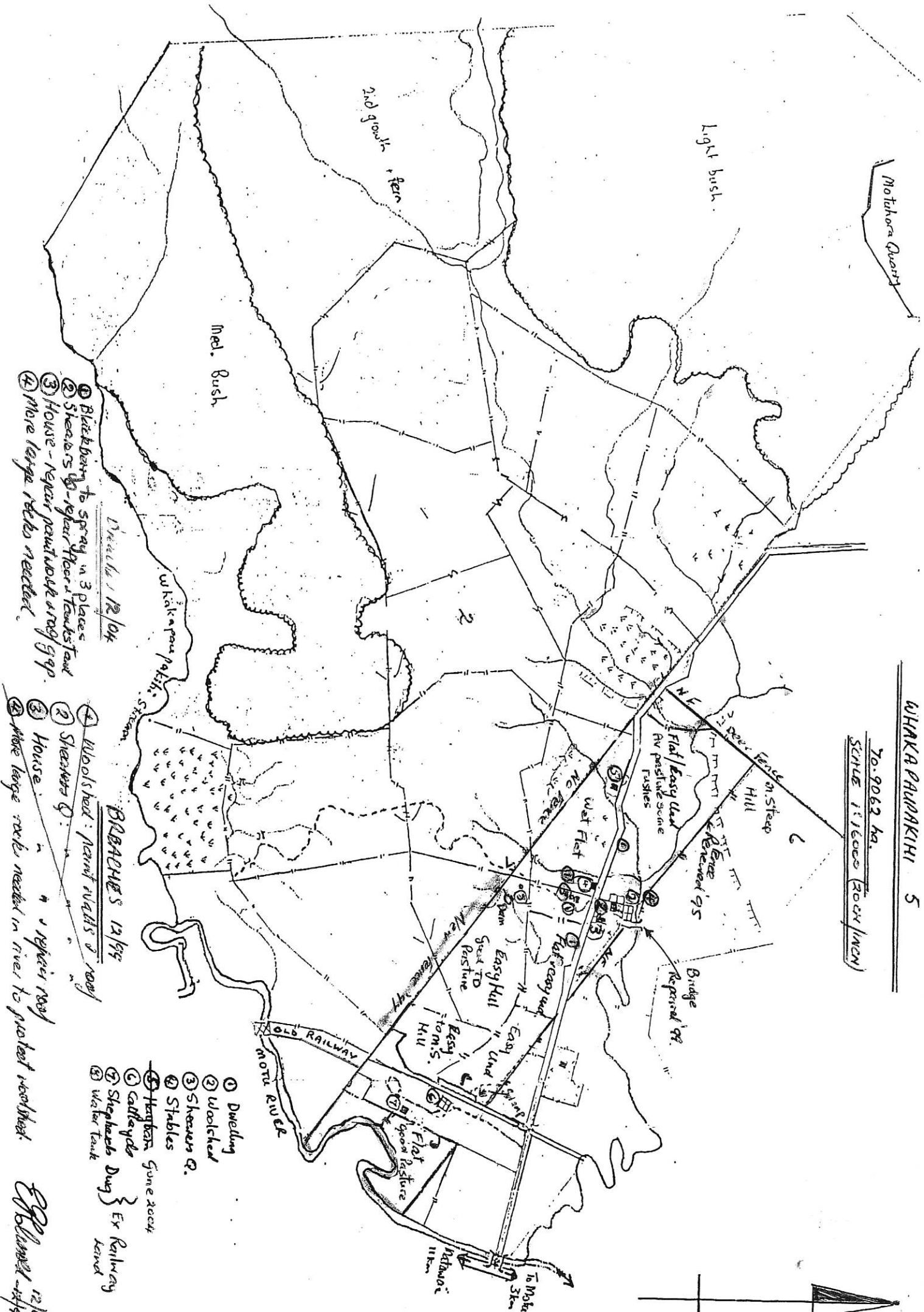
BREACHES	SKETCH PLAN No:	REMEDY REQUIREMENTS	TIME TO REMEDY	ESTIMATE OF COST TO REMEDY
BUILDINGS (incl. Insurance)				
<i>Clause 5</i> House: <u>Paint flaking east wall</u>	(3)	<u>Repaint east wall</u>	6 mths	\$200
<u>gap under west gable</u>		<u>Fill gap under gable on west end</u>	" "	\$200
<u>Sheathed dividers</u>				
<u>Part floor is rotten</u>	(2)	<u>Replace part floor</u>	" "	\$200
<u>Tank stand is rotten</u>		<u>Rebuild tank stand</u>	" "	\$300
<u>Woolshed, covered yards and killing house in good order. Horse garage in av. condition</u>				
FENCES (incl. Hedges & Floodgates)				
<u>All fences are in good stock proof order</u>				
DRAINS (open & underground)				
<u>Nil</u>				
YARDS, GATES, TRACKS, CULVERTS ETC.				
<u>Covered sheep yards in very good order</u>				
<u>Gates are good</u>				
<u>Leading stream bank</u>	(4)	<u>Needs more large rocks</u>	6 mths	\$200

BREACHES	SKETCH PLAN No:	REMEDY REQUIREMENTS	TIME TO REMEDY	ESTIMATE OF COST TO REMEDY
LAND COVER MAINTENANCE: (including pasture, forestry, noxious weeds & reversion to manuka etc)				
<i>Hills and flats are generally in average to good pasture</i>				
<i>Exceptions are some small swampy areas.</i>				
<i>Small areas of blackberry infestation</i>	<i>①</i>	<i>Spray and eradicate</i>	<i>6 mths</i>	<i>\$250</i>
SOIL MAINTENANCE: (including fertiliser application, erosion & effects of cropping)				
<i>Pastures are well topped.</i>				
<i>Erosion by Motuhora Stream has threatened the Covered Yards building.</i>				
<i>Rocks have been placed there but more are needed.</i>				
<i>No cropping is done.</i>				
WATER SUPPLY: (including dams, trough systems, natural ponds & streams)				
<i>Dam on hill behind house supplies poly tank and gravity fed to all buildings.</i>				
<i>Also good natural streams.</i>				
SPECIAL COVENANTS: (in original lease or subsequent documents)				
<i>Nil</i>				
IMPROVEMENTS MADE SINCE LAST INSPECTION:				
<i>Regrassing of fresh infested flat land</i>				
GENERAL OBSERVATIONS: <i>This section contains the main farm buildings for Pakihi Station</i>				
<i>The section is being generally well farmed with minor repairs and improvements needing to be done.</i>				
TIME OF ARRIVAL: <i>10am</i>	ADDITIONAL INFORMATION		NEXT INSPECTION:	
TIME OF DEPARTURE: <i>Noon</i>	FILED FOLIO No: _____		POSITION SHEET NOTED:	
REPORT: <i>15hr</i>	PHOTOS FILED: <i>Yes (42)</i>		REVIEW REGISTER NOTED:	
TRAVELLING TIME: <i>1hr</i>	TOTAL TIME INVOLVED: <i>4 1/2 hr</i>		FEE FIXED:	
DISTANCE TRAVELLED: <i>190km</i>	LEASE INSPECTOR: <i>E. Williams and John, Russell + Ken.</i>		FEE REGISTER NOTED:	
DATE: <i>13.12.04.</i>	PROPERTY OFFICER:		DATE:	

Clause 8

WĪHAKA PAUPAKIHI 5

To 9062 ha.
 SCALE 1:15000 (BOX INCM)



- ① Blotchberry to spray in 3 places
- ② Shearers to repair shearers foot
- ③ House - repair paint about a roof gap
- ④ More large rocks needed

Waiāpapa Pakihi Station
 12/04

BIBACHES 12/94

- ① Woolshed - repair walls & roof
- ② Shearers Q.
- ③ House - repair roof
- ④ More large rocks needed in river to protect weathervane

- ① Dwelling
- ② Woolshed
- ③ Shearers Q.
- ④ Stables
- ⑤ Hutaka Gunerock
- ⑥ Callagys
- ⑦ Shearers Dug } Ex Railway land
- ⑧ Water tank

12/04
 12/94



OUR REF 18/67/2

YOUR REF

OFFICE OF THE MĀORI TRUSTEE

15 June 2005

NGĀ WAI E RUA BUILDING
CNR LOWE STREET & READS QUAY
PO BOX 140, GISBORNE

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FACSIMILE (06) 868-0207
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To the Responsible Trustees of Whakapaupakihi 5

Pehimana Haapu Brown	213 Kaitara Road, R D 4, Te Karaka
Tarati Carrington	53 King Street, Opotiki
Leonard Apanui Brown	Bells Road, Waimana
John Hames Hata	P O Box 110, Opotiki
Henry Russell Hollis	1532 State Highway 2, R D 7, Te Puke

Tena koe

Whakapaupakihi 5

Please find enclosed the following:-

- Copies of photos taken from a follow-up inspection held by Mr Clissold and myself on Wednesday 8 June 2005
- A copy of an advert seeking expressions of interest to be advertised in the Gisborne Herald on Saturday 18 June and Wednesday 22 June 2005 and the Opotiki News for Tuesday 21 June and Thursday 23 June 2005. The Maori Trustee received directions from 3 of the Trustees to advertise on the 14 June 2005.

Naku noa, nā



Rose Wharehinga
for Maori Trustee

Whakapoupakahi 5

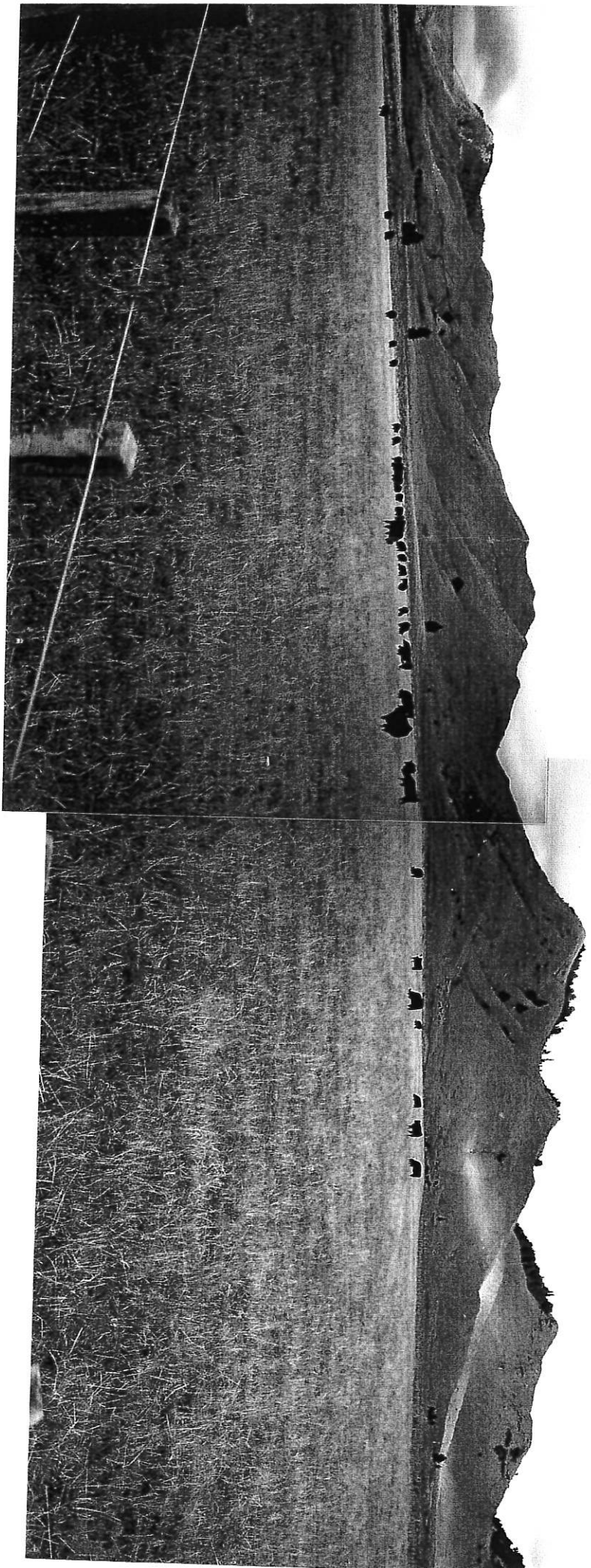
COPY



The tankstand behind the shearer's quarters has been rebuilt to a good standard.

E.A. 6/05

Wheeler Park 2



An attempt was made to open cutover in this paddock in 2004/2005 by Four Seasons (Barnett, ^{John})
Apparently the crop was not successful and it was poorly situated before sowing
in new pasture which is poor quality.

FRK 6/05



Rose Wharehanga inspecting the repaired verandah floor at the shearer's quarters.



New floor replaces the rotten one in the shearer's quarters

EGB 6/05

Graham Hill

B Ag Com, M.N.Z.I.P.I.M., S.N.Z.P.I., A.N.Z.I.V.

Registered Valuer
Farm Management Consultant
Farm Supervision

G.W. & L.J. Hill
14 Whakaari Road
RD 2
OPOTIKI
Phone / Fax (07) 3157563
Mobile (027) 4791509
E-mail Whakaari@xtra.co.nz

COPY

12 October, 2005

Mr Jeff Bakalich
PO Box 304
OPOTIKI

Dear Jeff

Whakapaupakihi No. 5 block

Inspection.

As requested I inspected the property Rewetu Station have just started leasing at Motu on the 7th October 2005, with yourself.

The property is part of three large blocks owned principally by Whakatohea Maori and leased to Maungatu Incorporation (Integrated Foods) No. 5, 6 & 7 and Mullooly's for No 2 block.

There should have been a lease inspection under taken by the Maori Trustee lease inspector at the expiry of the lease and the start of the new lease.

Lease

Original lease expired 11/7/2005. Rental was \$9,800 pa.

Not sure of any lease details .

Area

The block is approx 75.5 hectares

Inspection

Rates

The rates situation was not checked, it is assumed that they are up to date.

Fencing

The majority of the fencing is 7 wire Post & batten fences in fair / good condition.

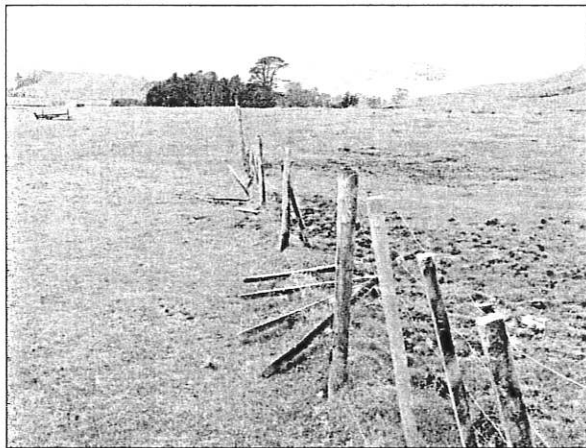
There is some 1 wire fencing along the river which is completely inadequate.

There is some fencing on the far west of the block (carrot) paddock which has post but no wire, this should be repaired.

There is some road fencing that has been damaged some time ago by a storm that needs repairing (approx 14 metres need replacing).

There is some damaged fencing behind the house where apparently a large plastic tank (see water) was removed off the hill this need fixing.

Fence where tank was removed



Road fence which is not in place



Some of the boundaries with Whakapaupakihi No. 2 is off line to a large degree. The implications of the lease arrangement regarding this is unsure but is reasonably significant.

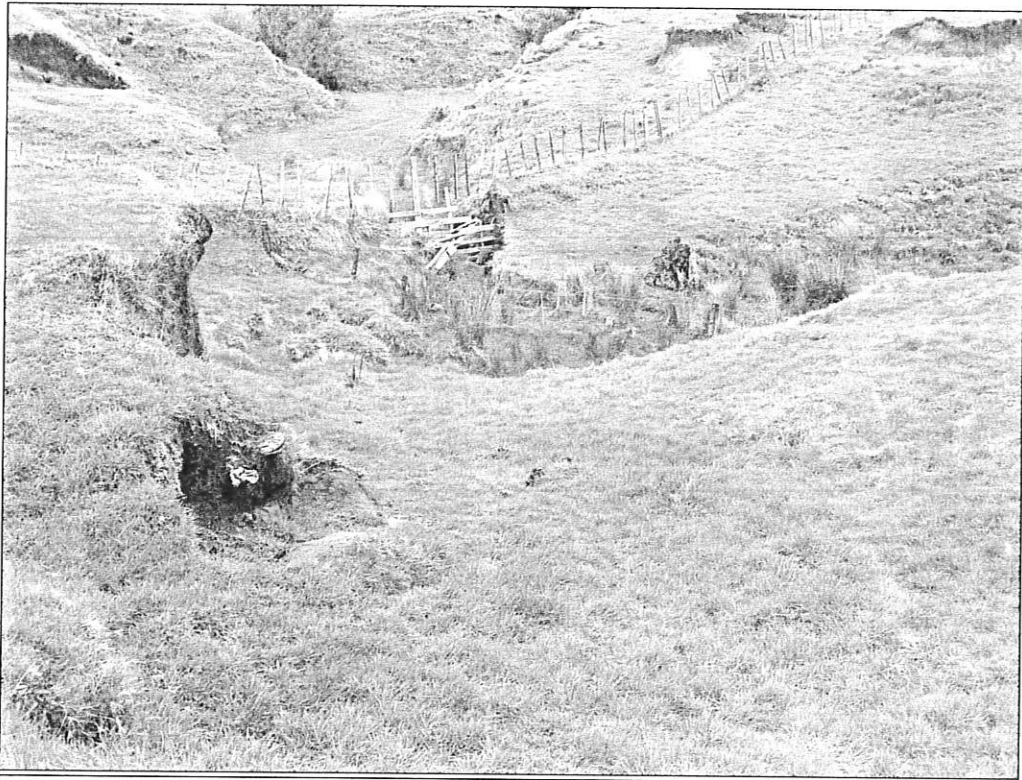
Weeds

Nothing of significance noted.

Track / Culverts

No tracking of any significance noted.

There was a stock crossing that has been washed out, which appeared to be in conjunction with the damaged road fence, behind the house.



Water

Stock are fed mostly from natural means.

Buildings water collected from roofs, but I am not certain.

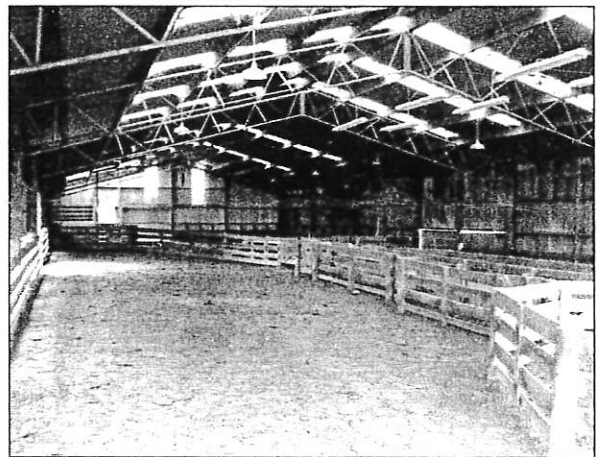
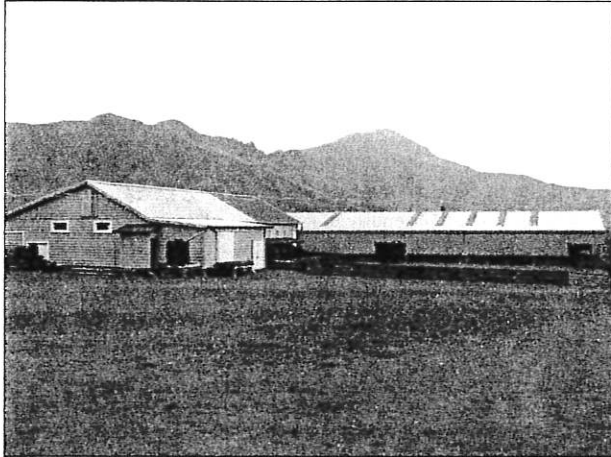
The water tank was removed off the hill which apparently serviced the house (and woolshed?) this would normally be considered a fixture and should have been left on site unless the lease specifically stated differently.

Buildings

Woolshed

A large 8 stand wool shed with a large covered yard complex in generally very good condition.

There is no shearing plant in the shed and this would be a problem if the shed was a going concern at the inception of the lease with the previous lessee.

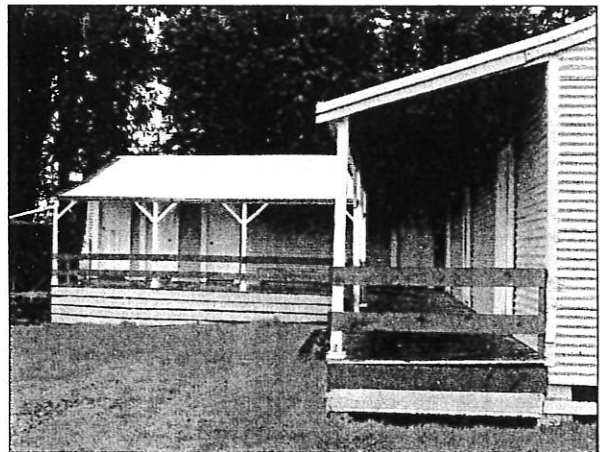
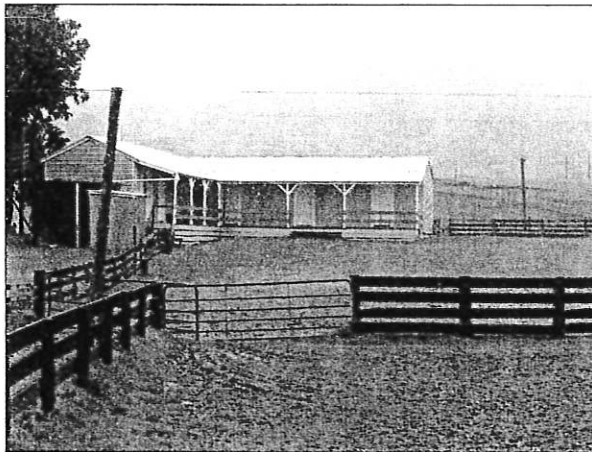


Shearer's Quarters

A large L shaped building with corrugated iron cladding and roof. There is wooden joinery.

Interior consists of 3 bedrooms (holes in one bedroom wall), Dining / Kitchen (S/S bench) area, Cooks Bedroom, Laundry (concrete tub) and 2 showers. Generally interior lined with hardboard with sheet Pinex ceilings.

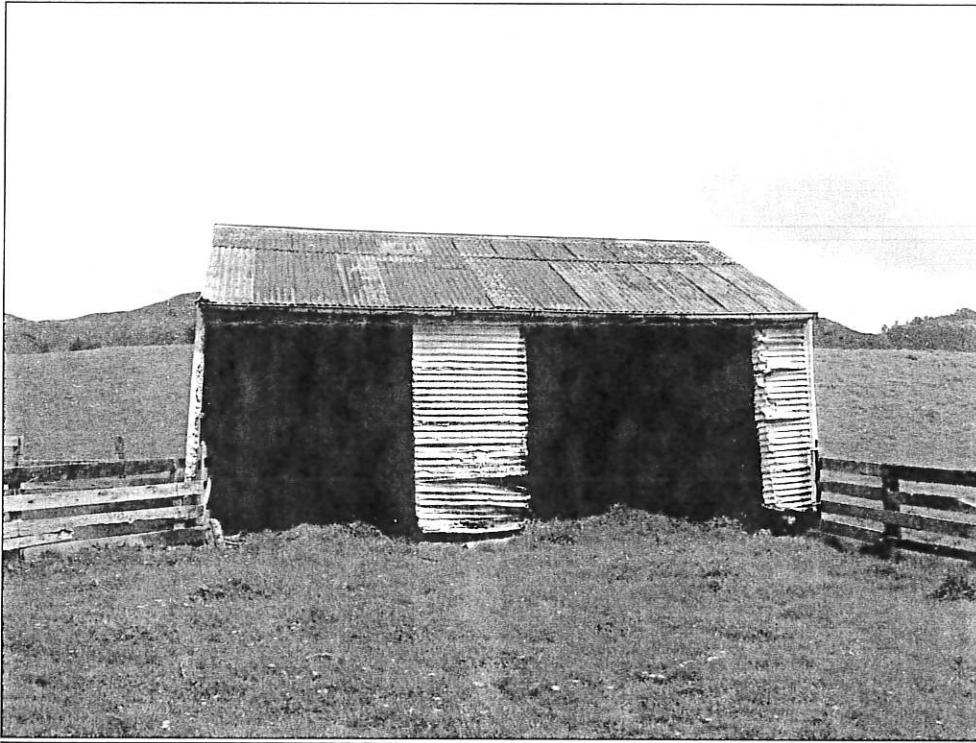
Generally in Fair condition.



Shed

There is an implement shed on the side of the road which has corrugated iron roof and cladding three sides.

In generally fair / poor condition and needs repairs.



Toilets

Two long drop toilets by the Shearer's quarters in fair condition.

Killing shed

By the woolshed in very good condition (some damage to electrical fittings).

Concrete floor. Clad with Corrugated iron with corrugated iron roof.

Very good condition

Garage

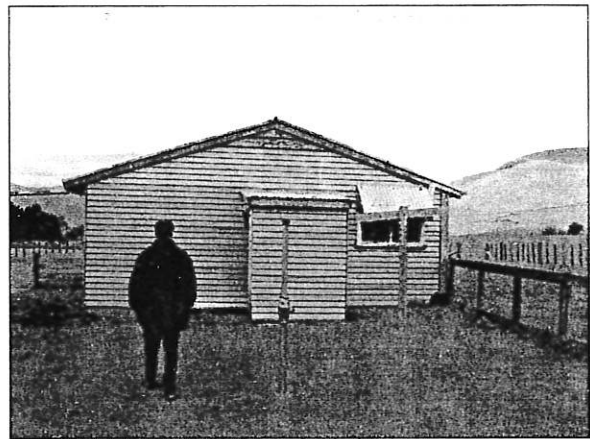
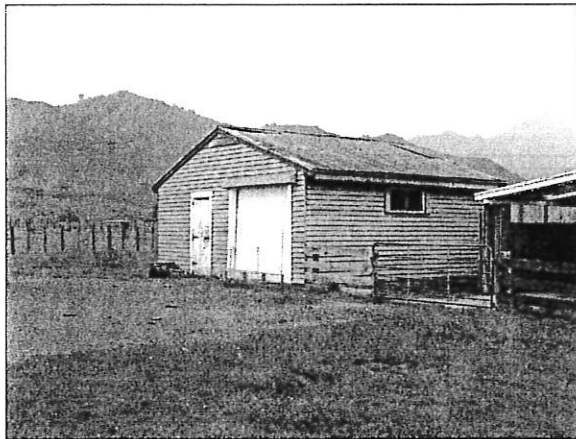
Situated by the house. Galv iron cladding with corrugated iron roof and Galv spouting. Concrete floor.

Sleepout partitioned on one corner with is lined with hardboard (damaged with lots of holes) and Sheet Pinex ceilings. Electric fittings damaged. Window missing.

Sliding garage door.

Needs some repairs and a paint.

In fair condition only.



Dwelling (Rural number 133)

Dwelling built in approx the 1940's. Exterior is clad with weatherboards with corrugated iron roof and Galv spouting. There are concrete piles. There is wooden & aluminium joinery.

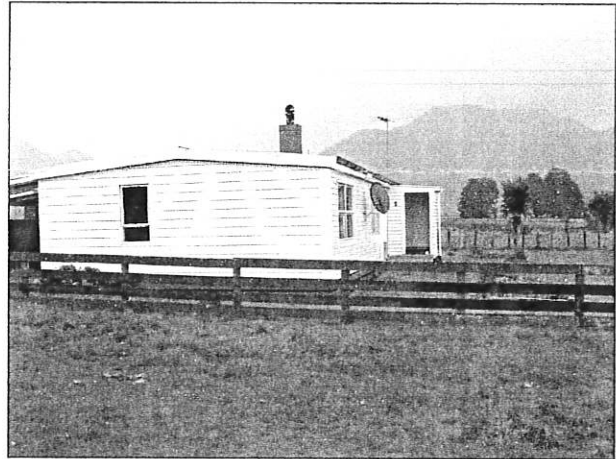
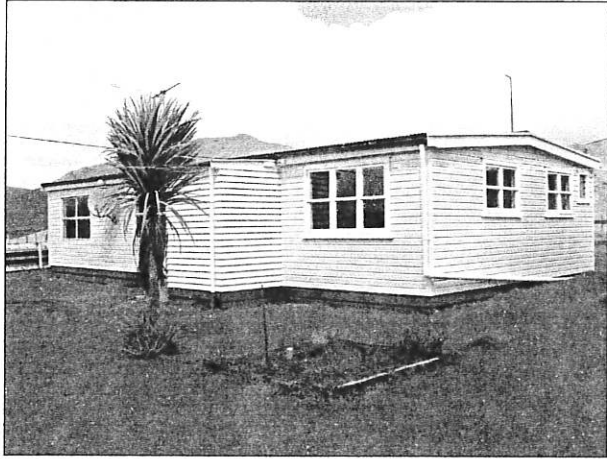
The interior consists of Rear entrance / Porch area, 2 bedrooms one with wardrobe), Lounge, Dinning area / Kitchen (S/S bench), Laundry (concrete tub & hot water cupboard) as part the second rear entrance, Bathroom (Bath & vanity unit) and Toilet which is accessed from the carport area. The interior is generally lined with Gib with sheet Pinex ceiling.

There is an open fire place in the lounge with an inserted Logfire.

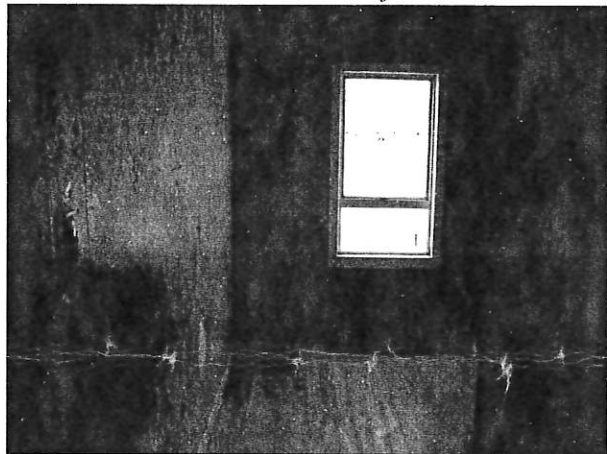
There is a carport off the rear which is semi enclosed in with corrugated iron & Novalite with concrete floor. There is corrugated iron & Novalite roof.

There is a small front porch with entrance to Dinning area.

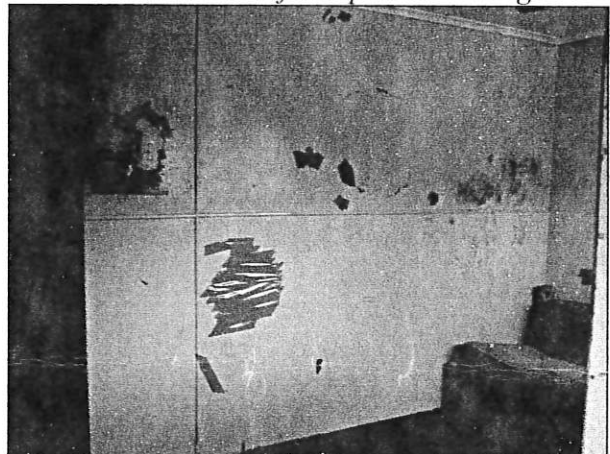
In fair condition, with the interior needing renovation / redecoration to bring up to a good standard.



Interior of house



Interior of Sleepout in Garage



Pasture / fertiliser

Very average pasture, Brown top dominant. Some of the cropped paddocks appear to be naturally re-sown.

Soil tests taken by yourself are as follows (13/9/2005):-

	<u>Ph</u>	<u>Phosphate</u>	<u>Potash</u>	<u>Sulphur</u>	<u>Magnesium</u>
Carrot	5.3	15	3	6 (11)	3
Woolshed 1	5.2	14	6	6 (12)	9
<i>Desirable</i>	<i>5.8-6.3</i>	<i>20-30</i>	<i>6 – 8</i>	<i>10-12 (15-20)</i>	<i>8-10</i>

General

There is an issue with getting access across the “railway” land to the river flats that needs resolving.

Buildings will need insuring if not already completed.

If you require anything further please do not hesitate to contact me.

I attach my account.

Yours Faithfully

G. W. Hill

MINUTE SHEET

Department:

Subject

WAIKAPAUPAIKI HILL NO 5 BLOCK

Section:

File No.

Date: 21. 11. 05

COPY

To-

INSPECTION BY RUSSELL HOLLIS LEN BROWN
WITH JEFF BAKALICH

= MISSING EQUIPMENT AND BROKEN ITEMS

1. REFER TO ATTACHED REPORT = GRAHAM HILL 12 OCTOBER 2005

= RUSSELL AND LEN AGREE TOTALLY WITH PARA 3 PAGE 1

2. RUSSELL AND LEN GAVE APPROVAL TO JEFF TO:

REPAIR BROKEN FENCES

REPLACE MISSING GATE

REPLACE MISSING FENCE LINES

CLEAN CULVERTS

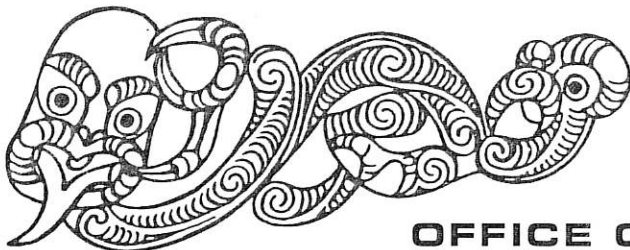
3. THERE IS A NEED TO CONTACT THE INSURANCE CO
AND THE POLICE

- TO LOCATE THE MISSING EQUIPMENT

L. Brown

R. Hollis

22. 11. 05



OUR REF 18/67/2

YOUR REF

OFFICE OF THE MĀORI TRUSTEE

6 December 2005

NGĀ WAI E RUA BUILDING
CNR LOWE STREET & READS QUAY
PO BOX 140, GISBORNE

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To the Responsible Trustees of Whakapaupakihi 5

Pehimana Haapu Brown	752 Main Road, R D 1, Waerenga a Hika, Gisborne 5871
Tarati Carrington	53 King Street, Opotiki
Leonard Apanui Brown	Bells Road, Waimana
John James Hata	P O Box 110, Opotiki
Henry Russell Hollis	1532 State Highway 2, R D 7, Te Puke

Tena koe

Whakapaupakihi 5

I refer to the attached letter and report received from Messrs Len Brown and Russell Hollis recently and make the following comments:-

- Refer to attached report : Graham Hill 12 October 2005*
 - The Maori Trustee undertook an inspection of Whakapaupakihi 5 on the 13 December 2004 with a follow up inspection on the 8 June 2005. Copies of Mr Clissolds report and photos were forwarded to you all. Proprietors of Mangatu Incorporation were also made aware of there breaches following the December 2004 inspection.
 - There were no instructions received to inspect the property at the time of expiry.
- Russell and Len agree totally with para 3 – page 1.*
 - Your comments are noted.
- There is a need to contact the Insurance Co and the Police – to locate the missing equipment.*
 - This is a matter that requires a decision of the full board. Specific instructions on this matter will be necessary to address this. From the Maori Trustees position it would be more appropriate to engage legal assistance to address this.

Naku noa, nā

Rose Wharehinga
for Maori Trustee