

430
L. & S.—F. 2C

Department of Lands & Survey

TELEGRAPHIC ADDRESS: 'LANDS'

OUR REFERENCE: 13/45

TELEPHONE NO. 85
OR IF CALLING
ASK FOR MR

DISTRICT OFFICE,

P.O. BOX 589,

GISBORNE.

18 September, 1969.



The Registrar,
Maori Land Court,
Private Bag,
ROTORUA.

ALLOTMENTS 134 AND 336 NO. 1 WAIOTAHU PARISH -
YOUR REF. WAIOTAHU C.C.

Further to your memorandum of 29 November, 1968, could you please advise what progress has been made with Succession Orders to the deceased owners of Allotment 134.

Wairatahi Corro

to me, please

C.L. Costello.
Commissioner of Crown Lands.

Per: [Signature]

ms Emmanuel

any progress? - see + 378

[Signature]
8/10

14 October 1969

The Commissioner of Crown Lands,
Department of Lands & Survey,
P.O. Box 589,
GISBORNE.

ALLOTMENTS 134 AND 336 NUMBER 1 - WAIOTAHU PARISH

Your file: 13/45

1. We have obtained only three Orders to date, and are finding it very difficult to locate evidence as to the persons entitled to succeed to the numerous other deceased owners.
2. There is a further problem in that all interests are uneconomic on the present roll valuation. It might well be that this valuation has little relation to the market value of the land and I wish to be satisfied about this before prosecuting further succession applications.
3. Have you requisitioned for a special valuation for sale purposes? If not, I suggest that this be done.

A
(H. P. Martin)
Deputy Registrar

N. Emmanuel

*Map
ent.
29.10.69
J.*

435 L. & S.-F. 2C

Department of Lands & Survey

TELEGRAPHIC ADDRESS: 'LANDS'

TELEPHONE NO. 85122
OR IF CALLING
ASK FOR MR



OUR REFERENCE: 13/45

DISTRICT OFFICE,

P.O. BOX 589,

GISBORNE.

22 October, 1969.



The Registrar,
Maori Land Court,
Private Bag,
ROTORUA.

ALLOTMENT 134 WAIOTAHU PARISH
HOKIANGA ISLAND.

Your memorandum of 14 October, 1969.

A Special Valuation of the above land was obtained on 8 January, 1969, and a copy is enclosed for your information. The previous valuation was made early in 1968 when the values were quoted as - Unimproved Value \$800, Improvements \$100, Capital Value \$900.

C.L. Costello,
Commissioner of Crown Lands.

Per: *Mark*

*Wairata come
to me, please*

Encl:

Wd

COPY.

434

V.245

VALUATION DEPARTMENT
RURAL VALUATION AND SHORT REPORT.

Valuation Requisitioned by
Lands and Survey Department

Valn. No. 750/54

Name of Owner: Maoris

Name of Occupier: Owners.

In terms of the request dated 2nd December, 1968, Ref.....

I inspected the under-mentioned property on 18 December, 1968.

My valuation, requested as at 2nd December, 1968, is given below, with some general comments on the property.

Legal description of property valued: Allot. 134, Waiotahi Parish, Block VII, Whakatane S.D.

Area: 13 acres 2 roods 12 perches.

SUMMARY OF VALUATION	Improvements	--
	Unimproved Value	\$1,000
	Planting	--
	Timber	--
	Capital Value	\$1,000
		=====

Location: South-east corner of Ohiwa Harbour.

Altitude: 0-50 ft. Access: Nil. Rainfall 45 in. Power: No.

School: Kutarere 3 miles. School Bus: No. P.O. Kutarere 3 miles.

Dairy Factory: N.A. Freezing Works: N.A. Saleyards: N.A.

Contour/Aspect: Rises from beach on east, west and southern boundaries to a high central ridge. Northern boundary is almost sheer cliff face. Open aspect.

Soils: Varies from raw sand on beach frontage to medium pumice loam on sandy clay over higher ground.

General Remarks: This block is known as Hokianga Island and is situated in the upper reaches of the eastern arm of Ohiwa Harbour. Although situated only 20 chns. from the mainland access even at low tide is only possible by boat since a deep channel runs parallel with the eastern shore. The remains of an old fence is evidence that at some stage the island may have been grazed but the tangled mass of fern, fennel and light bush which now covers the area suggests that it is no longer used by other than picnickers and for this purpose it is ideally suited. The mainland to the east of the island is zoned as "Rural A" on the County's Undisclosed Town and County Plan but the island itself has an underlying Rural zoning and in these circumstances no permit would be granted for the erection of any building should any prospective purchaser wish to erect a bach thereon.

(sgd) J.B. Carmine. (District Valuer)
8.1.69.

Valo. noted.

30/10/69

436

Miss Ritchie
ms. ~~J. ...~~ ³¹⁶⁶

please record the 10 pms + 434
Val. noted.

[Signature]

29/10/69

~~Mr. Emmanuel~~
ms. 5 George
ms. T. Rabana

please see that we do not convert
any further interests in the land, because
of its potential value

[Signature]

29/10/69

Title on Binder 402 noted
N/C - no conversion.

31.10.69