

**BEFORE THE HEARING COMMISSIONERS
AT WAIKATO DISTRICT COUNCIL**

IN THE MATTER of the Resource Management Act 1991 (RMA)

AND

IN THE MATTER of submissions and further submissions on the Proposed
District Plan

**JOINT STATEMENT OF EVIDENCE OF GLENN RAYMOND NEEMS AND
ABBIE MARIE NEEMS FOR DIAMOND CREEK FARM LIMITED
17 February 2021**

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JOINT STATEMENT OF EVIDENCE OF GLENN RAYMOND NEEMS AND ABBIE MARIE NEEMS

INTRODUCTION

- 1 My full name is Glenn Raymond Neems and I am married to my wife Abbie Marie Neems. This is our joint statement of evidence in support of our submission to the Proposed Waikato District Plan (**Plan**).
- 2 We both are directors of Diamond Creek Farm Limited (**DCF**). DCF has made a submission on the Plan.
- 3 The submission relates to the area of land located on SH23 at Te Uku with the legal description of Pt Lot 1 DP 23893, Lot 4 DP 437598 and Allot 218 Parish of Whaingaroa (**Site/farm**). The Site is currently in the Rural Zone of the Plan.

Site

- 4 DCF owns the Site and over 200 hectares of land directly on the opposite side of SH23 to the south.
- 5 The Site was previously owned by my parents Ray and Margaret Neems. The property was purchased by them in 2009 and DCF purchased it directly from them in 2014. The farm has been in the Neems family for a total of 12 years. Prior to my parents' ownership, the farm was owned by the Ormiston family and it was in their possession for 150 years.
- 6 The farm operation is currently dedicated to the growing of animals, primarily beef for the store and prime markets but also some dairy heifer grazing and occasional fattening of store lambs. For the first 4 years of ownership under DCF, the operation was dedicated almost entirely to intensive dairy heifer grazing. The topography of the the Site is a combination of flat to gently rolling but with some steep sidlings that run down to wetland areas. The Site is bordered by streams on two sides that lead to Whāingaroa/Raglan Harbour.
- 7 As a farmer, I am conscious of the increasing regulations designed to protect waterways from nutrient and sediment loss, the latter being the more relevant issue in our catchment area, particularly over the wetter winter months. This has led to the Site often being under-stocked through the year in an effort to minimise negative impacts of stock. This approach

has been successful in mitigating the effects of grazing but has had a negative effect on the profitability of the Site. A change in grazing class to that of sheep would allow the land to be grazed with a reduced impact on pasture but this change would require the 40 hectare site to be completely refenced in wire and baton fencing required for farming sheep. The Site is not profitable enough to cover the costs accrued in replacing all fencing.

- 8 Over time the area of the Site has become increasingly disjointed and challenging to integrate into the larger farm operation because of the barrier created by SH23, the main road between Hamilton and Raglan. Traffic on this main route has increased dramatically since we purchased the farm in 2014. This increase in traffic has made the required daily crossing of SH23 to the Site increasingly dangerous and stressful. Even more so when needing to cross in the tractor, which is a daily occurrence when feeding silage for 3 months over the dry summer period. The only access for stock from the main farm to the Site is via a track along the bank of the Mangakino stream which runs beneath Mangakino bridge on SH23. This access presents several challenges when shifting stock. The track is very narrow and stock will not travel through it easily. This factor, combined with the traffic noise created by vehicles crossing the bridge overhead, means that stock will typically repeatedly refuse to enter the narrow track to pass under the bridge, making shifting stock along this track a challenging and stressful task. The stress experienced by the stock when travelling beneath the bridge can also cause them to excrete a substantial amount of effluent onto the track. This in turn leads to an increased risk of effluent entering the waterway.

Te Uku

- 9 Te Uku, with its close proximity to Raglan (12 mins) and easy commute to Hamilton (28 mins) has become increasingly popular. When we purchased the farm it already had multiple lifestyle sections along the eastern, western and northern boundaries. This increase was indicated as one of the deciding factors in the Ormiston family (previous long time owners of the farm) choosing to move out of the district. Having moved ourselves from a district where land use is predominantly dedicated to farming with few lifestyle properties in the vicinity, it was clear to us that Te Uku was an attractive location for those seeking a rural lifestyle property. In the last 4 years there has been a noticeable increase in new

lifestyle lots and anecdotal evidence from people new to the area but also from people currently residing in Raglan is that Te Uku offers the best of both worlds. The Raglan lifestyle but with the benefits of a larger property in a rural environment while also enjoying the easier commuting distance to Hamilton.

- 10 Over the last two years we have subdivided and sold four 8000m² lots on our western boundary. The owners of a neighbouring farm have subdivided six lots, all at 8000m² and there have been multiple other lots subdivided over the last 4 years in the Te Uku area. Te Uku is clearly an attractive area to people not associated with farming and valuable farm land in Te Uku, despite the Rural Zone being intended to protect it, continues to fragment as large parcel landowners like ourselves, motivated by prompts from their financial institution or other farming pressures, choose adhoc subdivision as a solution. It is left to landowners' own initiative to choose, as we have, to attach covenants to subdivided land titles that work to protect Te Uku farming properties from reverse sensitivity issues and also to ensure a quality building in keeping with the rural environment is built. It is also left to the judgement of landowners and various independent surveyors to decide whether these subdivided properties are in the most practical locations.
- 11 Our intention from the beginning of the subdivision process has been that if we retire land from farming then there must be a positive side effect in the form of increased biodiversity. The subdivision of four sections presented us with an opportunity to go some way towards restoring the native vegetation that was lost generations ago. We ensured this by attaching a positive covenant to each of the new titles requiring 5% of the total area of the new property be in native plantings. We placed the rights of native flora and fauna ahead of the right of the property owner to do as they choose with their landscaping because the need for increased biodiversity is something we as farmers and landowners are very aware of. This is why our meetings with Heather Thomson of Ngāti Māhanga (iwi representative) were so positive because our thoughts and views were already aligned in this regard. As farmers we are working hard to prioritise improvements in biodiversity on our land. It has taken six years to get to this position and undoubtedly the subdivision of the four sections we have undertaken has played a large part in helping us to reach the position where, financially we could prioritise riparian planting on our farm.

- 12 We have completed smaller sections of fencing of waterways where we could over the last few years always aiming to make progress in the face of what has seemed an insurmountable task but in 2020 we were finally able to undertake the first large-scale riparian planting on our farm. With some assistance from Waikato Regional Council we fully fenced a large waterway and wetland area and it was planted with 3,500 native plants. There are many more areas on the farm to be restored in the years to come and our vision, as discussed with Heather Thomson, is that the restored areas on our farm, the plantings on the four subdivided lots and the extensive native plantings we have included in the proposed rezone area with its wetlands, reserve area and stream buffers will all link to create a network of native habitat at the heart of the Te Uku community.
- 13 Farming has never been easy. It is a turbulent industry that requires a successful farming business to weather many a storm brought on by government policy, market forces, climate events, and biosecurity issues to name a few. As a young farming family we bore witness to the Global Financial Crisis in 2008 and the catastrophic effect it had on many family farming businesses. We fought hard for the next 5 years for the survival of the business I had helped my parents to build from scratch. We managed to navigate our way through seemingly insurmountable business challenges through that time. It certainly was not down to luck, more determination and resilience, but we counted ourselves lucky to be able to purchase the farm at Te Uku from my parents in 2014. At the forefront of our minds was the need to work even harder at reducing debt so our young business could face the next upheaval in the farming sector.
- 14 We spent the first 4 years running DCF as an intensive dairy heifer grazing operation, but we could see the next challenge in the farming industry in the wave of environmentally-driven policies that were on the horizon and we knew we needed to ready ourselves to shift to a more flexible and sustainable farming model. The biggest obstruction to this flexibility and sustainability we were seeking, was farm debt and this prompted us to reluctantly consider the idea of subdivision as a vehicle for reducing that debt. Reduction of debt through subdivision would provide us much needed flexibility around stocking rates and in turn those stocking rates would allow us to work with the climate, an ever present challenge that will only become more challenging in the future.

- 15 In the process of exploring subdivision options, our surveyor brought to our attention a 'once in ten years' opportunity to rezone the site in question under the new Proposed District Plan.
- 16 With the Site's proximity to Te Uku School, Te Uku Roast coffee shop, Te Uku Store, the bus stop, Waitomo fuel pumps, Te Uku Hall and Surfside Church we saw that this location could become a rural residential heart for a community that has all the infrastructure but lacks a centre and feels fragmented and disconnected. Te Uku would benefit from growth for the following reasons:
- 17 We have consulted with Te Uku School and our children have attended school there since 2013 and we know that Te Uku relies heavily on students from Raglan and they make up 80% of the school's current roll of approximately 100 students. The school is 90 students below full capacity. The attendance of Raglan students is reliant on the Ministry of Education bus service. When this bus service changed recently, the school roll dropped noticeably. Copy of the data collected from school and a letter of support from the school is attached as Appendix A.
- 18 Te Uku has a wonderful asset in the memorial hall originally built by the Te Uku community in 1919 and replaced with a newer building in 1951. Te Uku hall has been the location over the years for birthdays, funerals, ballet lessons and meetings for various community groups but today is relatively under utilised.
- 19 As residents ourselves we have seen and heard about the frustration of many of our neighbours, particularly those on SH23 and within walking distance of local facilities, over the lack of pedestrian connectivity in Te Uku. Despite the close proximity of their properties to the school and other amenities they are required to climb into their vehicle and drive there. They are willing but unable to engage with their local rural environment in any meaningful way other than on their own section or by braving a walk along the busy roadside. By way of the proposed rezone walkway/cycleway and reserve areas we see an opportunity to open up the rural environment to our community for their enjoyment and well being.

Consultation

- 20 Consultation with community stakeholders began with meetings with immediate neighbours in September 2019, Norris & Janet Peart, Tony Bruce, Daniel & Erin Friedrich, Graeme Crowhurst and Darryl Vink. The

reception to the proposed rezone and verbal feedback was all positive. Copies of community approval forms are attached as Appendix B.

- 21 We also met with Lisa Thomson, Waikato District Councillor for the Raglan Ward in September 2019. Having previously worked at Te Uku School as a teacher aid and as a lifelong member of the wider Raglan Community, Lisa shared her views of Te Uku as lacking a robust community and immediately understood what we were trying to achieve by way of the rezone. Lisa also helped to put us in contact with Ngāti Māhanga iwi rep Heather Thomson who we met with on 30 September 2019.
- 22 We have now had two meetings with Heather Thomson, the first to discuss the Country Living submission and the second time to discuss a possible Village Zone. In both meetings Heather emphasised that iwi would support a rezone and subdivision if it meant an increase in natural biodiversity in the area by way of reserves and wetlands being planted in native flora to create ecological corridors for native birds in particular. This was directly in line with what we hoped to achieve with the subdivision.
- 23 At the second meeting in August 2020 the meeting involved Heather re-visiting and re-emphasising the importance the iwi placed on any subdivision supporting an increase in natural biodiversity. Our discussions then took a different direction because we were tabling the idea of a village zoning as prompted by council planner Katherine Overwater and the country had just been through a Covid-19 Pandemic lockdown. Heather's experience of the lockdown and the actions of her iwi to mobilise and assist vulnerable whanau and also the wider Raglan community and their concerns about their communities resilience through the lockdown should the pandemic lead to a shortage of food and medical supplies caused her to take a longterm birds-eye view of the proposed rezone. Through her lens of experience and looking to the future possibilities of a pandemic era, Heather's view was that a subdivision in Te Uku should be able to work efficiently as its own bubble. With all the basic amenities present particularly the store and fuel pumps and the room within the subdivision for private food production or even community gardens, equipped Te Uku, in Heather's view, with the qualities for a resilient, connected community that could operate independently if needed.
- 24 Our last phone call with Heather Thomson was on 16 February 2021. In this conversation she stated that her meeting with the iwi board about our

submissions was still pending but she is confident of their support for the rezone.

- 25 We met with the Te Uku School Board of Trustees on 24 September 2019. The reception to the proposed rezone was positive. The Board expressed their concerns at the reliance on students coming out to Te Uku from Raglan and the effect changes in the bus service has had on the roll, 80% of Te Uku students travel to school by bus. The board could see that a subdivision at Te Uku would help to support the growth of the school and maintenance of staff numbers. The school board also hoped that the subdivision might help to trigger changes in speed on SH23 thereby making the road safer for students travelling to and from school. They also expressed hopes of some pedestrian connectivity from the school to the subdivision with it's walkways and reserves. The students of Te Uku like other members in the community are limited to excursions requiring transport due to the lack of safe pedestrian connectivity in the area.
- 26 There is a national housing shortage. Raglan has a very limited supply of larger lot residential properties available and the growing number properties of 8000m² subdivided and purchased in the region indicate that properties of this size continue to be in demand. The Proposed District Plan has not provided for demand and we believe this is a significant oversight. We have repeatedly heard feedback during our consultation process that the new subdivision in Raglan while offering an attractive location is of too higher density to be attractive to permanent residents in particular. We are concerned that if the council does not designate an area for larger lot rural living, adhoc subdivision and a scattered approach to subdivision of rural land will continue.
- 27 We worked in the initial phase of the rezone with Surveying Services. We looked at the topography of the land and the surveyor drew up a simple subdivision of large lot sections of 5000m². Our earliest conceptions of the Site aimed to create a subdivision that enriched and engaged with the wider community rather than one that looked out of place, marooned and isolated within the rural landscape. We submitted to council for Country Living size allotments because this would be more in keeping with the rural environment.

Rezoning Proposal

- 28 We are proposing Country Living Zone which in our view is more sympathetic to the rural environment and would present greater opportunity to increase biodiversity as advocated by the local iwi.
- 29 The process of developing the structure plan has been both interesting and challenging. The structure plan was coming together quite smoothly, our ideas were aligned with those of iwi and the introduction of low density housing to the rural landscape, softened by native plantings and pedestrian connections for the community through to streams and reserves made for a pretty positive process. It's been a wonderful challenge to work with a team of planning professionals towards the goal of designing a heart for the community of Te Uku that would benefit and enrich the environment and the people sharing it. The process took another course on meeting with senior council planner Katherine Overwater in October 2019. During this meeting Ms Overwater asked if we had considered the Village zoning which is higher density and our view is that she indicated this should be considered for the rezone. This caused our structure plan process to shift from Country Living Zone to planning for Village Zone. This in turn caused delays in updating community stakeholders as to our progress with the structure plan as we essentially had to begin producing a new separate concept plan based on two densities of Village Zone. We had to inform iwi, NZTA and other stakeholders about the changes in density. The whole structure plan process became more drawn out, complicated and costly once Village Zone was thrown into the mix.
- 30 The Country Living Structure Plan allows for approximately 53 lots of a minimum of 5000m². The subdivision begins with one access road off SH23. There are future road connections allowed for off Okete Road and Ohautira Road. The internal roading has wide verges and the main road leads from West to east and has a footpath that connects to a walkway/cycleway that travels along the banks of the Matakotea and Mangakino streams. The streams will have a buffer zone of native riparian planting. Wetlands will be restored and reserve areas will be planted in native trees. An area has been designated for the planting of a flax pa in acknowledgement of the importance of the plant to Te Uku's Maori population and also it played in Te Uku's colonial history. Ecological corridors created by planting within the subdivision and along the

walkway/cycleway would over time match other mature bush in the area and would provide connections for native flora and fauna. The walkway itself would be extensive and provide ample pedestrian access as it would extend through the subdivision and beyond linking the subdivision to the wider community. It would travel east out of the subdivision to an existing and almost forgotten community reserve on Ohautira road and also south under Mangakino bridge to travel along the eastern boundary of our farm finishing near the end of Mangakino road. The walkway would continue on the the Southern side of SH23 from Mangakino bridge heading west and finish at the corner of Matakotea Road and opposite the Te Uku Hall. On its way to this point the walkway travels past an area that has been indicated as a location for a future cafe overlooking Diamond Creek Farm and towards the Papiwharau trail and Meridian Wind Farm. At the western end of the subdivision there is a connection through to the school and second connection that would lead past the church and along the road side past the school coffee shop, store and pedestrian refuge allowing pedestrians to cross SH23 safely or else continue to the corner of Okete road where the walkway would travel down Okete Road linking to the future road and footpath link and also continue down Okete until it meets again with the Matakotea stream.

- 31 Not content with the creation of the walkway we also had a goal to link the subdivision walkway/cycleway to the national network of cycleways heading from Raglan in the West through to Whatawhata or the Waikato River Trail. I noted many cyclists travelling along SH23 and spoke with several. The common theme was they didn't feel safe travelling on SH23 but that there were no other options. I researched and identified a potential trail connection from Raglan to the proposed Te Uku subdivision where it travelled under the Mangakino bridge and along Mangakino stream then crossing through farmland to Te Pahu. This idea was shared with the cyclists I spoke to and was well received. Knowing that the Western Waikato section of the national cycle trail was in the planning stage, I made contact with Jonathon Kennett, author of New Zealand Cycle trails, the NZTA Senior Project Manager responsible for the development of the National Cycling Network. Jonathon was very enthusiastic about our plans for a cycle trail but informed us that he wasn't clear where the trail would go at that stage because he hadn't been approached by a council. We hope there is still an opportunity for a connection like this in the future. Likewise we have another idea for a cycleway extending West from Te

Uku to Raglan and also North heading through the reserve on Ohautira Road and then around the top of Whaingaroa harbour.

The Structure Plan Development Process

- 32 Consultation has overall been a positive experience with the proposed subdivision being well received by stakeholders. We had two face to face meetings with NZTA. Their response was considered and they were forthcoming with feedback and minor concerns that were easily remedied.
- 33 Two face to face meetings took place between ourselves and Heather Thomson the representative for Ngāti Māhanga. At these meeting Heather listened to our ideas and then challenged and inspired us to create a subdivision that increased the natural biodiversity in the area and also linked the existing community to the subdivision with the aim of shaping Te Uku into a more resilient, connected community. Written support from the Ngāti Māhanga governance board is pending.
- 34 Heather has some concerns about a Country Living development causing an increase in septic tanks in the harbour catchment area. Village Zoning, with a water treatment plant was viewed favourably because of the reduced risk of accidental overflows from septic tanks within the catchment area. We note that the Council's Framework Report does not support more intensive residential development anywhere other than around the towns identified in the Proposed Plan. We want to pursue an outcome that can be supported by Council as not inconsistent with the Proposed Plan.
- 35 We had one face to face meeting with Te Uku School Board of Trustees. The board was supportive of the proposal and have provided a letter of written support. They expressed hope that the subdivision walkway will connect to the school.
- 36 We have been surprised at the lack of negative feedback.
- 37 We had a discussion with neighbour Daniel Friedrich where he expressed frustration at being unable to connect safely with Te Uku School in any way other than by car. The distance of the school from his property is approximately 500m yet he requires a vehicle to get himself and his children there and to other local amenities safely. He shared a story of his children attempting to cross the main road from the Te Uku store to the hall, how dangerous it was and how divided he felt the community was

due to SH23. The proposed structure plan provides for a pedestrian refuge near the church with the intention that pedestrians in Te Uku have safe access across SH23.

- 38 We are frustrated at the lack of feedback from council about our structure plan and feel that this hindered our progress forward to some degree. We didn't feel we could continue with our community consultation when we didn't have a clear structure plan and concept plan that we could share we had lots of ideas but we needed clear feedback and communication from council to proceed. The lack of communication is in our view a missed opportunity.
- 39 Consultation with council and trying to meet council objectives has led us down a path from planning for a Country Living Zone to Village Zone. As a result, in an attempt to cover all bases, we now have three different concept plans of differing densities, all of which are accepted as being appropriate on this site by Waka Kotahi/NZTA, our landscape, traffic and planning experts.

Other comments

- 40 We have spoken with real estate agents from two different companies based in the Raglan region and their understanding is that there are no 2500m² or 5000m² lots available in Raglan or surrounding areas, either now or in the near future. They report that they individually receive at least two enquiries per week about the availability of properties of this size which highlights the lack of supply and demand for Country Living size lots. Copies of the two reports are attached as Appendix C.

Date: 17 February 2021

Glenn Neems and Abbie Neems

For Diamond Creek Farm Limited

Appendix A: Letter of support from Te Uku School



4 June 2020

To whom it may concern,

I am writing on behalf of the Te Uku School Board of Trustees to provisionally support the submission to rezone farmland near the school for residential purposes.

Te Uku School is a full primary state school offering education for children in Years 1 to 8. Currently the number of children enrolled is 102 (May 2020). Most of the roll is generated from children who travel from Raglan.

The existing school facilities could support further roll growth to a roll of approximately 195 students. The proposed subdivision would provide a community to support this local school which currently could accommodate a growth in population in the neighbouring land.

Currently 16 students come from the immediate Te Uku area. The current Board of Trustees recognises that the proposed subdivision would assist in ensuring that the school roll and staffing is maintained and grows.

Most students travel to school using the Ministry of Education bus route from Raglan or come by car. With a local subdivision as proposed, the Board can see the plans would allow the option of students from this subdivision to walk safely to and from school. This may overtime, reduce traffic at peak school times on State Highway 23 and with proposed roading work, provide a safer highway for students who continue to use bus and car transport from Raglan.

We would appreciate continuing to be involved in the consultation and planning processes to ensure that any ongoing needs or changes faced by the school are considered.

Yours sincerely,

Kristi Daniel

Board Chairperson

Questionnaire for School

Question	Answer	Any other comment
1. What is the current capacity of the school – without needing more buildings?	Approx 195	This assumes relatively even number at all Year levels
2. What is the current role?	102	
3. What is the age range of students at Te Uku school?	5 – 13 years old Y1 - Y8	
4. Current number of students coming from?		
a) Ruapuke	0	
b) Raglan	70	
c) Te Uku	16	Including close surrounding; Te Mata, Okete Rd, Warren Rd
d) Aramiro / Waitetuna	14	And 1 from Whatawhata
5. What distance they travel (on average) daily?	Please use above	10.9Km TUS to Raglan
6. How many students come by car?	Approx. 60- 70% - arriving	Less students use the bus AM but more use bus service home PM
7. How many students come by bus?	42-45 use bus daily	Approx. 50 rides per day are taken combined AM & PM
8. How many students have older siblings that are at school in Raglan and/or Hamilton?	There are 53 families	
9. Does the school have any data about pre-school numbers likely to be enrolling in 2020/2021?	Can confirm in coming weeks as likely to have some new entrants starting T3	

Appendix B: Community approval forms

Approval to Diamond Creek Farm Limited's rezoning proposal

To

Hearing Panel
Waikato District Council
Private Bag 544
Ngaruawahia 3742

Name of person giving written approval:
(full name)

G. van der Helm.

I am the owner ☒ and/or ☒ occupier of the following property:
(give address of the property)

Matahatea Rd.
116 Ohaukura Rd.
2877 main Road.

This is written approval to the following proposal by Diamond Creek Farm Limited to the Proposed Waikato District Plan:

Diamond Creek Farm has made a submission to the Proposed Waikato District Plan, which would see part of its property at 3355 State Highway 23, Te Uku (SA1205/178) to be rezoned as Country Living Zone. Diamond Creek Farm seek to rezone approximately 43ha to the north of State Highway 23, while the balance of the property to the south of State Highway 23 will remain in grazing.

Diamond Creek Farm is also consulting on a Village Zoning to be applied to the site as an alternative to a Country Living Zone that has less intensive development.

I have been provided with relevant information about the proposal and have seen a copy of the concept plans: C06 (Mansergh Graham Village Zone Concept (≥ 2500m²) R1 25/09/20) and C07 (Mansergh Graham Village Zone Concept (≥ 800m²) R1 25/09/20).

I confirm that I support the proposals described above (including Village Zone and Country Living Zone options).

Date: 9 February 2021

Signature of person giving approval in support/opposition:

G. van der Helm. Bergheys

Electronic address of person giving written approval:

acorpone@xtra.co.nz.

Telephone: 07 8255727

Postal address: PO Box 15489, Hamilton Central 3240

Contact person: G. van der Helm

Approval to Diamond Creek Farm Limited's rezoning proposal

To

Hearing Panel
Waikato District Council
Private Bag 544
Ngaruawahia 3742

Name of person giving written approval:

(full name) *Norris Murray Peart & Janet Dorothy Peart*

I am the owner ☒ and/or ☒ occupier of the following property:

(give address of the property)

*66 Okete Rd
109 Okete Rd*

This is written approval to the following proposal by Diamond Creek Farm Limited to the Proposed Waikato District Plan:

Diamond Creek Farm has made a submission to the Proposed Waikato District Plan, which would see part of its property at 3355 State Highway 23, Te Uku (SA1205/178) to be rezoned as Country Living Zone. Diamond Creek Farm seek to rezone approximately 43ha to the north of State Highway 23, while the balance of the property to the south of State Highway 23 will remain in grazing.

Diamond Creek Farm is also consulting on a Village Zoning to be applied to the site as an alternative to a Country Living Zone that has less intensive development.

I have been provided with relevant information about the proposal and have seen a copy of the concept plans: C06 (Mansergh Graham Village Zone Concept ($\geq 2500\text{m}^2$) R1 25/09/20) and C07 (Mansergh Graham Village Zone Concept ($\geq 800\text{m}^2$) R1 25/09/20).

I confirm that I support the proposals described above (including Village Zone and Country Living Zone options).

Date: *15/2/21*

Signature of person giving approval in support/opposition:

Electronic address of person giving written approval:

Telephone: *027 220 8998*

Postal address: *274 Okete Rd, RD1, Raglan 3295*

Contact person:

Norris Peart

Approval to Diamond Creek Farm Limited's rezoning proposal

To

Hearing Panel
Waikato District Council
Private Bag 544
Ngaruawahia 3742

Name of person giving written approval:

(full name) Robert Wouter ten Broek.

I am the owner ☒ and/or ☐ occupier of the following property:

(give address of the property)

3438 State Highway 23 - Raglan Roast Cafe.

This is written approval to the following proposal by Diamond Creek Farm Limited to the Proposed Waikato District Plan:

Diamond Creek Farm has made a submission to the Proposed Waikato District Plan, which would see part of its property at 3355 State Highway 23, Te Uku (SA1205/178) to be rezoned as Country Living Zone. Diamond Creek Farm seek to rezone approximately 43ha to the north of State Highway 23, while the balance of the property to the south of State Highway 23 will remain in grazing.

Diamond Creek Farm is also consulting on a Village Zoning to be applied to the site as an alternative to a Country Living Zone that has less intensive development.

I have been provided with relevant information about the proposal and have seen a copy of the concept plans: C06 (Mansergh Graham Village Zone Concept ($\geq 2500\text{m}^2$) R1 25/09/20) and C07 (Mansergh Graham Village Zone Concept ($\geq 800\text{m}^2$) R1 25/09/20).

I confirm that I support the proposals described above (including Village Zone and Country Living Zone options).

Date: 12/2/21

Signature of person giving approval in support/opposition:

Electronic address of person giving written approval:  Botenbroek1@gmail.com.

Telephone: 021 08772093

Postal address: 7 Wrights Road RD1 Te Uku.

Contact person: Rob ten Broek.

Approval to Diamond Creek Farm Limited's rezoning proposal

To

Hearing Panel
Waikato District Council
Private Bag 544
Ngaruawahia 3742

Name of person giving written approval:
(full name)

Anthony John Bruce

I am the owner ☒ and/or ☐ occupier of the following property:
(give address of the property)

3438
3440

3365A
3397
3410

St Hwy 23 Te Uka

This is written approval to the following proposal by Diamond Creek Farm Limited to the Proposed Waikato District Plan:

Diamond Creek Farm has made a submission to the Proposed Waikato District Plan, which would see part of its property at 3355 State Highway 23, Te Uka (SA1205/178) to be rezoned as Country Living Zone. Diamond Creek Farm seek to rezone approximately 43ha to the north of State Highway 23, while the balance of the property to the south of State Highway 23 will remain in grazing.

Diamond Creek Farm is also consulting on a Village Zoning to be applied to the site as an alternative to a Country Living Zone that has less intensive development.

I have been provided with relevant information about the proposal and have seen a copy of the concept plans: C06 (Mansergh Graham Village Zone Concept ($\geq 2500\text{m}^2$) R1 25/09/20) and C07 (Mansergh Graham Village Zone Concept ($\geq 800\text{m}^2$) R1 25/09/20).

I confirm that I support the proposals described above (including Village Zone and Country Living Zone options).

Date:

09/02/2021

Signature of person giving approval in support/opposition:

Handwritten signature of Tony Bruce

Electronic address of person giving written approval:

tony@gagraglan.com

Telephone:

021 1245416

Postal address:

9 Bow St Pukekohe

Contact person:

tony bruce

Approval to Diamond Creek Farm Limited's rezoning proposal

To

Hearing Panel
Waikato District Council
Private Bag 544
Ngaruawahia 3742

Name of person giving written approval:
(full name)

J. van der Helm.
President Te Uku Community Hall.

I am the owner ☐ and/or ☐ occupier of the following property:
(give address of the property)

This is written approval to the following proposal by Diamond Creek Farm Limited to the Proposed Waikato District Plan:

Diamond Creek Farm has made a submission to the Proposed Waikato District Plan, which would see part of its property at 3355 State Highway 23, Te Uku (SA1205/178) to be rezoned as Country Living Zone. Diamond Creek Farm seek to rezone approximately 43ha to the north of State Highway 23, while the balance of the property to the south of State Highway 23 will remain in grazing.

Diamond Creek Farm is also consulting on a Village Zoning to be applied to the site as an alternative to a Country Living Zone that has less intensive development.

I have been provided with relevant information about the proposal and have seen a copy of the concept plans: C06 (Mansergh Graham Village Zone Concept ($\geq 2500\text{m}^2$) R1 25/09/20) and C07 (Mansergh Graham Village Zone Concept ($\geq 800\text{m}^2$) R1 25/09/20).

I confirm that I support the proposals described above (including Village Zone and Country Living Zone options).

Date: 9.2.2021

Signature of person giving approval in support/opposition:

Electronic address of person giving written approval:

Telephone: 07 8255727

Postal address: PO Box 15489, Hamilton Central 3240

Contact person: J. van der Helm

Approval to Diamond Creek Farm Limited's rezoning proposal

To

Hearing Panel
Waikato District Council
Private Bag 544
Ngaruawahia 3742

Name of person giving written approval: *Dean + Natalie Parkes*
(full name)

I am the owner ☒ and/or ☐ occupier of the following property:
(give address of the property)

3293 State Highway 23, Raglan

This is written approval to the following proposal by Diamond Creek Farm Limited to the Proposed Waikato District Plan:

Diamond Creek Farm has made a submission to the Proposed Waikato District Plan, which would see part of its property at 3355 State Highway 23, Te Uku (SA1205/178) to be rezoned as Country Living Zone. Diamond Creek Farm seek to rezone approximately 43ha to the north of State Highway 23, while the balance of the property to the south of State Highway 23 will remain in grazing.

Diamond Creek Farm is also consulting on a Village Zoning to be applied to the site as an alternative to a Country Living Zone that has less intensive development.

I have been provided with relevant information about the proposal and have seen a copy of the concept plans: C06 (Mansergh Graham Village Zone Concept ($\geq 2500\text{m}^2$) R1 25/09/20) and C07 (Mansergh Graham Village Zone Concept ($\geq 800\text{m}^2$) R1 25/09/20).

I confirm that I support the proposals described above (including Village Zone and Country Living Zone options).

Date: *9/2/21*

Signature of person giving approval in support/opposition:

Electronic address of person giving written approval:

Telephone: *0275239438*

Postal address: *3293 State Highway 23, Raglan*

Contact person: *Dean Parkes*

D. Parkes Dean Parkes
Natalie Parkes Natalie Parkes
natalie.keene@hotmail.com

kervadeignerbyse@gmail.com

Approval to Diamond Creek Farm Limited's rezoning proposal

To

Hearing Panel
Waikato District Council
Private Bag 544
Ngaruawahia 3742

Name of person giving written approval:

(full name)

Jody Ann Hartstone

I am the owner ☐ and/or ☒ occupier of the following property:

(give address of the property)

1 Ohautra Rd
Raglan

This is written approval to the following proposal by Diamond Creek Farm Limited to the Proposed Waikato District Plan:

Diamond Creek Farm has made a submission to the Proposed Waikato District Plan, which would see part of its property at 3355 State Highway 23, Te Uku (SA1205/178) to be rezoned as Country Living Zone. Diamond Creek Farm seek to rezone approximately 43ha to the north of State Highway 23, while the balance of the property to the south of State Highway 23 will remain in grazing.

Diamond Creek Farm is also consulting on a Village Zoning to be applied to the site as an alternative to a Country Living Zone that has less intensive development.

I have been provided with relevant information about the proposal and have seen a copy of the concept plans: C06 (Mansergh Graham Village Zone Concept ($\geq 2500\text{m}^2$) R1 25/09/20) and C07 (Mansergh Graham Village Zone Concept ($\geq 800\text{m}^2$) R1 25/09/20).

I confirm that I support the proposals described above (including Village Zone and Country Living Zone options).

~~I do not support the Village Zone Concepts~~
but I do support Country Living.

Date:

15/2/2021

Signature of person giving approval in support/opposition:

Jody Ann Hartstone

Electronic address of person giving written approval:

jody@hartstoneequestrian.co.nz

Telephone: +64 272803369

Postal address: 1 Ohautra Rd, RDI, Raglan 3295

Contact person: Jody

Approval to Diamond Creek Farm Limited's rezoning proposal

To

Hearing Panel
Waikato District Council
Private Bag 544
Ngaruawahia 3742

Name of person giving written approval:

(full name)

GRAEME JOHN CROWHURST

I am the owner ☒ and/or ☒ occupier of the following property:

(give address of the property)

53 OKETE RD TE UKU

This is written approval to the following proposal by Diamond Creek Farm Limited to the Proposed Waikato District Plan:

Diamond Creek Farm has made a submission to the Proposed Waikato District Plan, which would see part of its property at 3355 State Highway 23, Te Uku (SA1205/178) to be rezoned as Country Living Zone. Diamond Creek Farm seek to rezone approximately 43ha to the north of State Highway 23, while the balance of the property to the south of State Highway 23 will remain in grazing.

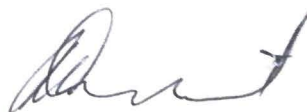
Diamond Creek Farm is also consulting on a Village Zoning to be applied to the site as an alternative to a Country Living Zone that has less intensive development.

I have been provided with relevant information about the proposal and have seen a copy of the concept plans: C06 (Mansergh Graham Village Zone Concept ($\geq 2500\text{m}^2$) R1 25/09/20) and C07 (Mansergh Graham Village Zone Concept ($\geq 800\text{m}^2$) R1 25/09/20).

I confirm that I support the proposals described above (including Village Zone and Country Living Zone options).

Date: 9/2/2020

Signature of person giving approval in support/opposition:



Electronic address of person giving written approval:

Telephone: 0274255862

Postal address: RD1 RAGHAN

Contact person: G. J. CROWHURST

Appendix C: Real Estate reports

Mark Frost
Bayleys Real Estate
Raglan - Hamilton

16th February 2021

To whom it may concern,

I have been asked to provide a current analysis of the residential and lifestyle property market in Raglan and towards Hamilton.

Mark Frost- Bayleys:

I'm in my third year of real estate specializing in selling property in Raglan, lifestyle homes in the western Waikato including Hamilton. I have sold property from entry level right up to the highest value homes in Raglan. I was also in the Bayleys top 10% nationally last year with my business partner. I am currently ranked in the top 20% on my own nationally this financial year.

I currently have 18 properties listed for sale with an additional 27 due to be on the open market in the next month.

Recent Sales:

More specifically pertaining to this report, I recently listed 6 lifestyle sections in Te Uku ranging in size between 8000- 8900 sqm. Within the first month, 5 of those sections now under contract with strong interest in the remaining one. Three of the buyers are from the Waikato and two from Auckland. There is always a shortage of properties for sale between Raglan and Hamilton and it has growing interest due to its great location. It's a 20-minute commute to Hamilton for work and further schooling and only 10- minutes to world famous surf breaks, fishing and a relaxing weekend family lifestyle.

I have also sold the most residential sections at the Rangitahi Peninsula in Raglan, with 12 completed re- sales (550 sections for sale direct from the developers- approx. 300 have sold) With these sales and the Raglan market, I find 1/3 of buyers are local, 1/3 are from the Waikato and the remaining 1/3 are from Auckland and the rest of NZ. There has been however a recent increase in buyers coming down from Auckland and the last three lifestyle homes I recently sold around Raglan were all Auckland buyers (\$1.56m, \$1.050m, \$1.46m). Last year I sold a number of higher end properties around Raglan with values between \$2.5- 3.5 m and this type of value is becoming more and more consistent. I have two new properties in this range about to hit the market.

General stats:

Raglan always has a shortage of property for sale, so the demand is always high, and the prices continue to climb. There are currently 41 properties listed for sale between Raglan and the Waitetuna being a mixture of residential and lifestyle properties. According to Trademe the average residential property sale price Raglan for the last 3 months recently climbed up over the \$800,000 mark.

I have attached the latest REINZ property report for the Raglan area. The average number of days to sell is around 50 which supports the continuing high demand for property here. Most marketing campaigns last around 4-5 weeks with a conditional period of 10- 20 days so a vast number are being sold in good time.

I have also attached the Trademe stats for the Te Uku lifestyle listings I have listed. Trademe is the number one property sales site generally across NZ and most definitely in the Raglan area. The stats for the sections is very healthy and it also provides a geographical breakdown of where the buyers for this area are coming from.

On a daily basis I get calls and emails from buyers wanting land to build on in and around Raglan and sadly there is never enough to meet demand. Geographically there is no developable area for lifestyle blocks in the immediate township area. There is an increasing demand also for smaller lifestyle blocks in the 5000 sqm range as a number of buyers who have come from the city find land up around the 8000- 10,000 sqm size unmanageable. They want to build a nice home and have room for a shed and the kids to run around but not so big they have to mow lawns all weekend or graze animals.

Feel free to contact me for any further information.

Regards

Mark Frost
022 150 2244



Bayleys Hamilton & Cambridge,
 (Licensed: REAA 2008)
 (07) 8343232

022 1502244



mark frost
 markfrost1974@gmail.com

Days on market:

54

Asking Price:

Price by negotiation

Listed:

24 Dec

Agency ref:

2312019

TM ID:

2914096528



Total email enquiries:

13

Email enquiries during:
 24 Dec '20 - 15 Feb '21

13

Total click to call:

19

Click to call during:
 24 Dec '20 - 15 Feb '21

19

Feature Listing:

Applied

Super Feature:

Expired

Premium Listing:

Not applied

Total views:

SINCE FIRST LISTED

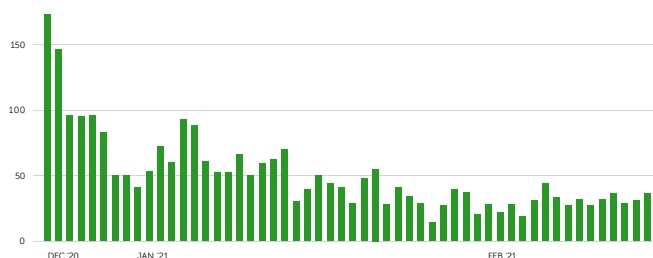
2747

Average views per day:

51

Views: 24 Dec '20 - 15 Feb '21

2728



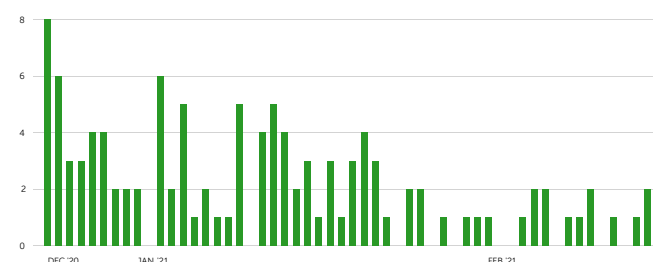
Total watchers:

112

Watchers added:

24 Dec '20 - 15 Feb '21

112



Total views since first listed

Views

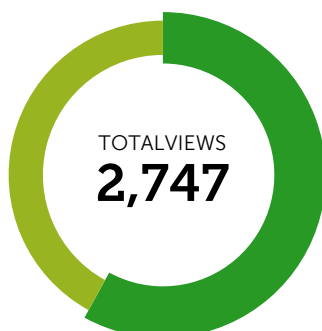
SINCE FIRST LISTED

58%

INSIDE WAIKATO

42%

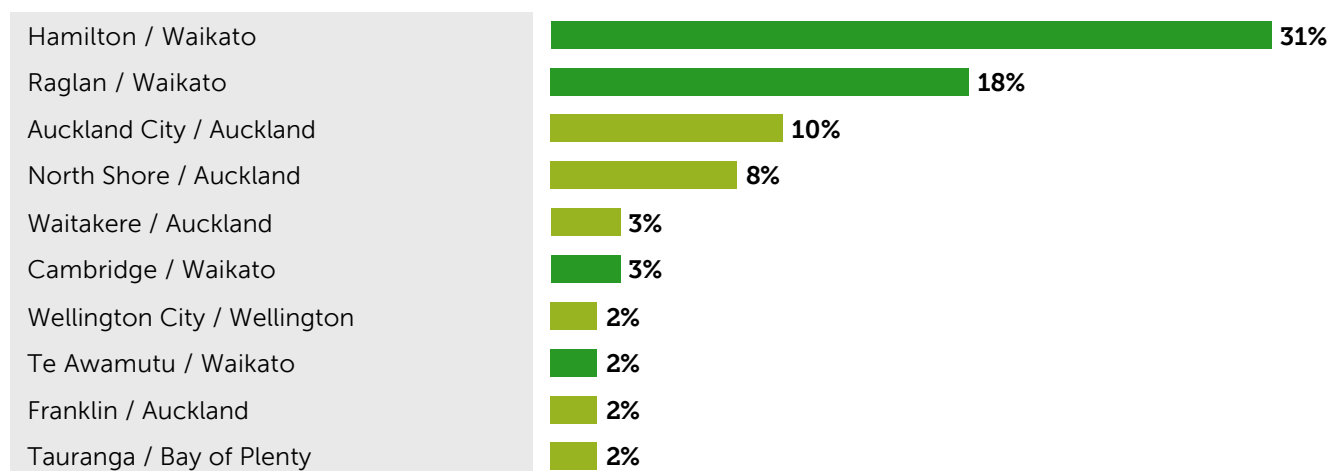
OUTSIDE WAIKATO



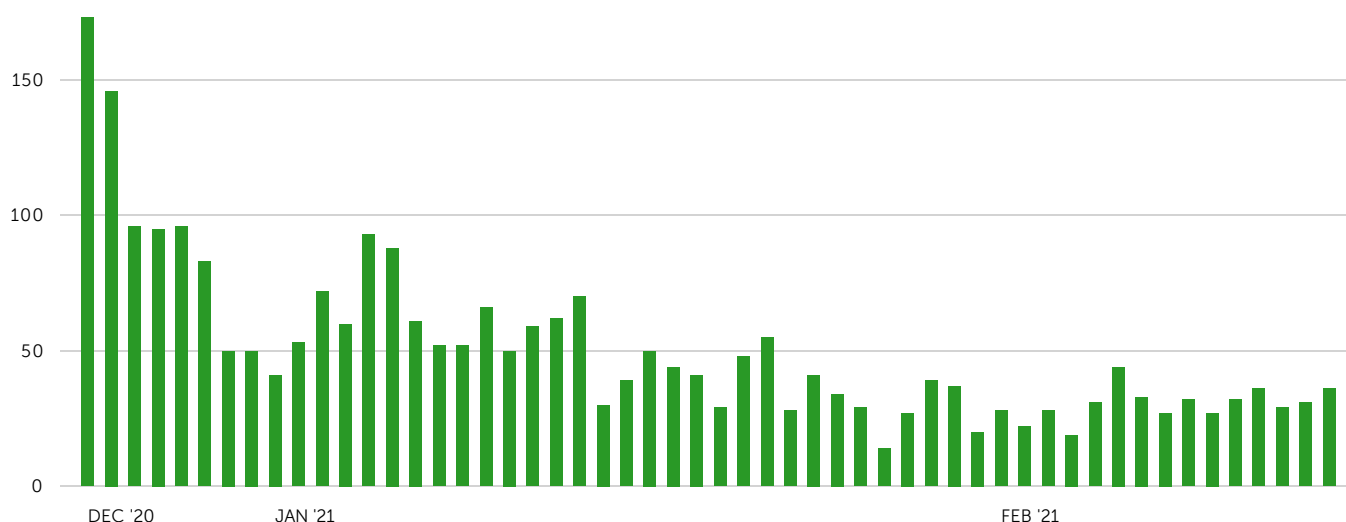
Top 3 regions by views

Waikato	58 %
Auckland	27 %
Wellington	4 %
Other	11 %

Top 10 locations by views



Total views per day



Total watchers since first listed

Watchers

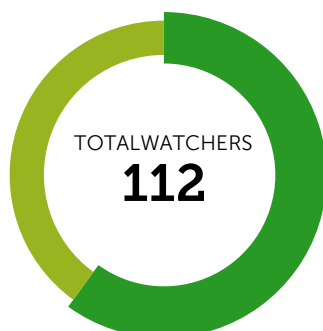
SINCE FIRST LISTED

60%

INSIDE WAIKATO

40%

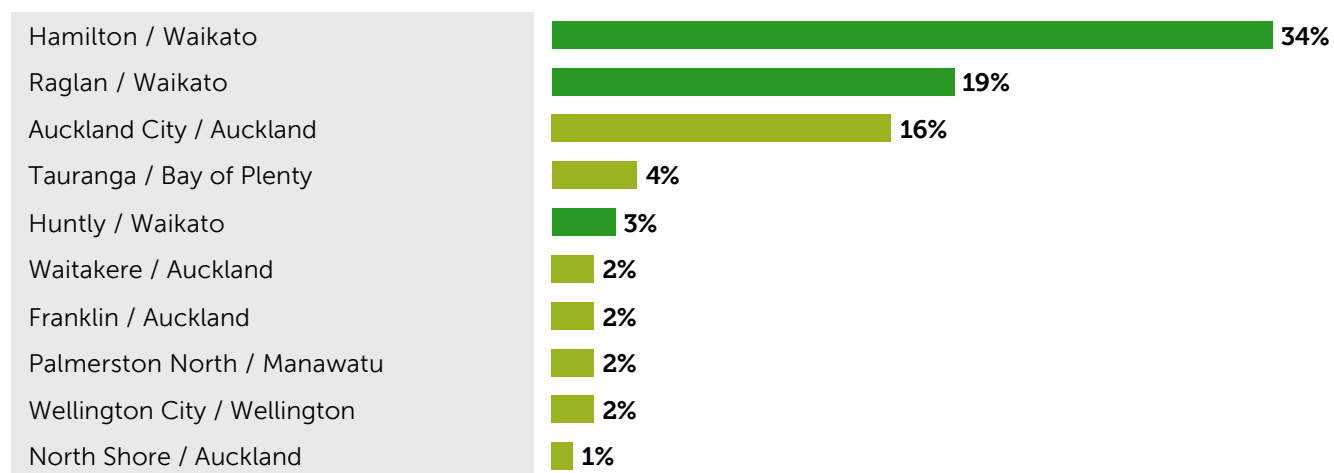
OUTSIDE WAIKATO



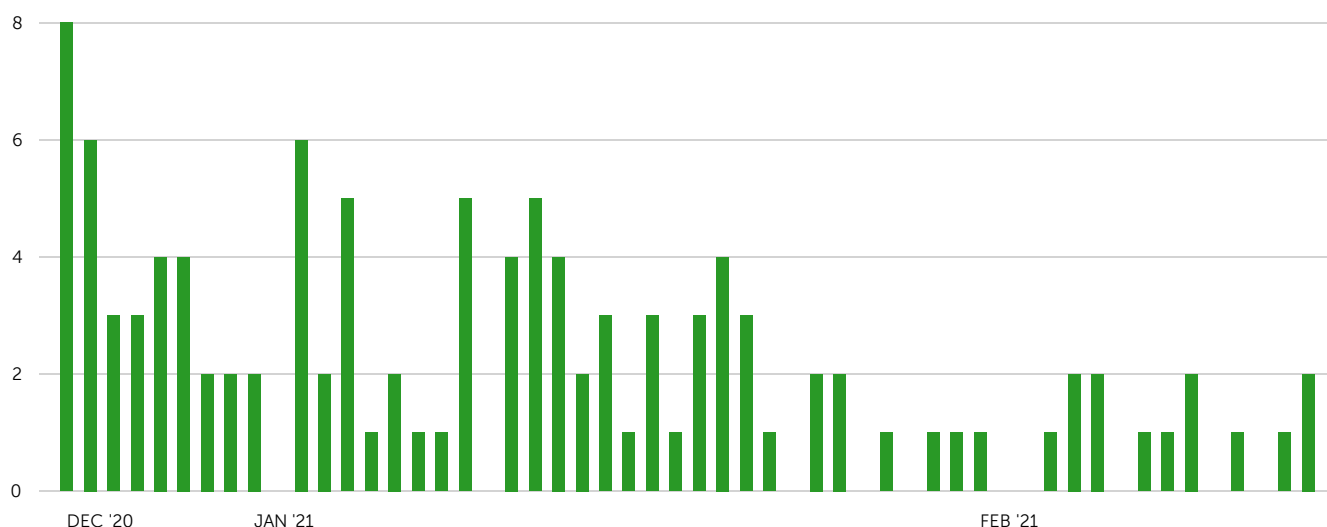
Top 3 regions by watchers

Waikato	60 %
Auckland	23 %
Bay of Plenty	6 %
Other	11 %

Top 10 locations by watchers



New watchers per day





REINZ PROPERTY EXPORT

Subject to the REINZ Authorised User Agreement

Generated: 16 Feb 2021

Generated By: Mark Frost

This table was created with the following query: The locations Raglan and Waitetuna, Raglan; Date Range: February 2020 to February 2021; Categories: Residence, Residential Section, Lifestyle Blocks, Unit, Apartment, Townhouse, Home and Income, Residential Investment Block, Residential - Other, Rural - Other, Horticulture, Dairy, Dairy Support, Arable, Forestry, Livestock, Livestock - Finishing, Livestock - Grazing, Livestock - High Country, Livestock - Special;

Address	Suburb	Sale Price	Sale Date	List Price	Settlement	Days To Sell	Sale Category	Sale Method	Valuation	Organisation	BRMs	Floor m2	Land m2	New Dwelling	Sale Tenure
19 East (lot 1 And Lot 2) Street, Raglan	Raglan	\$1,800,000	11 Feb 2021			102	Residence	A - Auction		Other REINZ Member	3	0	7006	No	Freehold
392 Wainui Road, Raglan	Raglan	\$1,905,000	11 Feb 2021			73	Residence	A - Auction		Other REINZ Member	3	245	6489	No	Freehold
110 A Greenslade Road, Raglan	Raglan	\$1,225,000	06 Feb 2021			73	Residence	A - Auction		Other REINZ Member	4	137	1067	No	Freehold
16 A Long Street, Raglan	Raglan	\$790,000	04 Feb 2021	\$840,000		34	Residence	P - Private Treaty(Neg.)		Other REINZ Member	4	148	432	No	Freehold
34 Government Road, Raglan	Raglan	\$800,000	03 Feb 2021			16	Residence	P - Private Treaty(Neg.)		Other REINZ Member	2	57	864	No	Freehold
73 B Maungatawhiri Road, Raglan	Raglan	\$1,500,000	03 Feb 2021			130	Residence	P - Private Treaty(Neg.)		Other REINZ Member	7	0	1.70 ha	No	Freehold
8 A Cambrae Road, Raglan	Raglan	\$1,135,000	03 Feb 2021			121	Residence	P - Private Treaty(Neg.)		Other REINZ Member	3	139	418	No	Freehold
31 Wallis Street, Raglan	Raglan	\$1,210,000	29 Jan 2021			74	Residence	P - Private Treaty(Neg.)		Other REINZ Member	4	332	1447	No	
6 Harakeke Place, Raglan	Raglan	\$880,000	29 Jan 2021			3	Residence	P - Private Treaty(Neg.)		Other REINZ Member	3	114	600	No	Crosslease
7 B Three Streams Road, Raglan	Raglan	\$970,000	25 Jan 2021	\$979,000	08 Mar 2021	105	Lifestyle Blocks	P - Private Treaty(Neg.)	\$700,000	Success Realty Limited -	3	181	5810	No	Freehold
8 Bay View Road, Raglan	Raglan	\$1,301,000	22 Jan 2021			53	Residence	A - Auction		Other REINZ Member	3	200	1087	No	Freehold
15 Point Street, Raglan	Raglan	\$790,000	13 Jan 2021			88	Residence	P - Private Treaty(Neg.)	\$450,000	Success Realty Limited -	1	56	984	No	Freehold
40 Norrie Avenue, Raglan	Raglan	\$2,300,000	06 Jan 2021			94	Home and Income	P - Private Treaty(Neg.)		Other REINZ Member	11	532	1914	No	Freehold
11 Primrose Street, Raglan	Raglan	\$1,050,000	05 Jan 2021			18	Residence	P - Private Treaty(Neg.)		Success Realty Limited -	4	139	631	No	Freehold

Address	Suburb	Sale Price	Sale Date	List Price	Settlement	Days To Sell	Sale Category	Sale Method	Valuation	Organisation	BRMs	Floor m2	Land m2	New Dwelling	Sale Tenure
669 B Te Hutewai Road, Raglan	Raglan	\$545,000	20 Dec 2020		20 Jan 2021	497	Lifestyle Blocks	P - Private Treaty(Neg.)	\$292,000	Other REINZ Member	0	0	7820	No	Freehold
214 Cogswell Road, Raglan	Raglan	\$697,000	18 Dec 2020		11 Feb 2021	36	Lifestyle Blocks	P - Private Treaty(Neg.)	\$350,000	Other REINZ Member	3	130	8350	No	Freehold
6 Upper Wainui Road, Raglan	Raglan	\$1,400,000	18 Dec 2020	\$1,000,000		275	Residence	P - Private Treaty(Neg.)		Other REINZ Member	4	260	1012	No	Freehold
6 B Primrose Street, Raglan	Raglan	\$587,500	16 Dec 2020	\$615,000	28 Jan 2021	99	Residence	P - Private Treaty(Neg.)		Other REINZ Member	2	64	510	No	Freehold
7 Government Road, Raglan	Raglan	\$802,000	15 Dec 2020		22 Jan 2021	28	Residence	A - Auction		Other REINZ Member	4	242	845	No	
106 O Greenslade Road, Raglan	Raglan	\$1,260,000	09 Dec 2020			43	Residence	A - Auction		Other REINZ Member	2	0	2226	No	Freehold
14 Smith Street, Raglan	Raglan	\$776,000	09 Dec 2020		25 Jan 2021	29	Residence	P - Private Treaty(Neg.)		Other REINZ Member	3	87	893	No	
43 Norrie Avenue, Raglan	Raglan	\$950,000	09 Dec 2020		29 Jan 2021	27	Residence	P - Private Treaty(Neg.)		Other REINZ Member	3	122	1647	No	Freehold
116 J Greenslade Road, Raglan	Raglan	\$960,000	06 Dec 2020		18 Dec 2020	33	Residence	A - Auction		Other REINZ Member	3	201	0	No	Crosslease
14 John Street, Raglan	Raglan	\$721,000	04 Dec 2020		18 Dec 2020	15	Residence	P - Private Treaty(Neg.)		Other REINZ Member	2	100	1153	No	Crosslease
4189 C State Highway 23, Raglan	Raglan	\$2,560,000	04 Dec 2020			11	Lifestyle Blocks	A - Auction	\$1,140,000	Other REINZ Member	4	153	1.22 ha	No	Crosslease
517 Wainui Road, Raglan	Raglan	\$1,560,000	03 Dec 2020		25 Jan 2021	55	Lifestyle Blocks	A - Auction	\$605,000	Success Realty Limited -	4	210	9900	No	Freehold
13 Tutchen Avenue, Raglan	Raglan	\$877,000	02 Dec 2020		11 Dec 2020	39	Residence	P - Private Treaty(Neg.)	\$310,000	Other REINZ Member	4	139	809	No	Freehold
11 Park Drive, Raglan	Raglan	\$1,070,000	02 Dec 2020		18 Dec 2020	35	Residence	A - Auction	\$530,000	Other REINZ Member	5	209	516	No	Freehold
8 Wallis Street, Raglan	Raglan	\$1,460,000	30 Nov 2020		07 Dec 2020	26	Residence	A - Auction		Other REINZ Member	3	130	516	No	
81 Lorenzen Bay Road, Raglan	Raglan	\$1,550,000	30 Nov 2020		29 Jan 2021	85	Residence	A - Auction	\$810,000	Other REINZ Member	3	156	943	No	Freehold
233 Maungatawhiri Road, Raglan	Raglan	\$1,075,000	27 Nov 2020		22 Jan 2021	71	Lifestyle Blocks	P - Private Treaty(Neg.)	\$550,000	Success Realty Limited -	3	166	6260	No	Freehold
102 B Greenslade Road, Raglan	Raglan	\$960,000	27 Nov 2020		10 Dec 2020	36	Residence	P - Private Treaty(Neg.)	\$1,020,000	Success Realty Limited -	4	258	1012	No	Freehold

Address	Suburb	Sale Price	Sale Date	List Price	Settlement	Days To Sell	Sale Category	Sale Method	Valuation	Organisation	BRMs	Floor m2	Land m2	New Dwelling	Sale Tenure
777 Waitetuna Valley Road, Raglan	Raglan	\$430,000	23 Nov 2020	\$440,000	23 Jan 2021	560	Lifestyle Blocks	P - Private Treaty(Neg.)	\$265,000	Other REINZ Member	0	0	1.25 ha	No	Freehold
Cornes Road, Raglan	Raglan	\$875,000	23 Nov 2020			77	Livestock - Finishing	P - Private Treaty(Neg.)		Other REINZ Member	0	0	22.60 ha	No	Unknown
71 Wainui Road, Raglan	Raglan	\$612,000	19 Nov 2020		29 Jan 2021	60	Residence	A - Auction		Other REINZ Member	2	52	837	No	Freehold
16 Taipari Avenue, Raglan	Raglan	\$810,000	19 Nov 2020		15 Jan 2021	45	Residence	A - Auction		Other REINZ Member	4	134	807	No	Freehold
74 Wainui Road, Raglan	Raglan	\$800,000	19 Nov 2020		07 Dec 2020	38	Residence	A - Auction		Other REINZ Member	3	110	1172	No	Freehold
20 Lorenzen Bay Road, Raglan	Raglan	\$703,000	19 Nov 2020		18 Dec 2020	34	Residence	A - Auction		Other REINZ Member	2	136	445	No	Freehold
22 Lorenzen Bay Road, Raglan	Raglan	\$480,000	17 Nov 2020	\$440,000	20 Nov 2020	12	Residence	P - Private Treaty(Neg.)		Other REINZ Member	1	0	1037	No	Freehold
24 B Manukau Road, Raglan	Raglan	\$750,000	12 Nov 2020		03 Dec 2020	7	Residence	P - Private Treaty(Neg.)		Other REINZ Member	3	105	764	No	
33 Uenuku Avenue, Raglan	Raglan	\$685,000	11 Nov 2020	\$685,000	27 Nov 2020	51	Residence	P - Private Treaty(Neg.)		Other REINZ Member	2	76	400	No	Freehold
Lot 64 Rangitahi Peninsula, Raglan	Raglan	\$395,000	08 Nov 2020			482	Residential Section	P - Private Treaty(Neg.)		Other REINZ Member	0	0	426	No	Freehold
7 J Whaanga Road WHALE BAY, Raglan	Raglan	\$1,700,000	05 Nov 2020		04 Nov 2020		Residence	Non-market sale		Non-market sale	2	88	1495	No	
686 Te Papatapu Road, Raglan	Raglan	\$870,000	04 Nov 2020		27 Nov 2020	37	Lifestyle Blocks	P - Private Treaty(Neg.)	\$560,000	Other REINZ Member	5	145	6.86 ha	No	Freehold
7 Puriri Street, Raglan	Raglan	\$1,700,000	01 Nov 2020		29 Jan 2021	29	Residence	A - Auction		Other REINZ Member	5	170	1012	No	
27 A Government Road, Raglan	Raglan	\$560,000	01 Nov 2020	\$600,000	18 Nov 2020	45	Residence	P - Private Treaty(Neg.)		Other REINZ Member	2	86	503	No	Freehold
6 Bush View Drive, Waitetuna, Raglan	Waitetuna, Raglan	\$1,100,000	30 Oct 2020		16 Nov 2020	167	Lifestyle Blocks	P - Private Treaty(Neg.)	\$730,000	Other REINZ Member	12	420	1.55 ha	No	Freehold
Lot 65 Rangitahi Peninsula, Raglan	Raglan	\$422,000	26 Oct 2020	\$430,000		24	Residential Section	P - Private Treaty(Neg.)		Other REINZ Member	0	0	408	No	Freehold
41 b Wallis Street, Raglan	Raglan	\$599,000	23 Oct 2020		24 Oct 2020	39	Residential Section	A - Auction		Other REINZ Member	0	0	0	No	Freehold
1 Cross Street, Raglan	Raglan	\$672,500	23 Oct 2020		06 Nov 2020	13	Residence	P - Private Treaty(Neg.)	\$390,000	Other REINZ Member	3	82	616	No	Freehold

Address	Suburb	Sale Price	Sale Date	List Price	Settlement	Days To Sell	Sale Category	Sale Method	Valuation	Organisation	BRMs	Floor m2	Land m2	New Dwelling	Sale Tenure
2 B Maungatawhiri Road, Raglan	Raglan	\$1,150,000	23 Oct 2020	\$1,150,000	07 Dec 2020	29	Lifestyle Blocks	P - Private Treaty(Neg.)		Other REINZ Member	3	193	7950	No	Unknown
6 Simon Road, Raglan	Raglan	\$811,000	22 Oct 2020		02 Dec 2020	40	Residence	P - Private Treaty(Neg.)	\$530,000	Other REINZ Member	3	140	1191	No	Freehold
87 A Houchen Road, Raglan	Raglan	\$399,000	20 Oct 2020	\$399,000	30 Oct 2020	29	Lifestyle Blocks	P - Private Treaty(Neg.)	\$301,000	Success Realty Limited -	0	0	5010	No	Freehold
Lot 36 Rangitahi Peninsula, Raglan	Raglan	\$510,000	16 Oct 2020	\$550,000		72	Residential Section	P - Private Treaty(Neg.)	\$390,000	Success Realty Limited -	0	0	825	No	Freehold
16 B Uenuku Avenue, Raglan	Raglan	\$665,000	16 Oct 2020	\$665,000	06 Nov 2020	49	Residence	P - Private Treaty(Neg.)	\$405,000	Other REINZ Member	3	80	918	No	Crosslease
8 A Primrose Street, Raglan	Raglan	\$680,000	16 Oct 2020		13 Nov 2020	26	Residence	P - Private Treaty(Neg.)		Other REINZ Member	2	108	1028	No	Crosslease
125 Houchen Road, Raglan	Raglan	\$425,000	13 Oct 2020	\$430,000	19 Nov 2020	441	Lifestyle Blocks	P - Private Treaty(Neg.)	\$335,000	Other REINZ Member	0	0	8520	No	Freehold
9 C East Street, Raglan	Raglan	\$700,000	13 Oct 2020		17 Nov 2020	23	Residence	P - Private Treaty(Neg.)	\$375,000	Other REINZ Member	2	77	4613	No	Leasehold
16 A Long Street, Raglan	Raglan	\$710,000	08 Oct 2020		19 Oct 2020	116	Residence	P - Private Treaty(Neg.)		Other REINZ Member	4	148	432	No	Freehold
4 Robertson Street, Raglan	Raglan	\$835,000	08 Oct 2020		06 Nov 2020	61	Residence	P - Private Treaty(Neg.)		Other REINZ Member	3	120	827	No	Freehold
739 Waitetuna Valley Road, Waitetuna, Raglan	Waitetuna, Raglan	\$1,490,000	07 Oct 2020	\$1,495,000	17 Dec 2020	313	Livestock - Finishing	P - Private Treaty(Neg.)	\$1,300,000	Other REINZ Member	4	185	72.98 ha	No	Freehold
198 Rangitahi Peninsula, Raglan	Raglan	\$385,000	02 Oct 2020	\$390,000		55	Residential Section	P - Private Treaty(Neg.)		Success Realty Limited -	0	0	425	No	Freehold
25 A Primrose Street RAGLAN, Raglan	Raglan	\$851,955	02 Oct 2020		19 Oct 2020		Residence	Non-market sale		Non-market sale	3	117	590	No	
561 Ruapuke Road, Raglan	Raglan	\$550,000	25 Sep 2020	\$500,000	25 Sep 2020	391	Lifestyle Blocks	P - Private Treaty(Neg.)	\$400,000	Other REINZ Member	0	0	6.17 ha	No	Freehold
42 Parker Access Road, Waitetuna, Raglan	Waitetuna, Raglan	\$1,350,000	24 Sep 2020	\$1,450,000	01 Dec 2020	31	Lifestyle Blocks	P - Private Treaty(Neg.)	\$950,000	Other REINZ Member	4	180	12.75 ha	No	Freehold
16 Upper Bow Street, Raglan	Raglan	\$1,200,000	23 Sep 2020		01 Dec 2020	57	Residence	P - Private Treaty(Neg.)		Other REINZ Member	3	113	516	No	Crosslease
31 Rose Street, Raglan	Raglan	\$966,000	22 Sep 2020		15 Dec 2020	3	Residence	P - Private Treaty(Neg.)	\$510,000	Success Realty Limited -	2	73	753	No	Freehold

Address	Suburb	Sale Price	Sale Date	List Price	Settlement	Days To Sell	Sale Category	Sale Method	Valuation	Organisation	BRMs	Floor m2	Land m2	New Dwelling	Sale Tenure
Lot 47/5 Kanuka Street, Raglan	Raglan	\$365,000	21 Sep 2020	\$385,000	03 Sep 2020	59	Residential Section	P - Private Treaty(Neg.)		Other REINZ Member	0	0	483	No	Freehold
29 Cliff Street RAGLAN, Raglan	Raglan	\$800,000	21 Sep 2020		23 Oct 2020		Residence				2	90	0	No	
10 B Wainamu Road, Raglan	Raglan	\$355,000	18 Sep 2020	\$365,000	27 Oct 2020	4	Residence	P - Private Treaty(Neg.)	\$628,000	Success Realty Limited -	3	64	1085	No	Leasehold
23 Wallis Street, Raglan	Raglan	\$980,000	18 Sep 2020		09 Oct 2020	55	Residence	A - Auction		Other REINZ Member	3	90	817	No	Freehold
13 Lorenzen Bay Road, Raglan	Raglan	\$766,899	18 Sep 2020		18 Sep 2020	42	Residence	P - Private Treaty(Neg.)		Other REINZ Member	3	117	837	No	Freehold
16 A Smith Street, Raglan	Raglan	\$500,000	17 Sep 2020		08 Oct 2020	33	Residence	P - Private Treaty(Neg.)		Other REINZ Member	1	44	0	No	Freehold
523 Ruapuke Road, Raglan	Raglan	\$705,000	16 Sep 2020		18 Sep 2020	252	Lifestyle Blocks	P - Private Treaty(Neg.)	\$620,000	Other REINZ Member	3	85	11.20 ha	No	Freehold
333 A Houchen Road, Raglan	Raglan	\$775,000	16 Sep 2020		06 Nov 2020	47	Lifestyle Blocks	P - Private Treaty(Neg.)	\$370,000	Other REINZ Member	2	70	1.01 ha	No	Freehold
50 A Upper Wainui Road, Raglan	Raglan	\$745,000	14 Sep 2020		01 Oct 2020	75	Residence	P - Private Treaty(Neg.)		Other REINZ Member	2	55	945	No	Crosslease
8 Te Whare Hauora Place, Raglan	Raglan	\$405,000	14 Sep 2020	\$425,000	05 Oct 2020	200	Residential Section	P - Private Treaty(Neg.)		Other REINZ Member	0	0	610	No	Freehold
14 Puka Place, Raglan	Raglan	\$379,000	14 Sep 2020	\$379,000	30 Sep 2020	23	Residential Section	P - Private Treaty(Neg.)		Other REINZ Member	0	0	1085	No	Crosslease
84 Maungatawhiri Road, Raglan	Raglan	\$2,150,000	11 Sep 2020	\$2,150,000	30 Apr 2021	152	Lifestyle Blocks	P - Private Treaty(Neg.)	\$1,130,000	Other REINZ Member	1	0	19.56 ha	No	Freehold
10 Marine Parade, Raglan	Raglan	\$827,500	10 Sep 2020		01 Oct 2020	21	Residence	P - Private Treaty(Neg.)		Other REINZ Member	2	172	598	No	Freehold
5 A Violet Street RAGLAN, Raglan	Raglan	\$520,000	04 Sep 2020				Residence	Non-market sale		Non-market sale	2	81	0	No	
58 Munns Road, Raglan	Raglan	\$679,000	04 Sep 2020	\$600,000	23 Oct 2020	59	Lifestyle Blocks	P - Private Treaty(Neg.)	\$435,000	Other REINZ Member	4	107	8030	No	Freehold
299 Okete Road, Raglan	Raglan	\$790,345	03 Sep 2020	\$765,000	29 Sep 2020	27	Lifestyle Blocks	P - Private Treaty(Neg.)	\$600,000	Other REINZ Member	3	200	10000	No	Unknown
31 B Government Road, Raglan	Raglan	\$499,000	02 Sep 2020	\$510,000	04 Aug 2020	56	Residence	P - Private Treaty(Neg.)		Other REINZ Member	3	81	524	No	Freehold
22 Uenuku Avenue, Raglan	Raglan	\$679,500	01 Sep 2020			11	Residence	P - Private Treaty(Neg.)	\$395,000	Success Realty Limited -	2	60	404	No	Leasehold

Address	Suburb	Sale Price	Sale Date	List Price	Settlement	Days To Sell	Sale Category	Sale Method	Valuation	Organisation	BRMs	Floor m2	Land m2	New Dwelling	Sale Tenure
3 Cross Street RAGLAN, Raglan	Raglan	\$640,000	01 Sep 2020		30 Oct 2020		Residence				3	82	623	No	
300 Ruapuke Road, Raglan	Raglan	\$950,000	31 Aug 2020	\$950,000	01 Dec 2020	834	Livestock - Finishing	P - Private Treaty(Neg.)	\$595,000	Other REINZ Member	2	110	37.16 ha	No	Freehold
44 Cross Street, Raglan	Raglan	\$630,000	31 Aug 2020		08 Oct 2020	44	Residence	P - Private Treaty(Neg.)	\$540,000	Other REINZ Member	2	87	1520	No	Leasehold
14 Upper Bow Street, Raglan	Raglan	\$1,725,000	30 Aug 2020		22 Oct 2020	85	Residence	A - Auction		Other REINZ Member	4	322	1115	No	Freehold
129 Riria Kereopa Memorial Drive, Raglan	Raglan	\$310,000	28 Aug 2020	\$320,000		91	Residence	P - Private Treaty(Neg.)		Other REINZ Member	3	30	825	No	
26 Smith Street, Raglan	Raglan	\$750,000	27 Aug 2020	\$750,000	04 Aug 2020	28	Residence	P - Private Treaty(Neg.)		Other REINZ Member	3	95	502	No	
20 Violet Street RAGLAN, Raglan	Raglan	\$600,000	26 Aug 2020		10 Sep 2020		Residence	Non-market sale		Non-market sale	3	116	838	No	
712 A Te Hutewai Road, Raglan	Raglan	\$545,000	26 Aug 2020	\$585,000	15 Sep 2020	272	Lifestyle Blocks	P - Private Treaty(Neg.)	\$315,000	Other REINZ Member	0	0	1.01 ha	No	Freehold
178 Houchen Road, Raglan	Raglan	\$590,000	25 Aug 2020	\$595,000	11 Sep 2020	15	Lifestyle Blocks	P - Private Treaty(Neg.)		Other REINZ Member	1	0	2.67 ha	No	Unknown
Lot 55 Rangitahi Peninsula, Raglan	Raglan	\$415,000	21 Aug 2020				Residential Section	P - Private Treaty(Neg.)		Success Realty Limited -	0	0	1124	No	Freehold
22 A Uenuku Avenue RAGLAN, Raglan	Raglan	\$680,000	21 Aug 2020		02 Oct 2020		Residence	Non-market sale		Non-market sale	1	60	0	No	
Whaanga Road, Raglan	Raglan	\$1,150,000	20 Aug 2020	\$1,200,000	01 Mar 2021	287	Lifestyle Blocks	P - Private Treaty(Neg.)	\$1,000,000	Other REINZ Member	0	0	13.10 ha	No	Freehold
14 Wainamu Road, Raglan	Raglan	\$350,000	19 Aug 2020	\$380,000		54	Residence	P - Private Treaty(Neg.)		Other REINZ Member	2	70	809	No	
1 A Daisy Street, Raglan	Raglan	\$970,000	19 Aug 2020		18 Sep 2020	21	Residence	P - Private Treaty(Neg.)		Other REINZ Member	4	155	486	No	
18 A Lily Street, Raglan	Raglan	\$875,000	14 Aug 2020	\$895,000	28 Aug 2020	57	Residence	P - Private Treaty(Neg.)		Other REINZ Member	2	179	1412	No	Freehold
501 Waitetuna Valley Road, Waitetuna, Raglan	Waitetuna, Raglan	\$1,820,000	13 Aug 2020	\$1,950,000	09 Oct 2020	55	Livestock - Finishing	P - Private Treaty(Neg.)	\$1,600,000	Other REINZ Member	4	226	90.99 ha	No	Freehold
37 Wallis Street RAGLAN, Raglan	Raglan	\$1,000,000	11 Aug 2020		17 Aug 2020		Residence	Non-market sale		Non-market sale	4	250	1233	No	

Address	Suburb	Sale Price	Sale Date	List Price	Settlement	Days To Sell	Sale Category	Sale Method	Valuation	Organisation	BRMs	Floor m2	Land m2	New Dwelling	Sale Tenure
24 Manukau Road, Raglan	Raglan	\$681,000	11 Aug 2020	\$680,000	19 Aug 2020	47	Residence	P - Private Treaty(Neg.)		Other REINZ Member	3	78	538	No	Freehold
75 Otonga Valley Road, Raglan	Raglan	\$970,000	06 Aug 2020		29 Aug 2020	144	Lifestyle Blocks	P - Private Treaty(Neg.)	\$650,000	Other REINZ Member	3	150	3.98 ha	No	Freehold
72 Cogswell Road, Raglan	Raglan	\$1,275,000	06 Aug 2020	\$1,350,000	09 Oct 2020	172	Livestock - Finishing	P - Private Treaty(Neg.)	\$910,000	Other REINZ Member	3	140	28.56 ha	No	Freehold
Lot 67 Rangitahi Peninsula, Raglan	Raglan	\$420,000	05 Aug 2020	\$440,000		66	Residential Section	P - Private Treaty(Neg.)		Other REINZ Member	0	0	520	No	Freehold
Lot 161 Rangitahi Peninsula, Raglan	Raglan	\$395,000	04 Aug 2020	\$430,000		47	Residential Section	P - Private Treaty(Neg.)		Other REINZ Member	0	0	508	No	Freehold
Lot 54 Rangitahi Peninsula, Raglan	Raglan	\$400,000	31 Jul 2020	\$409,500		359	Residential Section	P - Private Treaty(Neg.)		Success Realty Limited -	0	0	1174	No	Freehold
Lot 72 Rangatahi, Raglan	Raglan	\$370,000	31 Jul 2020	\$345,000	14 Jul 2020	63	Residential Section	P - Private Treaty(Neg.)		Other REINZ Member	0	0	493	No	Crosslease
14 Te Hutewai Road, Raglan	Raglan	\$905,000	31 Jul 2020	\$905,000	21 Aug 2020	5	Residence	P - Private Treaty(Neg.)	\$700,000	Other REINZ Member	3	154	1525	No	Freehold
4337 State Highway 23, Raglan	Raglan	\$960,000	31 Jul 2020		02 Sep 2020	37	Lifestyle Blocks	P - Private Treaty(Neg.)	\$610,000	Other REINZ Member	2	119	3.56 ha	No	Freehold
30 Uenuku Avenue, Raglan	Raglan	\$950,000	30 Jul 2020		30 Oct 2020	23	Residence	P - Private Treaty(Neg.)		Other REINZ Member	6	85	855	No	Freehold
4 Bay View Road, Raglan	Raglan	\$980,000	30 Jul 2020		12 Aug 2020	14	Residence	A - Auction		Other REINZ Member	4	180	1091	No	Freehold
37 Bridle Creek Road, Raglan	Raglan	\$1,605,000	30 Jul 2020	\$1,800,000	14 Aug 2020	43	Lifestyle Blocks	P - Private Treaty(Neg.)	\$1,150,000	Other REINZ Member	4	312	5900	No	Freehold
25 Taipari Avenue, Raglan	Raglan	\$656,000	28 Jul 2020	\$700,000	17 Aug 2020	73	Residence	P - Private Treaty(Neg.)		Other REINZ Member	2	53	409	No	Freehold
116 E Greenslade Road, Raglan	Raglan	\$865,000	26 Jul 2020		19 Jul 2020	11	Residence	P - Private Treaty(Neg.)		Other REINZ Member	2	70	0	No	Freehold
78 B Greenslade Road, Raglan	Raglan	\$1,020,000	26 Jul 2020		20 Jul 2020	11	Residence	P - Private Treaty(Neg.)		Other REINZ Member	2	91	787	No	Freehold
25 G Violet Street, Raglan	Raglan	\$590,000	23 Jul 2020	\$620,000	14 Aug 2020	158	Residence	P - Private Treaty(Neg.)	\$420,000	Other REINZ Member	2	98	8430	No	Freehold
33 A Government Road, Raglan	Raglan	\$485,000	17 Jul 2020	\$450,000	06 Aug 2020	52	Residence	P - Private Treaty(Neg.)		Other REINZ Member	3	82	969	No	Crosslease
Lot 16 Rangitahi Peninsula, Raglan	Raglan	\$365,000	16 Jul 2020	\$370,000		563	Residential Section	P - Private Treaty(Neg.)		Success Realty Limited -	0	0	510	No	

Address	Suburb	Sale Price	Sale Date	List Price	Settlement	Days To Sell	Sale Category	Sale Method	Valuation	Organisation	BRMs	Floor m2	Land m2	New Dwelling	Sale Tenure
712 Ohautira Road, Raglan	Raglan	\$755,000	16 Jul 2020	\$770,000	31 Aug 2020	107	Lifestyle Blocks	P - Private Treaty(Neg.)	\$640,000	Other REINZ Member	3	170	6.42 ha	No	Freehold
34 Pond Road, Raglan	Raglan	\$845,000	14 Jul 2020	\$830,000	28 Jul 2020	42	Lifestyle Blocks	P - Private Treaty(Neg.)	\$605,000	Other REINZ Member	3	195	8370	No	Freehold
28 Bay View Road, Raglan	Raglan	\$1,170,000	08 Jul 2020		04 Sep 2020	40	Residence	A - Auction	\$1,055,000	Other REINZ Member	3	138	2646	No	Freehold
23 a Cliff Street, Raglan	Raglan	\$585,000	02 Jul 2020		12 Jun 2020	353	Residential Section	P - Private Treaty(Neg.)		Other REINZ Member	0	0	558	No	Freehold
29 Lorenzen Bay Road, Raglan	Raglan	\$670,000	02 Jul 2020		23 Oct 2020	17	Residence	A - Auction	\$420,000	Success Realty Limited -	3	120	835	No	Freehold
15 Lily Street, Raglan	Raglan	\$850,000	01 Jul 2020	\$850,000	24 Jul 2020	11	Residence	P - Private Treaty(Neg.)		Other REINZ Member	3	152	873	No	Freehold
106 C Greenslade Road, Raglan	Raglan	\$1,450,000	01 Jul 2020	\$1,700,000	24 Jul 2020	258	Residence	P - Private Treaty(Neg.)		Other REINZ Member	5	250	1315	No	Freehold
415 Te Papatapu Road, Raglan	Raglan	\$785,000	30 Jun 2020	\$790,000	30 Jul 2020	413	Lifestyle Blocks	P - Private Treaty(Neg.)	\$520,000	Other REINZ Member	4	130	6.17 ha	No	Freehold
30 B Cambrae Road, Raglan	Raglan	\$320,000	23 Jun 2020		17 Jul 2020	116	Residential Section	P - Private Treaty(Neg.)		Other REINZ Member	0	0	1424	No	Crosslease
26 Rose Street, Raglan	Raglan	\$895,000	20 Jun 2020		10 Jul 2020	25	Residence	P - Private Treaty(Neg.)		Other REINZ Member	2	77	535	No	Freehold
1 A Sunshine Rise, Raglan	Raglan	\$600,000	18 Jun 2020	\$640,000		105	Residence	P - Private Treaty(Neg.)	\$460,000	Other REINZ Member	3	92	418	No	Crosslease
3 Park Drive, Raglan	Raglan	\$746,000	17 Jun 2020		16 Jul 2020	13	Residence	P - Private Treaty(Neg.)		Other REINZ Member	3	140	738	No	Crosslease
36 Norrie Avenue, Raglan	Raglan	\$1,405,000	15 Jun 2020		11 Sep 2020	39	Residence	A - Auction		Other REINZ Member	3	322	1149	No	Freehold
497 B Wainui Road, Raglan	Raglan	\$1,675,500	12 Jun 2020		06 Jul 2020	309	Lifestyle Blocks	P - Private Treaty(Neg.)	\$1,830,000	Other REINZ Member	4	273	8050	No	Crosslease
8 Pokohui Avenue, Raglan	Raglan	\$951,000	12 Jun 2020		24 Jul 2020	89	Residence	A - Auction		Other REINZ Member	4	86	620	No	Freehold
7 Johnson Drive, Raglan	Raglan	\$1,010,000	12 Jun 2020		09 Jul 2020	85	Residence	A - Auction		Other REINZ Member	3	126	895	No	Freehold
1 Cross Street RAGLAN, Raglan	Raglan	\$587,500	12 Jun 2020		17 Jul 2020		Residence				3	82	616	No	
1574 Whaanga Road, Raglan	Raglan	\$830,000	11 Jun 2020	\$850,000	17 Jun 2020	104	Lifestyle Blocks	P - Private Treaty(Neg.)	\$710,000	Other REINZ Member	2	144	2.00 ha	No	Freehold

Address	Suburb	Sale Price	Sale Date	List Price	Settlement	Days To Sell	Sale Category	Sale Method	Valuation	Organisation	BRMs	Floor m2	Land m2	New Dwelling	Sale Tenure
36 A Main Road RAGLAN, Raglan	Raglan	\$351,356	09 Jun 2020		27 Jul 2020		Residence				3	121	600	No	
989 Te Papatapu Road, Raglan	Raglan	\$765,000	08 Jun 2020	\$795,000	19 Jun 2020	83	Lifestyle Blocks	P - Private Treaty(Neg.)	\$455,000	Other REINZ Member	3	87	9.68 ha	No	Freehold
30 C Government Road, Raglan	Raglan	\$650,000	02 Jun 2020		05 Aug 2020		Residential Section	Non-market sale		Non-market sale	0	0	1458	No	
LOT79 Rangitahi Peninsula Road, Raglan	Raglan	\$400,000	29 May 2020	\$415,000		231	Residential Section	P - Private Treaty(Neg.)		Success Realty Limited -	0	0	587	No	Freehold
449 Ohautira Road, Raglan	Raglan	\$711,000	29 May 2020	\$750,000	26 Jun 2020	92	Residence	P - Private Treaty(Neg.)		Other REINZ Member	2	70	4237	No	Freehold
LOT68 Rangitahi Peninsula Road, Raglan	Raglan	\$395,000	27 May 2020	\$410,000		135	Residential Section	P - Private Treaty(Neg.)		Success Realty Limited -	0	0	603	No	
57 B Government Road RAGLAN, Raglan	Raglan	\$415,000	22 May 2020		05 Jun 2020		Residence				2	66	0	No	
52 Government Road, Raglan	Raglan	\$560,000	21 May 2020	\$620,000	09 Jun 2020	105	Residence	P - Private Treaty(Neg.)		Other REINZ Member	2	65	514	No	Freehold
4 Point (lot 4) Street, Raglan	Raglan	\$335,000	10 May 2020	\$300,000		550	Residential Section	P - Private Treaty(Neg.)		Other REINZ Member	0	0	845	No	Freehold
1809 Whaanga Road, Raglan	Raglan	\$250,000	07 May 2020		10 Jun 2020	241	Lifestyle Blocks	P - Private Treaty(Neg.)	\$285,000	Other REINZ Member	0	0	1.56 ha	No	Freehold
3 Robert Street, Raglan	Raglan	\$452,000	03 Apr 2020		12 May 2020	26	Residence	P - Private Treaty(Neg.)		Other REINZ Member	3	90	1029	No	Freehold
Lot 76 Rangitahi Peninsula, Raglan	Raglan	\$450,000	30 Mar 2020	\$450,000		24	Residential Section	P - Private Treaty(Neg.)		Other REINZ Member	0	0	604	No	Freehold
14 D Bankart Street, Raglan	Raglan	\$635,000	23 Mar 2020		27 May 2020	20	Residence	P - Private Treaty(Neg.)		Other REINZ Member	2	90	247	No	Freehold
36 Cambrae Road, Raglan	Raglan	\$529,000	23 Mar 2020		10 Mar 2020	147	Residence	P - Private Treaty(Neg.)		Other REINZ Member	4	68	964	No	Freehold
23 B Violet Street, Raglan	Raglan	\$820,000	18 Mar 2020	\$790,000	15 May 2020	7	Residence	P - Private Treaty(Neg.)		Other REINZ Member	3	173	522	No	
65 Waitetuna Valley Road, Waitetuna, Raglan	Waitetuna, Raglan	\$885,000	17 Mar 2020		02 Apr 2020	148	Lifestyle Blocks	P - Private Treaty(Neg.)	\$805,000	Other REINZ Member	4	160	7840	No	Unknown

Address	Suburb	Sale Price	Sale Date	List Price	Settlement	Days To Sell	Sale Category	Sale Method	Valuation	Organisation	BRMs	Floor m2	Land m2	New Dwelling	Sale Tenure
20 A Lorenzen Bay Road RAGLAN, Raglan	Raglan	\$700,000	12 Mar 2020		27 May 2020		Residence	Non-market sale		Non-market sale	3	101	579	No	
16 Long Street, Raglan	Raglan	\$500,000	12 Mar 2020	\$525,000	14 Apr 2020	22	Residence	P - Private Treaty(Neg.)		Other REINZ Member	2	54	449	No	Freehold
31 E Government Road, Raglan	Raglan	\$499,000	11 Mar 2020		01 Apr 2020	149	Residence	P - Private Treaty(Neg.)		Other REINZ Member	3	0	428	No	Crosslease
17 Rose Street, Raglan	Raglan	\$1,100,000	11 Mar 2020		08 May 2020	9	Residence	P - Private Treaty(Neg.)		Other REINZ Member	4	71	1012	No	
5 B Waikowhai Place, Raglan	Raglan	\$773,000	11 Mar 2020		08 May 2020	16	Residence	P - Private Treaty(Neg.)		Other REINZ Member	3	114	1034	No	
32 Wallis Street, Raglan	Raglan	\$1,035,000	08 Mar 2020	\$1,035,000	28 May 2020	10	Residence	P - Private Treaty(Neg.)		Other REINZ Member	2	80	885	No	
1 A Sunshine Rise RAGLAN, Raglan	Raglan	\$610,000	06 Mar 2020		26 Jun 2020		Residence	Non-market sale		Non-market sale	2	90	0	No	
24 Norrie Avenue, Raglan	Raglan	\$1,190,000	01 Mar 2020		09 Apr 2020	40	Residence	A - Auction		Other REINZ Member	2	100	900	No	Freehold
31 Rangitahi Peninsula Road, Raglan	Raglan	\$370,000	28 Feb 2020	\$390,000		569	Residential Section	P - Private Treaty(Neg.)		Success Realty Limited -	0	0	528	No	Freehold
24 Point Street, Raglan	Raglan	\$750,000	28 Feb 2020	\$799,000	26 Feb 2020	89	Residence	P - Private Treaty(Neg.)	\$600,000	Other REINZ Member	2	128	906	No	Freehold
218 A Houchen Road, Raglan	Raglan	\$670,000	26 Feb 2020	\$695,000	06 Mar 2020	33	Lifestyle Blocks	P - Private Treaty(Neg.)		Other REINZ Member	3	80	9560	No	Unknown
35 Long Street, Raglan	Raglan	\$1,070,000	24 Feb 2020	\$1,150,000	12 Mar 2020	274	Residence	P - Private Treaty(Neg.)	\$730,000	Other REINZ Member	5	188	1012	No	Freehold
1 A Uenuku Avenue, Raglan	Raglan	\$600,000	20 Feb 2020	\$620,000	29 Jan 2020	62	Residence	P - Private Treaty(Neg.)		Other REINZ Member	2	110	0	No	Crosslease
20 & 156 Waimaori Road, Raglan	Raglan	\$3,000,000	19 Feb 2020			219	Dairy	P - Private Treaty(Neg.)		Success Realty Limited -	0	0	142.82 ha	No	Unknown
8 A Government Road, Raglan	Raglan	\$695,000	19 Feb 2020	\$695,000	18 Jan 2020	69	Residence	P - Private Treaty(Neg.)		Other REINZ Member	2	78	0	No	Crosslease
5 A Waikowhai Place, Raglan	Raglan	\$845,000	13 Feb 2020	\$950,000	12 Mar 2020	56	Residence	P - Private Treaty(Neg.)		Other REINZ Member	4	200	835	No	Freehold
Lot 1/30 Government Road, Raglan	Raglan	\$440,000	12 Feb 2020	\$400,000		293	Residential Section	P - Private Treaty(Neg.)		Other REINZ Member	0	0	1275	No	Freehold

Address	Suburb	Sale Price	Sale Date	List Price	Settlement	Days To Sell	Sale Category	Sale Method	Valuation	Organisation	BRMs	Floor m2	Land m2	New Dwelling	Sale Tenure
1 Cross Street, Raglan	Raglan	\$587,500	11 Feb 2020	\$600,000	06 Nov 2020	87	Residence	P - Private Treaty(Neg.)		Other REINZ Member	3	82	616	No	Freehold
1 Robertson Street, Raglan	Raglan	\$645,000	10 Feb 2020	\$650,000	31 Mar 2020	12	Residence	P - Private Treaty(Neg.)		Success Realty Limited -	3	82	875	No	Freehold
141 Wallis Road, Raglan	Raglan	\$850,000	09 Feb 2020		26 Mar 2020	108	Residence	P - Private Treaty(Neg.)		Other REINZ Member	5	180	1265	No	Freehold
Lot 78 Rangitahi Peninsula, Raglan	Raglan	\$405,000	09 Feb 2020			61	Residential Section	P - Private Treaty(Neg.)		Other REINZ Member	0	0	551	No	Freehold
527 Ruapuke Road, Raglan	Raglan	\$665,000	07 Feb 2020	\$669,000	20 Mar 2020	66	Lifestyle Blocks	P - Private Treaty(Neg.)	\$470,000	Other REINZ Member	3	94	1.78 ha	No	Freehold
23 A Uenuku Avenue, Raglan	Raglan	\$640,000	06 Feb 2020	\$630,000	07 May 2020	81	Residence	P - Private Treaty(Neg.)		Other REINZ Member	2	70	403	No	Freehold
61 A Sunshine Rise, Raglan	Raglan	\$655,000	03 Feb 2020		15 Jan 2020	48	Residence	P - Private Treaty(Neg.)		Other REINZ Member	3	78	831	No	Freehold
20 Wainui Road, Raglan	Raglan	\$706,000	03 Feb 2020		13 Mar 2020	50	Residence	A - Auction		Other REINZ Member	2	90	0	No	Crosslease

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16TH February 2021

Richard Thomson
11 Vialou Street, Hamilton Central

To whom it may concern,

The kiwi dream of lifestyle living is currently an elusive one due to the ever rising price of homes in New Zealand. As a real estate agent who has been working in Raglan and the greater Waikato area for over 7 years, I am writing this letter to offer my opinion on the proposed subdivision "Country Living Zone Development Concept (>5000m²)" in Te Uku. In my opinion, I believe this subdivision would be a great asset to the Te Uku community because of a strong need for smaller lifestyle sections. I am confident that the proposed 2000m² to 5000m² size sections would be in high demand.

The current minimum subdivision size is no less than 8000m² in the Rural 1A zone, as set out in the Resource Management Act. From my knowledge gained as real estate agent, being a farmer myself and from being involved in the great Te Uku community, I am well aware that this minimum size has two key issues; it is too small for those wanting to farm and often too big for those seeking lifestyle living. Generally, my clients are either buying large established farms to farm full time or seeking small lifestyle properties in good communities so they and their children can enjoy rural life, grow their own fruit and vegetables etc. Commonly the latter group iterates to me that the size of the rural land available is bigger than they need or would like to maintain. I get numerous calls every week to see if I know of any small rural sections available near Raglan and unfortunately the answer is always no.

Currently the average cost of an 8000m² section in the Te Uku area is around \$400,000 to \$500,000. Sections less than 5000m² would sell for around the same value in this market as in some ways they are more desirable. The proposed subdivision offers affordable home options with the benefit of being in a great community that has a primary school, general store, church, a coffee shop and room for recreational walks, bike riding and enough space to grow fruit/veges on the individual sections. The proposed sections sizes will also preserve the natural beauty of the area, and maintain the privacy that lifestyle properties offer.

I believe subdivision in the rural sector is necessary and it makes sense to me for them to be in cluster communities. There is currently talk of reforming the Resource Management Act but this will likely take 2 years to come to any conclusion. I believe we need changes sooner than this, which is why I am writing this appeal. I feel strongly about the Te Uku community and would love to see this proposed subdivision happen and see first-hand all the benefits it will bring to the area.

Yours faithfully,



Richard Thomson
Rural and Lifestyle Salesperson
PGG Wrightson Real Estate

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Richard Thomson

Before entering real estate, Richard had been farming all his life. He has farmed most soil types from clay to peat to pumice and many systems from all grass to intensive zero grazing, completing 16 years' successful 50/50 sharemilking and finishing up with 800 registered pedigree Jersey cows.

As a result, Richard has a good understanding and a real passion for the rural sector and the people in it. He uses his knowledge in farming to help accurately market and sell rural properties big and small, from lifestyle and coastal, to sheep and beef to dairy farms. In addition, he wants to help buyers find exactly what they are looking for as easily as possible.

Richard lives on a drystock property near Raglan with his wife, Christine and three children, Jack, Libby and Ayla-Rose. Interests other than real estate include diving, fishing, surfing, breeding cows, motorbikes, spending time with his family and encouraging them to follow their passions. Be it horse riding, rugby, learning to surf or catching their first fish, he gets a thrill out of being present at those moments.

Richard has a community spirit, a strong work ethic and competitive nature. That combined with support from the team at PGG Wrightson Real Estate, Richard looks forward to working with you in your real estate needs and exceeding your expectations in a real estate salesperson

Give me a call today, I'm here to help

A promotional image for Richard Thomson, a real estate agent. It features a man in a blue shirt and dark vest standing next to a silver car, with a scenic background of a lake and hills. The image includes the PGG Wrightson Real Estate logo, the text 'RURAL | LIFESTYLE | RESIDENTIAL', and a 'Top 5 NZ - 2017, 2018, 2019' award badge. The contact information 'Richard Thomson 027 294 8625' and the website 'www.pggwre.co.nz' are also present.

PGG Wrightson Real Estate

RURAL | LIFESTYLE | RESIDENTIAL

Richard Thomson
027 294 8625

Top 5 NZ - 2017, 2018, 2019

www.pggwre.co.nz

Helping grow the country

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