

Ref: M/04342WW

30 November 2007

Rose Biss
Tasman District Council
Private Bag 4
RICHMOND 7050

Dear Rose

Re: Land Supply – Commercial & Industrial Land - Motueka

In accordance with your written instructions of 15 November 2007, we have carried out roadside inspections to determine the current supply of vacant Industrial and Commercial zoned land in the Motueka area. The effective date of our survey is 30 November 2007. This report must be read in conjunction with our Statement of Limiting Conditions and Valuation Policies. We report as follows.

1. Industrial Land

The Tasman District Council Resource Management Plan identifies six industrial areas in Motueka.

- + Batchelor Ford Road
- + Port
- + High Street South
- + Hau Road
- + King Edward Street West
- + King Edward/Huffam/Old Wharf Road

Generally, the majority of land is zoned Light Industrial, exceptions being 2.9 ha zoned Rural Industrial at the Port and occupied by Talley's and a small block of 2.7 ha zoned Heavy Industrial on Old Wharf Road, the majority of which is occupied by the Motueka Coolstores.

TelferYoung (Nelson) Ltd
52 Halifax Street, PO Box 621, Nelson, New Zealand. Telephone : 03 546 9600, Facsimile : 03 546 9186
email : telferyoung@nelson.telferyoung.com web site : www.telferyoung.com

+ Ian McKeage + Rod Baxendine + Bryan Paul + Wayne Wootton



In total, the Tasman District Council GIS system defines some 33.8 ha as being zoned Industrial in the Motueka township. The breakdown between the Industrial areas is –

+ Batchelor Ford Road	0.2 ha
+ Port	5.2 ha
+ High Street South	6.3 ha
+ Hau Road	2.3 ha
+ King Edward Street West	2.5 ha
+ King Edward/Huffam/Old Wharf Road	17.3 ha
	<hr/>
Total	33.8 ha

Land use at Batchelor Ford Road is a single industrial workshop property.

Activities at the Port industrial area are primarily related to food processing and marine activities.

Industrial land at High Street South primarily comprises businesses requiring a large land footprint, although there is a strip of residential housing slowly undergoing a transition to industrial use.

Both the Hau Road and King Edward Street West locations primarily comprise industrial workshop premises.

Land use activities in the King Edward/Huffam/Old Wharf Road locations are varied, ranging from the Heavy Industrial zoned coolstores through to showroom type premises.

2. Industrial Land Supply

The total available area of vacant industrial land in the Motueka area has been quantified at 3.4 ha as marked 'blue' on the attached aerial photographs. In addition we have identified a further 0.9 ha zoned Industrial but primarily occupied for residential purposes as marked 'yellow' on the attached aerial photographs.

Vacant land is defined as land either with no building improvements or minimal building improvements. It does not include land containing houses currently occupied for residential purposes, public carparks and yard areas if currently occupied for parking/hard standing storage purposes.



Land for subdivision/development with Prime Potential, is vacant land which, subject to survey, could be split from the parent title or more intensively subdivided.

Land for subdivision/development with Restricted Potential is vacant land which, subject to survey, could be split from the parent title or more intensively subdivided, however has restricted appeal due to shape location and/or costs of providing access.

The description of each area and identified vacant industrial land is as follows:

Batchelor Ford Road

Description:	Located on the west side of Batchelor Ford Road which is an extension of High Street South.		
Zoning:	Tasman District Resource Management Plan – Industrial Light.		
Supply:	Fully developed.		
Conclusion:	Undeveloped land currently subdivided		0 ha
	Land for Subdivision/Development		
	Land With Prime Potential		0 ha
	Land With Restricted Potential		0 ha

Port

Description:	Centred on the Port.		
Zoning:	Tasman District Resource Management Plan – Industrial Light and Rural Industrial.		
Supply:	Vacant land comprises one site fronting Massey Street and one site fronting Wharf Road. In addition, there are two adjoining properties in the same ownership which are currently in a residential use.		
Conclusion:	Undeveloped land currently subdivided		0.42 ha
	Land for Subdivision/Development		
	Land With Prime Potential		0 ha
	Land With Restricted Potential		0 ha

High Street South

Description:	Land at the south entrance to the Motueka township bounded by High Street, Wharf Road and the Estuary.		
Zoning:	Tasman District Resource Management Plan – Industrial Light.		



Supply:	One large site of 1.22 ha upon which is erected a small workshop, plus a vacant parcel of 820 m ² .	
Conclusion:	Undeveloped land currently subdivided	0.08 ha
	Land for Subdivision/Development	
	Land with Prime Potential	1.22 ha
	Land with Restricted Potential	0 ha

Hau Road

Description:	Small pocket of industrial workshops in a rural/residential location toward the southwest periphery of the township.	
Zoning:	Tasman District Resource Management Plan – Industrial Light.	
Supply:	No vacant land parcels identified.	
Conclusion:	Undeveloped land currently subdivided	0 ha
	Land for Subdivision/Development	
	Land with Prime Potential	0 ha
	Land with Restricted Potential	0 ha

King Edward Street West

Description:	Small pocket of industrial premises amongst rural/residential properties.	
Zoning:	Tasman District Resource Management Plan – Industrial Light.	
Supply:	No vacant land identified.	
Conclusion:	Undeveloped sites currently subdivided	0 ha
	Land for Subdivision/Development	
	Land with Prime Potential	0 ha
	Land with Restricted Potential	0 ha

King Edward/Huffam/Old Wharf Road

Description:	Main Industrial zone slowly undergoing a transition to showroom type activities. Area comprises land fronting High, King Edward and Huffam Streets which is zoned Light Industrial, plus a small block of Heavy Industrial zoned land on Old Wharf Road.	
Zoning:	Tasman District Resource Management Plan – Industrial Light and Industrial Heavy.	
Supply:	Only two vacant sites identified, both in Huffam Street. Land suitable for subdivision identified as being a rear irregular	



Conclusion:	shaped parcel at 422A High Street currently in a mixed use of market garden/residential/industrial yard and a portion of 4000 m ² on Monahan Street currently part of the DAC Holdings site.	
	Undeveloped land currently subdivided	0.2 ha
	Land for Subdivision/Development	
	Land with Prime Potential	0.4 ha
	Land with Restricted Potential	1.07 ha

The above analysis sets out an overview of identified vacant and undeveloped industrial land in the Motueka township. Our commentary has been undertaken on a broad basis with estimated areas of land sourced from our knowledge of the market and no direct contact has been made with individual landowners. Owners intentions for land use have not been canvassed nor considered to form part of the criteria for the assessment.

In summary, our conclusion on the remaining potential supply of vacant industrial land in the Motueka township is as follows.

Potential land supply	Nov-07			
	Vacant Subdivided sites	Land with potential for subn/development		Total
		Prime	Restricted	
Batchelor Ford Road	0	0	0	0
Port	0.42	0	0	0.42
High Street South	0.08	1.22	0	1.30
Hau Road	0	0	0	0
King Edward Street West	0	0	0	0
King Edward/Huffam/Old Wharf Road	0.20	0.40	1.07	1.67
Overall Total	0.70	1.62	1.07	3.39

Our findings indicate there is a potential supply of vacant industrial land in the Motueka township of 3.39 ha. In addition, we have identified a further 0.88 ha zoned Industrial but currently occupied for residential purposes.



3. Commercial Land

The Tasman District Resource Management Plan identifies three commercial areas in Motueka.

- + High Street South
- + High Street North
- + High Street Central

Both High Street South and North are zoned Commercial incorporating a wide range of activities from bulk retail through to service-industrial and office premises. The High Street Central area is zoned Central Business and is mainly given to smaller retail shops with some first floor residential and office tenancies.

The Tasman District Council GIS system defines some 14.94 ha of land is zoned Commercial and Central Business in the Motueka township. The breakdown between the respective areas is –

+ High Street South	5.66 ha
+ High Street North	2.65 ha
+ High Street Central	6.63 ha
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Total	14.94 ha

4. Commercial Land Supply

The total available area of vacant commercial land in the Motueka area has been quantified at 0.29 ha as marked 'blue' on the attached aerial photograph. In addition, we have identified a further 1.64 ha zoned Commercial and Central Business, but currently occupied for residential purposes as marked 'yellow' on the attached aerial photograph.

Vacant land is defined as land either with no building improvements or minimal building improvements. It does not include land containing houses currently occupied for residential purposes, public carparks and yard areas if currently occupied for parking/hard standing storage purposes.

Land for subdivision/development with Prime Potential, is vacant land which, subject to survey, could be split from the parent title or more intensively subdivided.



Land for subdivision/development with Restricted Potential is vacant land which, subject to survey, could be split from the parent title or more intensively subdivided, however has restricted appeal due to shape location and/or costs of providing access.

The description of each area and identified vacant commercial land is as follows:

High Street South

Description:	Commercial zoned land fronting both sides of Tudor Street between High Street and Hickmott Place, plus Commercial zoned land on both sides of High Street between Tudor Street and Whakarewa Street.		
Zoning:	Tasman District Resource Management Plan – Commercial.		
Supply:	Only one vacant site identified, being the ex-Swan Hotel property on the corner of High Street and Whakarewa Street, however excluded from survey as Resource Consent granted on 21 September 2007 to redevelop the site.		
Conclusion:	Undeveloped land currently subdivided		0 ha
	Land for Subdivision/Development		
	Land With Prime Potential		0 ha
	Land With Restricted Potential		0 ha

High Street North

Description:	Commercial zoned land on the north side of Greenwood Street between High and Vosper Streets, both sides of High Street in the vicinity of Poole Street and the eastern end of Poole Street.		
Zoning:	Tasman District Resource Management Plan – Commercial.		
Supply:	Vacant Land includes the ex-Carpet Court site fronting High and Poole Streets and a small site in Greenwood Street.		
Conclusion:	Undeveloped land currently subdivided		0.29 ha
	Land for Subdivision/Development		
	Land With Prime Potential		0 ha
	Land With Restricted Potential		0 ha

High Street Central

Description:	Central Business zoned land fronting High Street between Tudor Street to the south and the Fire Station to the north, also including land fronting Pah, Greenwood, Wallace and Tudor Streets.		
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Zoning:	Tasman District Resource Management Plan – Central Business.		
Supply:	No vacant land parcels identified.		
Conclusion:	Undeveloped land currently subdivided		0 ha
	Land for Subdivision/Development		
	Land With Prime Potential		0 ha
	Land With Restricted Potential		0 ha

The above analysis sets out an overview of identified vacant and undeveloped commercial land in the Motueka township. Our commentary has been undertaken on a broad basis with estimated areas of land sourced from our knowledge of the market and no direct contact has been made with individual owners. Intentions for land use have not been canvassed, nor considered to form part of the criteria for the assessment.

Our estimate of the remaining potential supply of vacant commercial land in the Motueka township is as follows:

Location	Potential land supply			Nov-07		Total
	Vacant Subdivided sites	Land with potential for subn/development		Prime	Restricted	
High Street South	0	0	0	0	0	0
High Street North	0.29	0	0	0	0.29	0.29
High Street Central	0	0	0	0	0	0
Overall Total	0.29	0	0	0	0.29	0.29

The table shows there is a potential supply of vacant commercial land in the Motueka township of 0.29 ha. In addition, we have identified a further 1.64 ha zoned Commercial and Central Business but currently occupied for residential purposes.

5. Statement of Limiting Conditions and Valuation Policy

Purpose

This report has been completed for the specific purpose stated. No responsibility is accepted in the event that this report is used for any other purpose.

**Responsibility To Third Party**

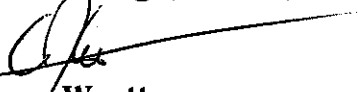
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Neither the whole nor any part of this report or any reference to it may be included in any published document, circular or statement without first obtaining our written approval of the form and context in which it may appear.

Yours faithfully

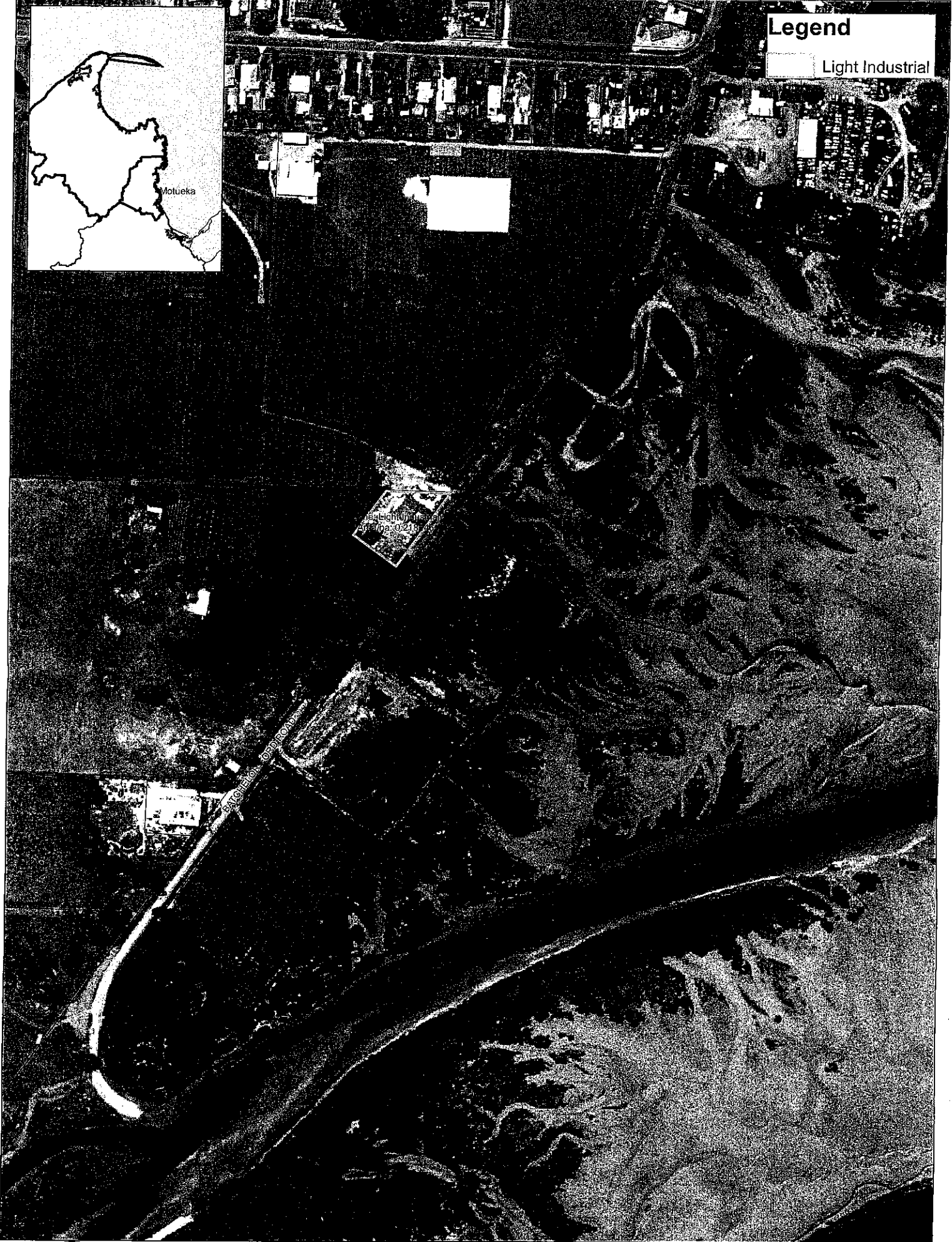
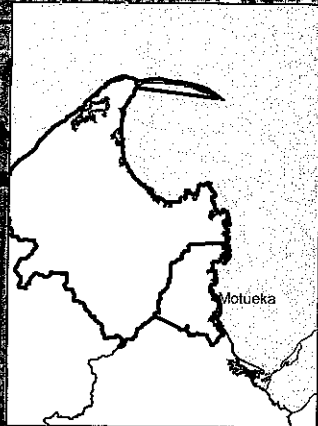
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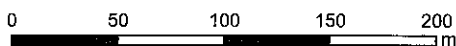
Wayne Wootton
Property Consultant SPINZ
Email: wayne.wootton@nelson.telferyoung.com

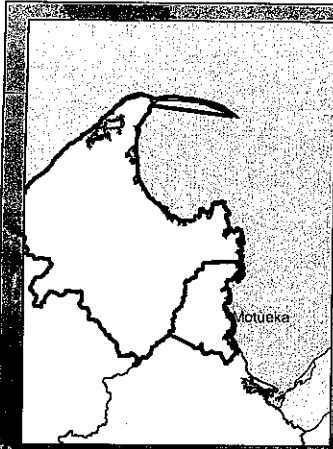
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Light Industrial





Motueka Light Industrial Zone

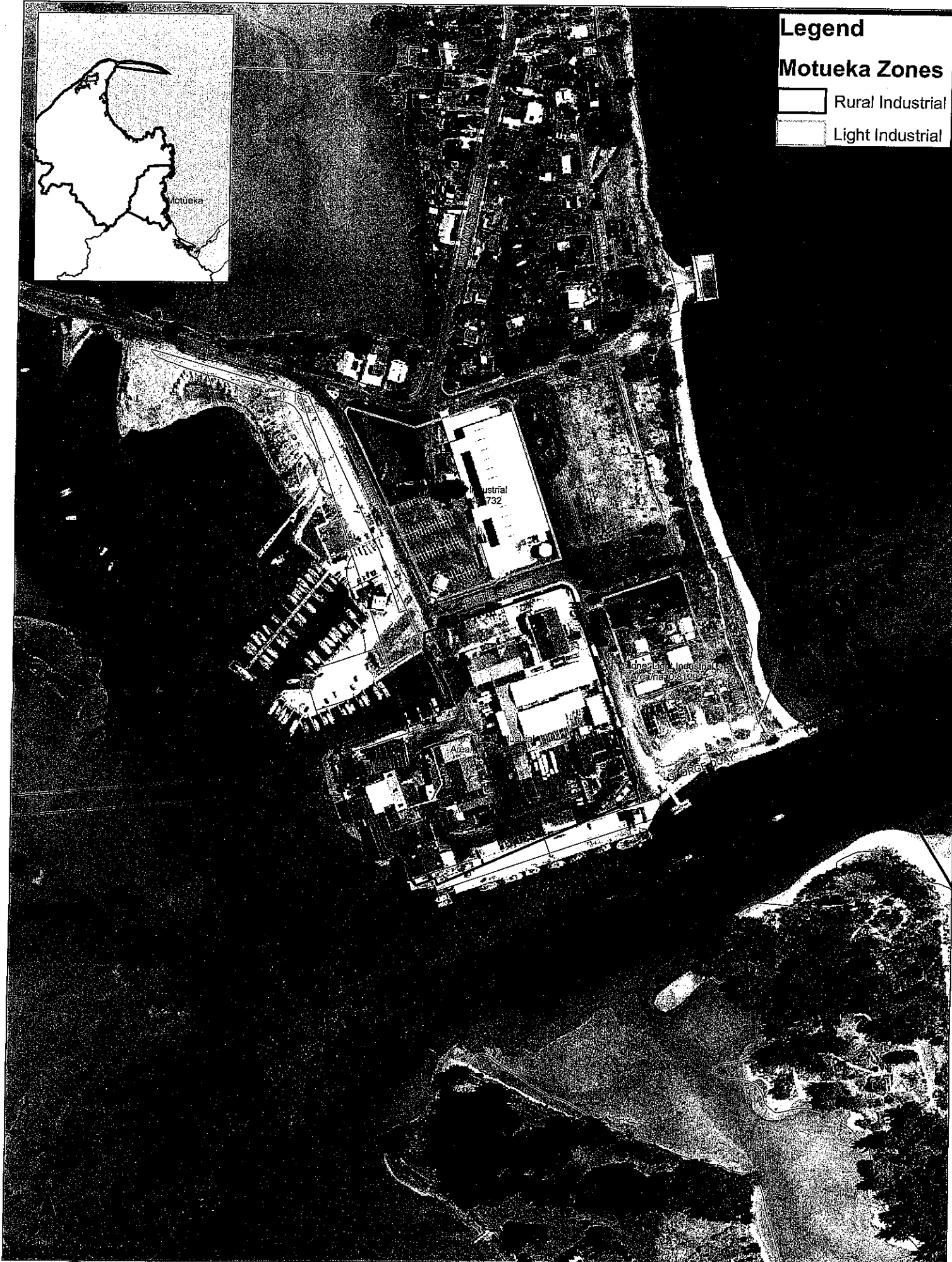




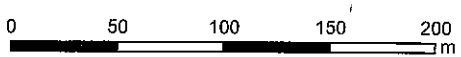
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Motueka Zones

-  Rural Industrial
-  Light Industrial

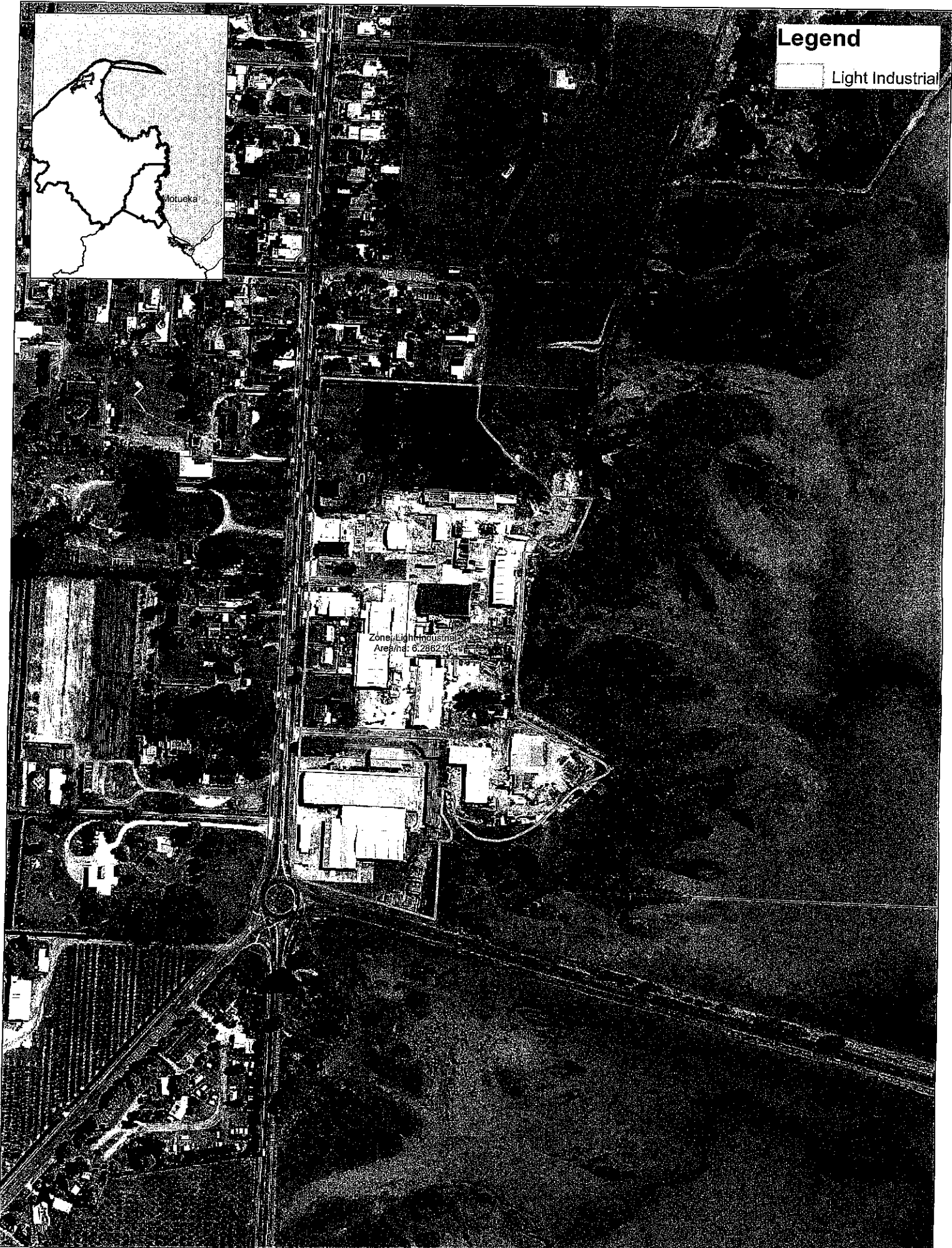
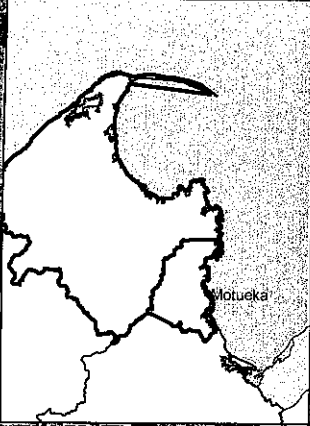


Motueka Light and Rural Industrial Zones



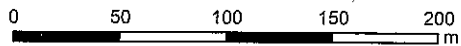
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Light Industrial

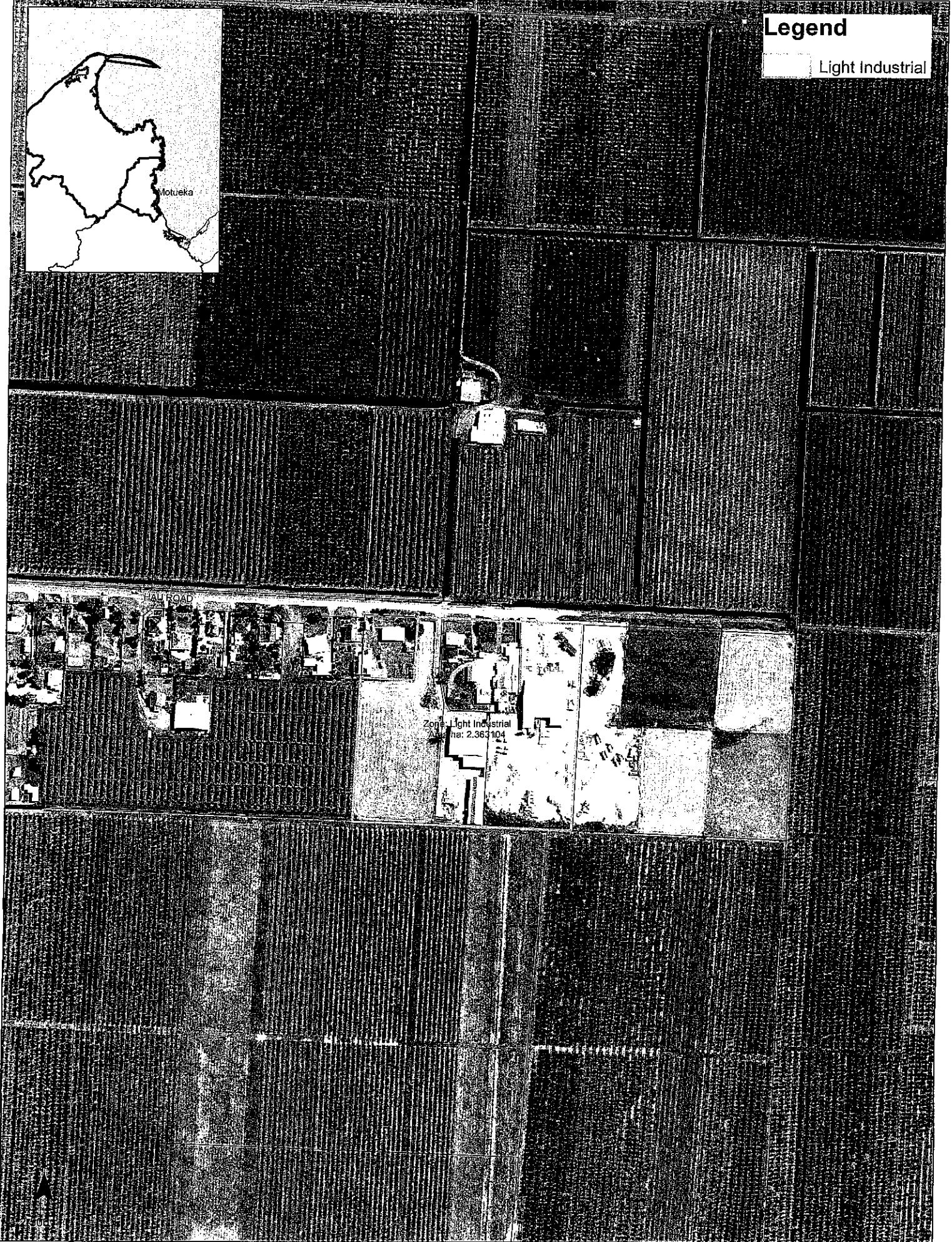
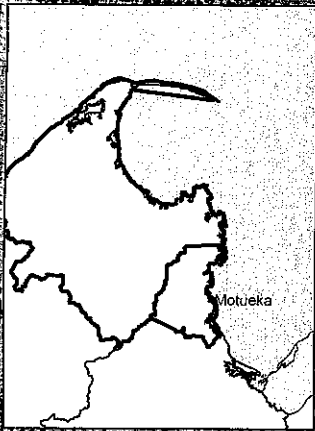


Zone: Light Industrial
Area: 6.28624

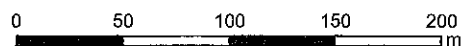
Motueka Light Industrial Zone

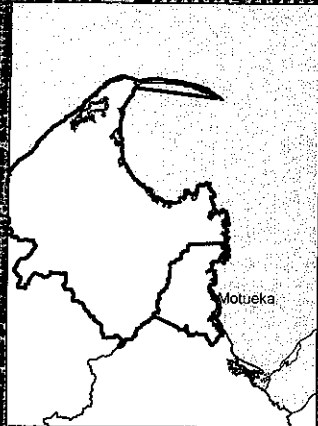


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Light Industrial

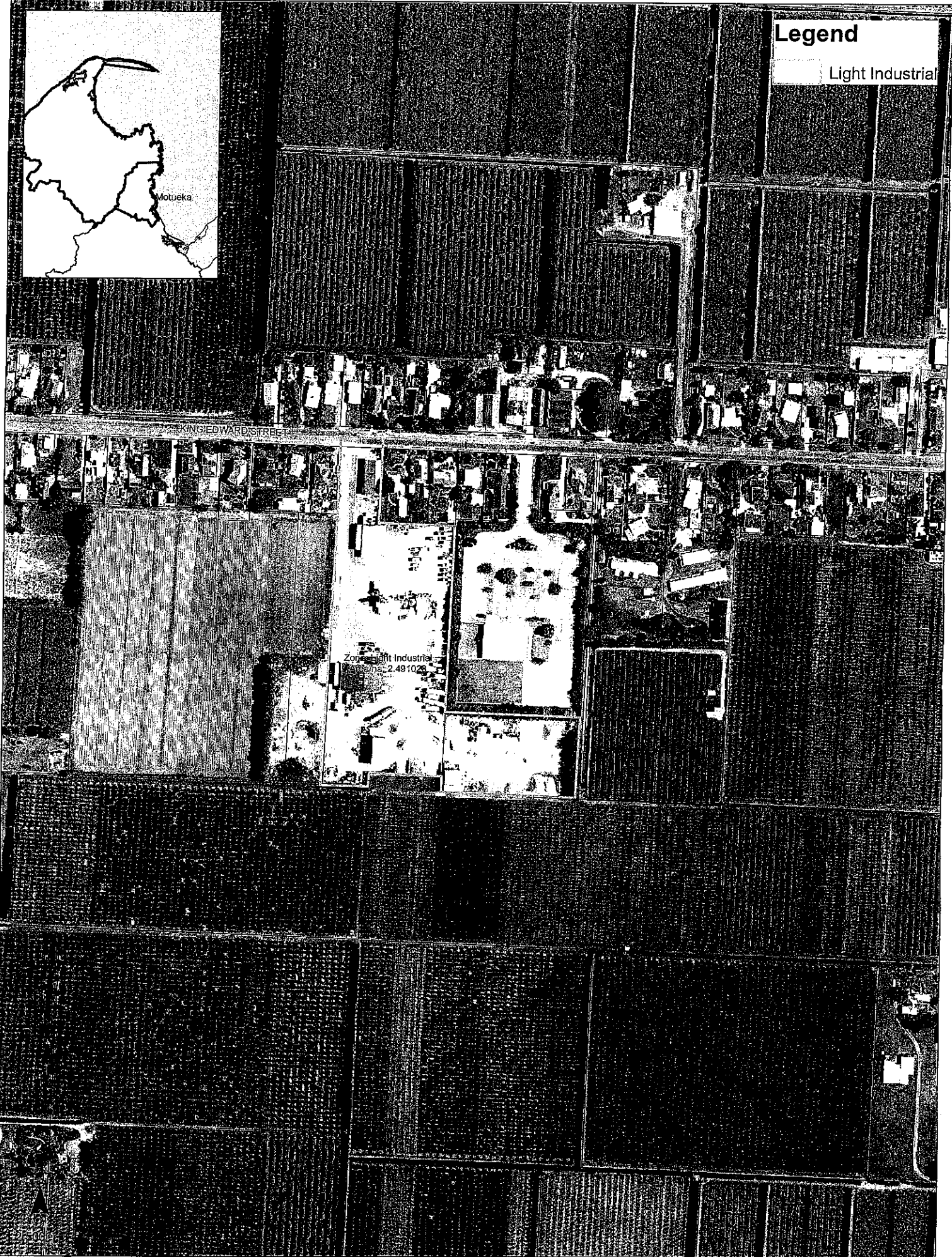


Motueka Light Industrial Zone



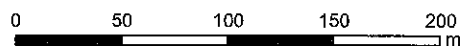


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Light Industrial



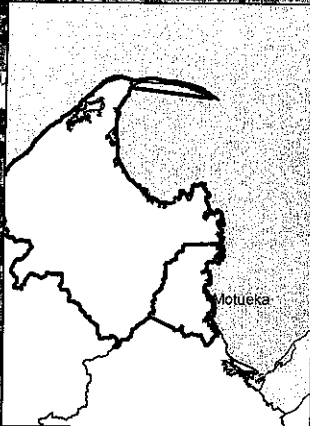
Zone Light Industrial
Reference: 2.491023

Motueka Light Industrial Zone










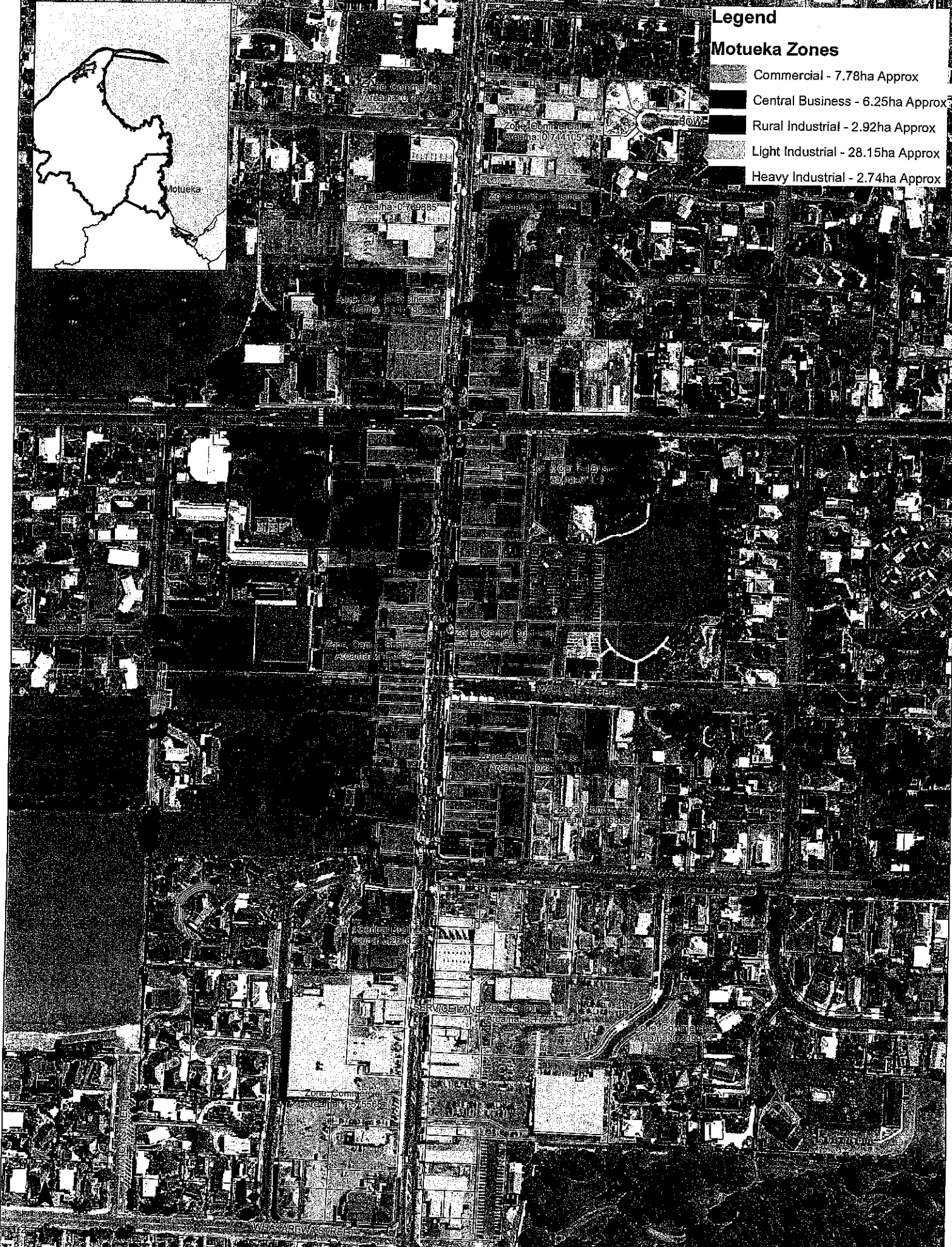
Motueka Light and Heavy Industrial Zones



Legend

Motueka Zones

-  Commercial - 7.78ha Approx
-  Central Business - 6.25ha Approx
-  Rural Industrial - 2.92ha Approx
-  Light Industrial - 28.15ha Approx
-  Heavy Industrial - 2.74ha Approx



Motueka

