



AGENDA

Teviot Valley Community Board Meeting Thursday, 5 February 2026

Date: Thursday, 5 February 2026

Time: 10:00 am

**Location: Roxburgh Service Centre, 120 Scotland
Street, Roxburgh**

(A link to the live stream will be available on the Central Otago District Council's website.)

**Peter Kelly
Chief Executive Officer**

Notice is hereby given that a meeting of the Teviot Valley Community Board will be held in Roxburgh Service Centre, 120 Scotland Street, Roxburgh and live streamed via Microsoft Teams on Thursday, 5 February 2026 at 10:00 am. The link to the live stream will be available on the Central Otago District Council's website.

Order Of Business

1	Apologies	5
2	Public Forum.....	5
3	Confirmation of Minutes.....	5
	Teviot Valley Community Board Meeting - 20 November 2025	7
4	Declarations of Interest	13
	26.1.1 Declarations of Interest Register	13
5	Reports	15
	26.1.2 Proposed Road Stopping - Adj to 100 Roxburgh East Road, Roxburgh.....	15
6	Mayor's Report.....	52
	26.1.3 Mayor's Report	52
7	Chair's Report	53
	26.1.4 Chair's Report.....	53
8	Members' Reports.....	54
	26.1.5 Members' Reports	54
9	Status Reports	55
	26.1.6 February 2026 Governance Report	55
10	Date of the Next Meeting	58

Members Mr M Jessop (Chair), Ms G Booth, Cr C Pannett, Ms B Slade, Mr H Smith

In Attendance T Alley (Mayor), P Kelly (Chief Executive Officer), L Fleck (Group Manager - People and Culture, Acting Group Manager - Community Vision), Q Penniall (Group Manager - Planning, Infrastructure and Regulatory), S Righarts (Group Manager - Governance and Business Services), D Scoones (Group Manager - Community Experience), S Reynolds (Governance Support Officer)

1 APOLOGIES

2 PUBLIC FORUM

3 CONFIRMATION OF MINUTES

Teviot Valley Community Board - 20 November 2025

**MINUTES OF A MEETING OF THE
TEVIOT VALLEY COMMUNITY BOARD
HELD IN THE ROXBURGH SERVICE CENTRE, 120 SCOTLAND STREET, ROXBURGH
AND LIVE STREAMED VIA MICROSOFT TEAMS ON THURSDAY, 20 NOVEMBER 2025
COMMENCING AT 10.00 AM**

PRESENT: Mr M Jessop (Chair), Ms G Booth, Cr C Pannett, Ms B Slade (via Microsoft Teams), Mr H Smith

IN ATTENDANCE: T Alley (Mayor), P Kelly (Chief Executive Officer), L Fleck (Group Manager - People and Culture, Acting Group Manager - Community Vision), D Scoones (Group Manager - Community Experience), G Robinson (Property and Facilities Manager), T Bates (Property Officer), N Lanham (Economic Development Manager), S Reynolds (Governance Support Officer)

1 APOLOGIES

There were no apologies.

2 PUBLIC FORUM

Faye Kennedy – ‘On the Rox’ update

Ms Kennedy provided an update on the On the Rox gallery, noting growth in the membership list and the addition of several artists who will showcase a variety of arts and crafts. The gallery was scheduled to open on 1 December, and board members were invited to a preview held on Sunday, 30 November, from 4 – 6 pm. She also confirmed that the group had become an incorporated society and had finalised their property lease.

Ms Kennedy then responded to questions.

3 CONFIRMATION OF MINUTES

COMMITTEE RESOLUTION

Moved: Pannett
Seconded: Booth

That the public minutes of the Teviot Valley Community Board Meeting held on 31 October 2025 be confirmed as a true and correct record.

CARRIED

4 DECLARATIONS OF INTEREST

Members were reminded of their obligations in respect of declaring any interests. There were no further declarations of interest.

5 REPORTS

25.7.2 ROXBURGH ENTERTAINMENT CENTRE PROJECT LOCATION OPTIONS

To consider approval to investigate alternative location options for the Roxburgh Entertainment Centre Project.

The history of the existing site was discussed, with members noting that it presented a good opportunity to explore alternative sites with the community's future in mind.

The timeline was also considered, with it being noted that a change of location could extend the build by two to three years, and that restrictions from Central Government could impact funding, potentially leaving no provision in the 2027–2037 Long-term Plan.

It was further noted that the Steering Group planned to hold a public meeting at 7pm, Thursday 11 December to communicate with the community and to seek as much input as possible.

COMMITTEE RESOLUTION

Moved: Jessop

Seconded: Booth

That the Teviot Valley Community Board

- A. Receives the report and accepts the level of significance.
- B. Recommends to Council to give approval for the Roxburgh Entertainment Centre Project Steering Group to investigate alternative options for the location of the Roxburgh Entertainment Centre rebuild.
- C. Recommends to Council that once the investigations are complete, a report be provided to the Board and Council in March 2026 outlining the findings on alternative location options, to enable a decision on whether to change the project scope.
- D. Recommends to Council to authorise the Chief Executive to do all that is necessary to give effect to the Board's recommendation.

CARRIED WITH MS SLADE VOTING AGAINST

6 MAYOR'S REPORT**25.7.3 MAYOR'S REPORT**

The Mayor reported on the following:

- A glorious week of weather in the valley - looking promising for our fruit growers in the area.
- We've sworn in all our community boards - and everyone feels supercharged to get into the next triennium.
- Rural and Provincial councils meeting in Wellington - presentation from Brad Olsen of Infometrics. He noted "we're still trying to find the economic normal across the country," also that electricity pricing is increasing at the fastest rate since the 1980's, and nothing that we're doing in Local Government is becoming cheaper to provide. He noted that making sure we're getting a good deal will be imperative this term, more so than ever, and I know this board will agree with that. I see there is also an article in the ODT today about Otago's economic position in relation to the rest of the country - Central Otago is contributing immensely to the prosperity of Otago at the moment which is a very positive place to be.
- There was also an excellent presentation from the Mayor and Chief Executive of North Sydney Council on rates capping. They noted people are a lot more aware of rising costs than they have been in the past. The mayor also spoke about the facts rates capping doesn't account for the differences between small rural councils, and metropolitan councils even though their costs and challenges vary significantly, and that given councils are the closest to communities, they are most aware of what their people hold important. They noted that the rates peg they operate under has "trapped them in a permanent state of financial catchup" - hence their application for an exemption to raise the rates by more than 50% over two years, to catch up on a large amount of deferred maintenance that is now imperative. They finished with "be careful what you wish for."
- Yesterday at the Zone 6 meeting we had an update from David Gow from Health New Zealand on the clinical services planning. This is progressing well - they have some public meetings coming up next week - including on online on the Wednesday 26th November at 5.30 pm.
- We also received a presentation from Mike Casey with his Electrify Aotearoa hat on, talking about - among other things, that solar played a huge part in the ability of people to get through the sustained power cuts down south last month, and just how popular neighbours were who were able to offer hot showers as a result. Electrification is something this council will be looking at, including the possibility of solar panels in various places.

COMMITTEE RESOLUTION

Moved: Pannett

Seconded: Smith

That the Teviot Valley Community Board receives the report.

CARRIED

7 CHAIR'S REPORT**25.7.4 CHAIR'S REPORT**

The Chair gave an update on activities and issues since the last meeting.

- Noted the successes of a recent garden tour and garage sale in the Valley.
-

- Attended the Medical Services Trust AGM and noted plans for a new heating system at the facility.
- Attended a Funding Clinic in Roxburgh to connect local groups with potential funders.
- Noted that the Faigan's building in Millers Flat had been sold, which was positive news for the community.
- Encouraged the board to explore community housing options and potential provision in the Teviot Valley.
- Expressed hope that the community could establish a welcoming programme for newcomers to the ward.
- Proposed the formation of a Teviot Valley Endowment and Investment Foundation.
- Noted that the Millers Flat Sports and Recreation Hub was progressing well, with completion expected by the end of March and all external funding secured.

COMMITTEE RESOLUTION

Moved: Pannett
Seconded: Smith

That the report be received.

CARRIED

8 MEMBERS' REPORTS

25.7.5 MEMBERS' REPORTS

Members gave an update on activities and issues since the last meeting.

Mr Smith had nothing to report.

Ms Booth reported that she had been following discussions on the rebuild of the Roxburgh Entertainment Centre and hoped that all community voices would be heard.

Cr Pannett reported on the following:

- Attended the RECIP AGM, noting the organisation's very challenging year and the positive community support for their outdoor cinema events. They are also hoping to become an incorporated society to assist with funding challenges.
- Noted that the Teviot Valley Water Scheme, covering irrigation and potable water, is currently under a boil water notice following testing by Taumata Arowai. Efforts are underway to achieve compliance again.
- Discussed the Lake Onslow Battery project, noting its reactivation by a private group and the public interest in this and similar projects. Emphasised the importance of community advocacy to ensure local benefits from large infrastructure initiatives.

Ms Slade reported on the following:

- Attended the RECIP AGM and spoke with community members to gather their thoughts on the potential relocation of the hall.

COMMITTEE RESOLUTION

Moved: Jessop
Seconded: Smith

That the report be received.

CARRIED

9 STATUS REPORTS

25.7.6 NOVEMBER 2025 GOVERNANCE REPORT

To report on items of general interest, receive minutes and updates from key organisations and consider the status report updates.

Staff provided an update on the Draft Economic Strategy, outlining key progress and next steps.

An update was given on Resource Consent RC 250173 for a quarry at Millers Flat, lodged by Hawkeswood Mining Ltd. Staff noted that the consent was granted and that it includes operational restrictions linked to the mining consent, meaning the quarry may only operate while the mining activity is in progress.

The board were briefed on the Lake Onslow pumped hydro storage scheme. Staff noted that a summary had been received from the project group, indicating their intention to lodge an application through the fast-track process. Some recent amendments to the Fast-Track Act would reduce the level of engagement with local authorities. Additional information is available on the MBIE website.

The Aquatics Manager provided an update on the Roxburgh Pool, which is now open. Recruitment of local staff has been successful, with ten lifeguards trained and in position. The swim school is launching, and the lead-up to the season has been positive. However, some damage to the solar panels facing the river was noted, which unfortunately will increase operational costs. Operating hours, fees, and charges were outlined, with revisions planned for the 2026/27 season to align with other CODC pools.

Finally, staff updated the board on the draft Teviot Valley Community Plan. They noted that an initial draft had been received and that meetings had taken place with the consultant. The Community Board will have the opportunity to provide feedback before the plan is released for public viewing.

COMMITTEE RESOLUTION

Moved: Jessop

Seconded: Pannett

That the report be received.

CARRIED

10 DATE OF THE NEXT MEETING

The date of the next scheduled meeting is 5 February 2026.

The meeting closed at 11.54 am

.....
CHAIR / /

4 DECLARATIONS OF INTEREST

26.1.1 DECLARATIONS OF INTEREST REGISTER

Doc ID: 2693116

1. Purpose

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as a member and any private or other external interest they might have.

2. Attachments

Appendix 1 - Declarations of interest [↓](#)

Name	Member's Declared Interests	Spouse/Partner's Declared Interests	Council Appointments
Gill Booth			Teviot Valley Rest Home
Mark Jessop	Hillside Family Trust (Trustee) Sunny Days Trust (Trustee) Teviot Prospects (Trustee) Millers Flat Sports & Recreation Committee (Member)	Hillside Family Trust (Trustee) Sunny Days Trust (Trustee)	I an H McPhail Charitable Trust Ida Macdonald Charitable Trust Roxburgh and District Medical Services Trust
Curtis Pannett	Teviot Valley Irrigation Company Ltd (Director/ Shareholder) Teviot Valley Water Care Group (Member) Rabobank Client Council (Councillor) Hill Springs Farming Company Ltd (Sole Director/Shareholder) Roxburgh Golf Club (Member)		I and H McPhail Charitable Trust Entertainment Group Steering Group/ PSG Tuapeka County Bursary Fund Committee
Becky Slade	Roxburgh Golf Club (secretary) Central Otago Resilience Trust (member) Teviot Valley Rest Home (secretary) Alexandra Golf Club (member) Roxburgh Musical Society (member)		Roxburgh Entertainment Centre and Improvement Committee Teviot Museum Committee Teviot Valley Walkways Committee
Hayden Smith	Roxburgh Junior Rugby Club Committee (member) Transworld Roxburgh Ltd (director)	Roxburgh Area School Board of Trustees Jimmy's Pies Ltd (director)	Ida MacDonald Charitable Trust Teviot Prospects

5 REPORTS

26.1.2 PROPOSED ROAD STOPPING - ADJ TO 100 ROXBURGH EAST ROAD, ROXBURGH

Doc ID: 2652474

Report Author:	Zelda Zeelie, Statutory Property Team Leader
Reviewed and authorised by:	David Scoones, Group Manager - Community Experience

1. Purpose of Report

To consider a proposal to stop an unformed unnamed road adjacent to 100 Roxburgh Road in accordance with the provisions of the Public Works Act 1981.

Recommendations

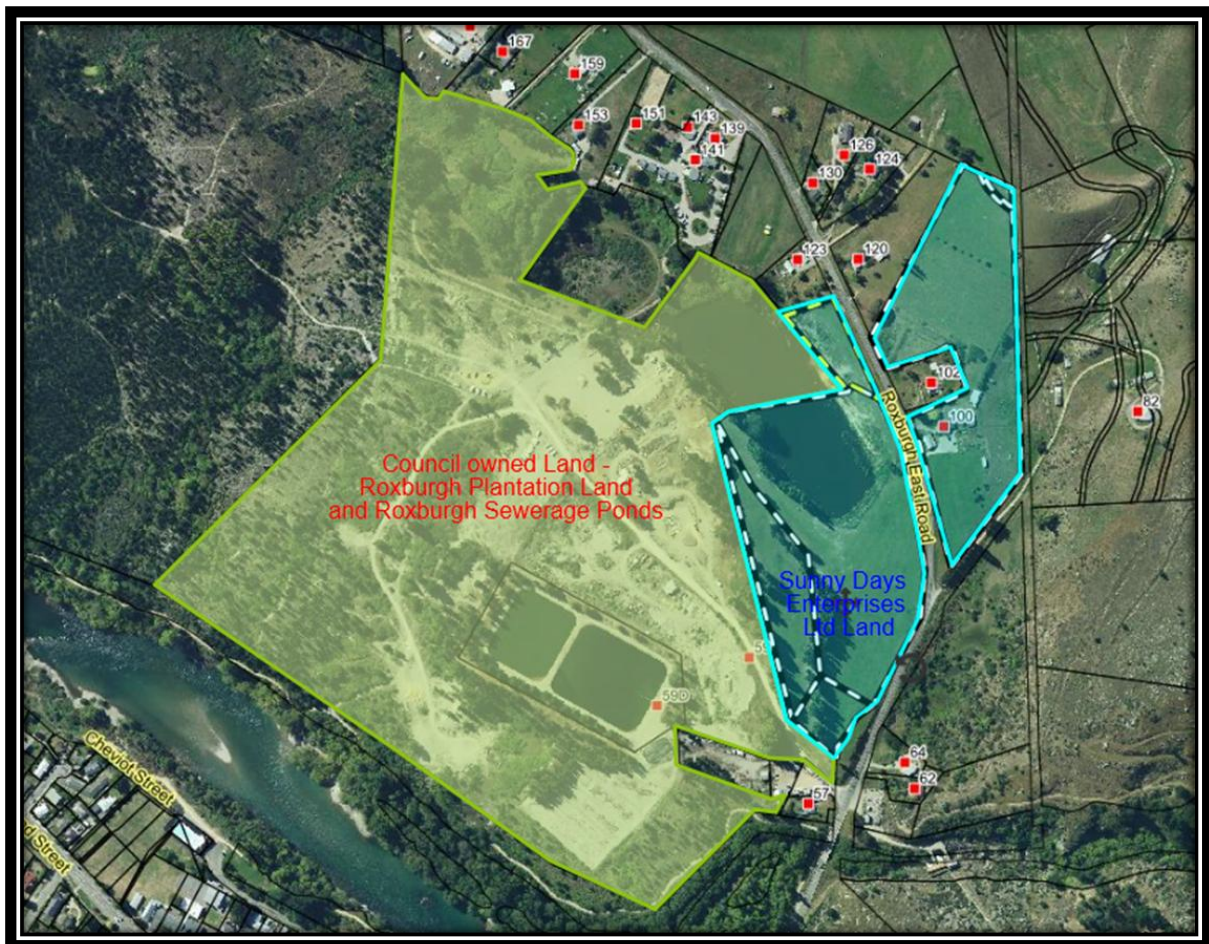
That the Teviot Valley Community Board

- A. Receives the report and accepts the level of significance.
- B. Agrees to recommend to Council to approve the proposal to stop the unnamed unformed road adjacent to 100 Roxburgh East Road, as shown in appendix 1 (Proposed Road Stopping Plan), in accordance with the provisions of the Public Works Act 1981, subject to:
 - The proposed unformed road marked on appendix 1 to this report being stopped.
 - The stopping and legalisation being approved by the Minister of Lands.
 - The applicant paying for all cost of the road stopping including the purchase of sections 1, 3 and 4 as per the valuation shown in appendix 3.
 - The stopped road parcels of land (proposed sections 1, 3, and 4) being amalgamated with the applicant's Record of Title as per appendix 1.
 - The stopped road parcel of land identified as proposed section 2 being acquired as road as per appendix 1.
 - The final survey plan being approved by the Chief Executive Officer.
- C. Authorises the Chief Executive to do all that is necessary to give effect to the resolution.

2. Background

The Application

The current owner 100 Roxburgh East Road, Roxburgh, Sunny Day Enterprises Ltd applied for the road stopping of parts of the unnamed unformed road adjoining his land.



The Road Stopping Application

The applicant is requesting the approval of the Road Stopping of the unnamed unformed road, as shown in Proposed Road Stopping Plan and Plan with Aerials in appendices 1 and 2 of the report.

3. Discussion

Valuation Report

A full evaluation of the application is contained in the Valuation Report prepared by APL Property Valuation Limited and is attached as appendix 3 to the report.

Utility Networks and Provider Requirements

There is no utility network infrastructure located in the block of road that is to be stopped. All utilities currently on the road reserve will still be in the road reserve after completion of the road stopping.

Legalisation and Policy

Council's Roading Policy determines the appropriate statutory procedure for stopping a legal road or any part thereof. The policy for selecting the correct statutory process is outlined in section 8.5 of Council's Roading Policy. The options are as follow:

The Local Government Act 1974 road stopping procedure shall be adopted if one or more of the following circumstances shall apply:

- Where the full width of road is proposed to be stopped and public access will be

removed as a result of the road being stopped; or

- The road stopping could injuriously affect or have a negative or adverse impact on any other property; or
- The road stopping has, in the judgment of the Council, the potential to be controversial; or
- If there is any doubt or uncertainty as to which procedure should be used to stop the road.

The Local Government Act process requires public notification of the proposal. This involves erecting signs at each end of the road to be stopped, sending letters to adjoining owners/occupiers and at least two public notices a week apart in the local newspaper. Members of the public have 40 days in which to object.

The Public Works Act 1981 road stopping procedure may be adopted when the following circumstances apply:

- Where the proposal is that a part of the road width be stopped and a width of road which provides public access will remain;
- Where no other person, including the public generally, are considered by the Council in its judgment to be adversely affected by the proposed road stopping;
- Where other reasonable access will be provided to replace the access previously provided by the stopped road (i.e. by the construction of a new road).

It is proposed that in this instance the Public Works Act 1981 procedures be adopted for this application for the following reasons:

- The proposal is to stop part of the width of the road only.
- Public Access will not be adversely affected.

The Public Works Act 1981 further provides for legal road to be stopped, sold, and amalgamated with an adjacent title. In this instance the stopped road would be amalgamated with the applicant's Record of Title.

Valuation

Appendix 3 of this report provides the Valuation done by APL Property for the parcels to be created after the road stopping has been completed. An extract from the Executive Summary is shown below.



Executive Summary

This Executive Summary must be read in conjunction with the full report and appendices attached.

Address	Adjacent 100 Roxburgh East Road, Roxburgh
	Central Otago District
Company Reference	L/256817
Instructed by	Tiana Prudden of The Property Group via Email
For Use By (Client)	Central Otago District Council
Intended use of Valuation	Proposed road stopping and acquisition of land for road.
Type of Property	Lifestyle
Brief Description	Under consideration are four sections of land on the Roxburgh East Road, three are proposed road stopping and the fourth is the area to be acquired for road. The land to be acquired is part of 100 Roxburgh East Road and the land to be stopped is adjoining the same property.
Date of Inspection	4 September 2025
Date of Assessment	4 September 2025
Date Report Issued	15 October 2025
Report Version	Version 1
Special Assumptions (Brief Outline)	Sections 1 3 & 4 to be amalgamated onto the adjoining title. <i>See Subsection 1.9 for detail</i>
Inspection	Lindsay Borrie (Certificate of Registration Number 2766), Registered Valuer, externally inspected the property. <i>See Section 12 Contact Details</i>
Road Reserve to be Stopped Assessments	
Section 1	\$345 plus GST (if any).
Section 3	\$1,975 plus GST (if any).
Section 4	\$1,260 plus GST (if any).
Total	\$3,580 plus GST (if any).
Land to be Acquired Assessment – Section 2	\$750 plus GST (if any).
Prepared by	Lindsay Borrie Registered Valuer, ANZIV lindsay.borrie@aplproperty.co.nz Annual Practicing Certificate No. 32328
Peer Review	Benjamin Rotto

Evaluation of Application

An evaluation of the proposal to stop part of the width of the unformed road is shown in the table below. The Roading Manager supports the Road Stopping.

Item	Criteria to be considered	Evaluation
District Plan	Has the road been identified in the District Plan for any specific use or as a future road corridor?	No part of the Road identified for any specific purpose or as a future road corridor.
Current Level of Use	Is the road used by members of the public for any reasons?	This section of the unformed unnamed road is not used by members of the public for any reason.
	Does it provide the only or most convenient means of access to any existing lots?	No, all existing lots adjacent to the Road have existing legal access to Roxburgh East Road.
	Will stopping the road adversely affect the viability of any commercial activity or operation?	No, the road stopping will not adversely affect the viability of any commercial activity or operation.
	Will any land become landlocked if the road is stopped?	No
Future Use	Will the road be needed to service future residential, commercial, industrial, or agricultural developments?"	No
	Will the road be needed in the future to connect existing roads?	No
Non-traffic Uses	Does the road have current or potential value for amenity functions, e.g., walkway, cycleway, recreational access, access to conservation or heritage areas, park land?	The Road does not provide access to any recreational area, conservation land, or to a heritage area.
	Does the road have potential to be utilised by the Council for any other public work either now or potentially in the future?	The Road does have potential to be used for public work in future.
	Does the road have significant landscape amenity value?	The Road does not have any significant landscape amenity value.
Access to Waterbody	Does the road provide access to a river, stream, lake or other waterbody?	The Road does not provide access to any type of waterbody.
	If so, there is a need to consider Section 345 of the Local Government Act, which requires that after	N/A (refer above)

	stopping the land be vested in Council as an esplanade reserve	
Infrastructure	Does the road currently contain any services or other infrastructure, such as electricity, telecommunications, irrigation, or other private infrastructure?	No.
	Can the existing services or infrastructure be protected by easements?	Not required.
Traffic Safety	Does the use of motor vehicles on the road constitute a danger or hazard?	There is no danger or hazard associated with using a motor vehicle on the Road.

4. Financial Considerations

Council's Roding Policy determines that the applicant is responsible for all costs associated with the road stopping and to pay the value of the land to be acquired.

The applicant agreed to cover all costs and expenses incurred with this Road Stopping.

Total Council income from the road stopping is estimated at \$3,580 plus GST less cost of compensation for section 2 to be taken as road (\$750 plus GST) equals - \$2,830 plus GST.

5. Options

Option 1 – (Recommended)

To recommend to Council to approve the proposal to stop the unnamed unformed road adjacent to 100 Roxburgh East Road, as shown in appendix 1 (Proposed Road Stopping Plan), in accordance with the provisions of the Public Works Act 1981, subject to:

- The proposed unformed road marked on appendix 1 to this report being stopped.
- The stopping and legalisation being approved by the Minister of Lands.
- The applicant paying for all cost of the road stopping including the purchase of sections 1, 3 and 4 as per the valuation shown in appendix 3.
- The stopped road parcels of land (proposed sections 1, 3, and 4) being amalgamated with the applicant's Record of Title.
- The stopped road parcel of land identified as proposed section 2 being acquired as road as per appendix 1.
- The final survey plan being approved by the Chief Executive Officer.

Advantages:

- The applicant's occupation (encroachment) of the legal road will be legalised.
- The encroachments of the road on the applicant's property will be legalised.
- Income received will be used to address other public roading issues.
- Recognises the provisions of the Council's Roading Policy.
- The proposal is consistent with the Public Works Act 1981

Disadvantages:

- None known.

Option 2

To not recommend to Council to approve the proposal to stop the unnamed unformed road adjacent to 100 Roxburgh East Road, as shown in appendix 1 (Proposed Road Stopping Plan), in accordance with the provisions of the Public Works Act 1981.

Advantages:

- None as the current occupation (encroachments) of the legal road will not be legalised and there will be no income derived from the unnamed unformed road.

Disadvantages:

- The applicant's occupation (encroachment) of the legal road will not be legalised.
- The encroachments of the road on the applicant's property will not be legalised.
- Additional income will not be available to address other public roading issues.
- Does not recognise the provisions of the Council's Roading Policy.
- Does not recognise that the proposal is consistent with the Public Works Act 1981.

6. Compliance

Local Government Act 2002 Purpose Provisions	This decision promotes the economic wellbeing of communities, in the present and for the future by generating income from the disposal of land that is held (but not required) for roading purposes which has limited other use.
Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.	<p>Council's Road Stopping Policy applies to this application.</p> <p>Consideration of this policy has ensured that the appropriate statutory process, being to stop the road in accordance with the provisions of the Public Works Act 1981, has been adopted.</p>

Considerations as to sustainability, the environment and climate change impacts	No sustainability, environmental or climate change impacts are related to the decision to stop this short unnamed unformed road.
Risks Analysis	No risks to Council are associated with the recommended option.
Significance, Consultation and Engagement (internal and external)	<p>The Significance and Engagement Policy have been considered, with none of the criteria being met or exceeded.</p> <p>Notice of the completed road stopping will be published in the New Zealand Gazette.</p>

7. Next Steps

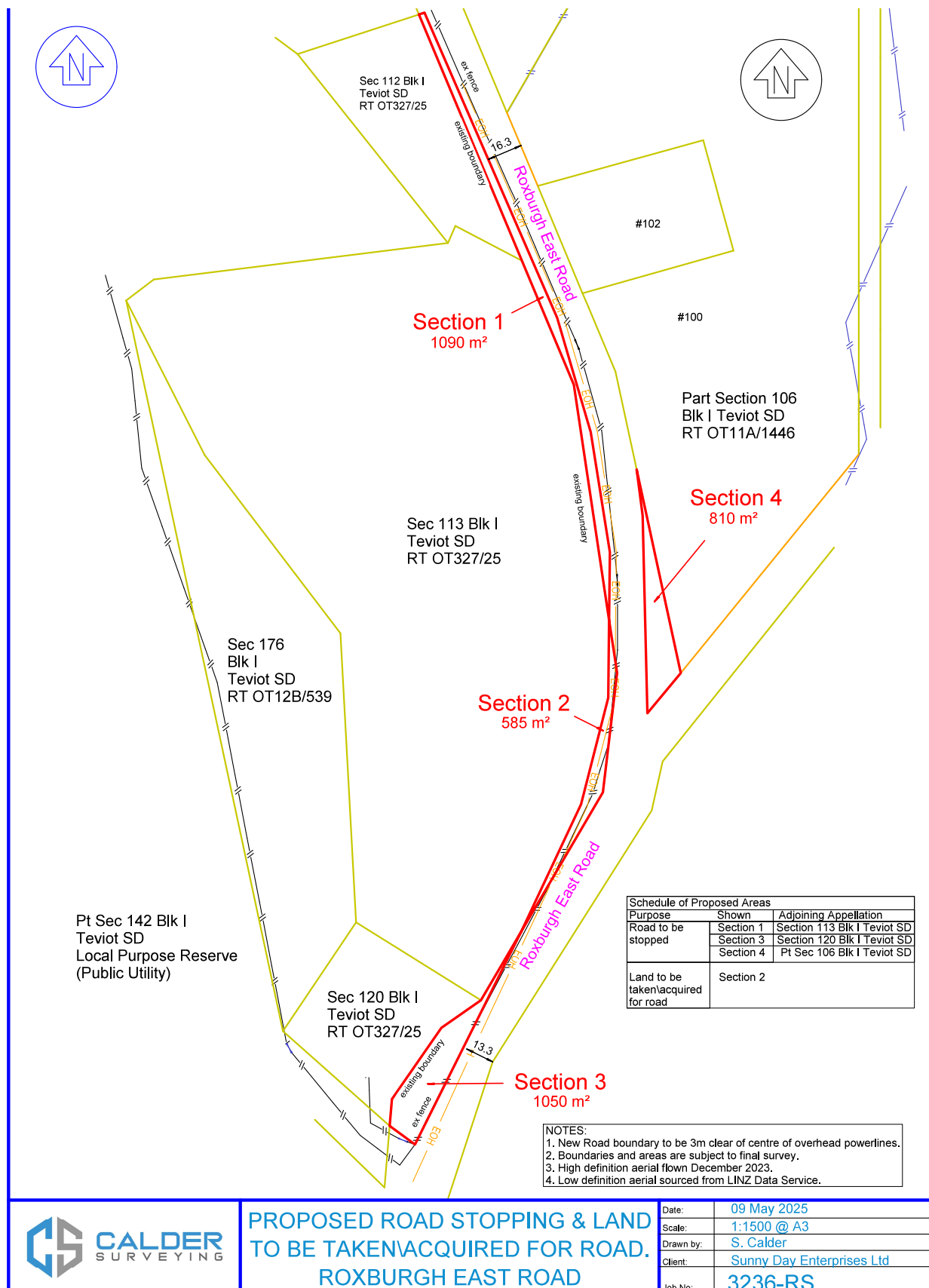
- Community Board Approval
- Council approval
- Survey and LINZ accredited Supplier engaged
- Final Survey Plan approved
- Gazette notice published

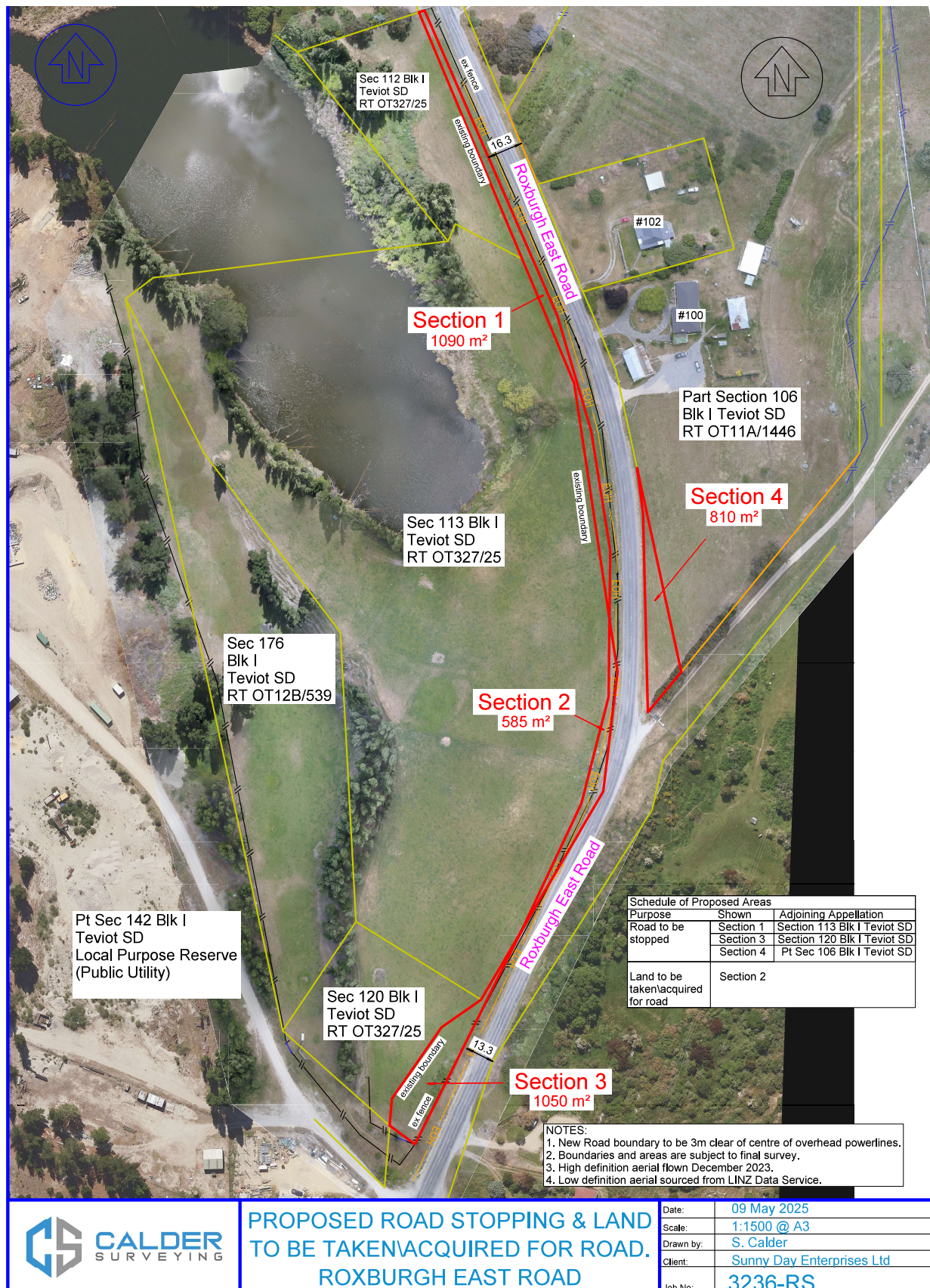
8. Attachments

Appendix 1 - 2025 02 - Proposed Road Stopping Plan [↓](#)

Appendix 2 - 2025 02 - Road Stopping Plan with Aerial [↓](#)

Appendix 3 - 2025 02 - Road Stopping APL Valuation Report [↓](#)







Road Stopping Assessment

Adjacent 100 Roxburgh East Road,
Roxburgh
Central Otago District

Date of Assessment: 4 September 2025

Date of Report Issue: 15 October 2025



Company Reference: L/256817

Instructed by: Tiana Prudden of The Property Group via Email

For use by: Central Otago District Council

Purchase Order: 111287



aplproperty.co.nz



Table of Contents

Executive Summary	3
1 Introduction	4
2 Details of Proposed Road Re-alignment	7
3 Land Title	8
4 Location	9
5 Resource Management Considerations	10
6 Section Descriptions	12
7 Compensation Matters	15
8 Matters Specific to These Sections	17
9 Valuation Rationale	17
10 Market Evidence	18
11 Valuation Methodology	20
12 Contact Details	22
Appendix: Qualifications, Disclaimers and Limitations	23
Appendix: Proposed Road Stopping Plan	26



Executive Summary

This Executive Summary must be read in conjunction with the full report and appendices attached.

Address	Adjacent 100 Roxburgh East Road, Roxburgh
	Central Otago District
Company Reference	L/256817
Instructed by	Tiana Prudden of The Property Group via Email
For Use By (Client)	Central Otago District Council
Intended use of Valuation	Proposed road stopping and acquisition of land for road.
Type of Property	Lifestyle
Brief Description	Under consideration are four sections of land on the Roxburgh East Road, three are proposed road stopping and the fourth is the area to be acquired for road. The land to be acquired is part of 100 Roxburgh East Road and the land to be stopped is adjoining the same property.
Date of Inspection	4 September 2025
Date of Assessment	4 September 2025
Date Report Issued	15 October 2025
Report Version	Version 1
Special Assumptions (Brief Outline)	Sections 1 3 & 4 to be amalgamated onto the adjoining title. <i>See Subsection 1.9 for detail</i>
Inspection	Lindsay Borrie (Certificate of Registration Number 2766), Registered Valuer, externally inspected the property. <i>See Section 12 Contact Details</i>

Road Reserve to be Stopped Assessments

Section 1	\$345 plus GST (if any).
Section 3	\$1,975 plus GST (if any).
Section 4	\$1,260 plus GST (if any).
Total	\$3,580 plus GST (if any).

Land to be Acquired Assessment – Section 2	\$750 plus GST (if any).
---	---------------------------------

Prepared by	Lindsay Borrie Registered Valuer, ANZIV lindsay.borrie@aplproperty.co.nz Annual Practicing Certificate No. 32328
Peer Review	Benjamin Rotto



1 Introduction

1.1 Identification and Status of the Valuer

APL Property Valuation Ltd [APL] is a firm of Registered Valuers who are competent to undertake the valuation assignment.

The valuation has been undertaken by Choose an item. who is suitably qualified and authorised to practise as a valuer. The valuer is able to provide an objective and unbiased valuation and has no material connection or involvement with the subject property, the client or intended users.

The Registered Valuer, who has signed this report holds a current Annual Practising Certificate.

We confirm that we hold professional indemnity insurance and that the Registered Valuer signing the report is covered by this policy.

1.2 Client and Intended Users

This valuation has been prepared under instructions received from Tiana Prudden of The Property Group via Email, to be used by Central Otago District Council for the intended use(s) stated in section 1.3 of this report.

Other than our client and any named intended user(s) noted within this report, this report is not to be relied upon by any other person or entity for any other use or purpose without the prior permission.

1.3 Intended Use of the Valuation

The intended use of this report is to assess fair market consideration payable to the grantor for a proposed easement

1.4 Identification of the Asset

A lifestyle property located at Adjacent 100 Roxburgh East Road, Roxburgh.

1.5 Basis of Value

The International Valuation Standards define 'Market Value' as:

"The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion."

1.6 Valuation dates

Date of Inspection: 4 September 2025

Date of Valuation: 4 September 2025

1.7 Nature and Extent of Investigation

We confirm that we have carried out a site inspection of the readily accessible parts of the property and carried out investigations and analysis as to evidence of the value.

There are no special limitations or restrictions on the inspection, inquiry and analysis for the purpose of this valuation unless stated below.



1.8 Nature and Source of the Information Relied Upon

Information used to prepare the valuation has been obtained from our property inspection and public records. Additional information relied upon includes:

Information:	Source:
Title Documents:	Land Information New Zealand
Planning and Hazard Details:	Central Otago District Council Plan & Otago Regional Council Hazard Maps.
Sales Information:	Real Estate Institute of New Zealand & Headway Systems Databases
Proposed Road Stopping & Land Acquired Plan	The Client / Instructing Party
Other Documentation	N/A

No other information or documentation of particular significance to the valuation has been relied upon without the client specifically verifying it.

We rely on the information provided to us being true and accurate and reserve the right to alter our assessment of value in any case where information supplied to us is inaccurate or a full disclosure has not been made.

1.9 Assumptions and Special Assumptions

This report contains some standard assumptions throughout the body of this report including but limited to sections '1.7 Extent of Investigation', '1.8 Nature and Source of the Information Relied Upon' plus 'Appendix: Qualifications, Disclaimers and Limitations'.

The International Valuation Standards define a Special Assumption as being:

"Where assumed facts differ from those existing at the valuation date, it is referred to as a 'special assumption'. Special assumptions are often used to illustrate the effect of possible changes on the value of an asset. These are designated as 'special' so as to highlight to a valuation user that the valuation is contingent upon a change in the current circumstances or that it reflects a view that would not be taken by participants generally on the valuation date."

Additional assumptions are as follows:

Assumptions:

None.

Special Assumptions:

Amalgamation of Sections 1, 3 and 4 onto the adjoining Records of Title.

1.10 Restrictions on Use, Distribution or Publication

The valuation and all valuation services are provided by APL Property Valuation Ltd solely for the use of the client and intended users. APL Property Valuation Ltd does not and shall not assume any responsibility to any person other than the client and intended users for any reason whatsoever, including breach of contract, negligence (including negligent mis-statement) or wilful act or default of itself or others by reason of or arising out of the provision of this valuation or valuation services. Any person, other than the client and intended users, who uses or relies on this valuation, does so at their own risk.



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

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

1.11 Extension of Liability

This valuation is subject to all the terms and conditions set out in this report.

This valuation report is provided subject to the assumptions, disclaimers, limitations and qualifications detailed throughout this report and in '**Appendix: Qualifications, Disclaimers and Limitations**'. Reliance on this report and extension of our liability are conditional upon the readers' acknowledgment and understanding of these statements.

1.12 Valuation Currency

All figures are stated in New Zealand Dollars.

1.13 Valuation Standards

This valuation conforms to:

- ▲ International Valuation Standards 31 January 2025 (IVS 2025)
- ▲ The Australia and New Zealand Standards and Guidance Papers for Valuers and Property Professionals (GPVPP)

1.14 Quality Control Statement

This valuation has been prepared in accordance with the IVS 2025, including the requirements of IVS 100 Section 20 – Valuation Process Quality Control.

We maintain internal quality control policies and procedures that are designed to ensure our valuations are carried out objectively, transparently, and without bias, and that they comply with all applicable professional standards. These controls are tailored to reflect the nature, complexity, and intended use of each valuation assignment and are periodically reviewed for effectiveness.

All valuations undertaken by our firm are subject to an internal review process to ensure consistency with internal policies, and client requirements.

In some cases, an additional technical peer review may be undertaken as part of our quality assurance process. This peer review focuses on methodology, key assumptions, and compliance with professional standards. However, the peer reviewer does not accept responsibility for the content or conclusions of the valuation, which remain solely those of the primary valuer.

1.15 Valuation Uncertainty

In accordance with the IVS2025, significant valuation uncertainty exists when the degree of uncertainty in a valuation conclusion is such that it may be material to users of the valuation.

In this instance, the subject property is affected by a range of market, property-specific, and economic factors that contribute to valuation uncertainty. These have been assessed and documented in **Section 8 – Risk Matrix** of this report.

The degree of valuation uncertainty should be interpreted in the context of the individual risk ratings applied to each category in Section 8. Higher risk ratings (e.g., for Market Volatility or Land/Planning issues) reflect areas where a greater degree of valuer judgment has been required and where there is increased potential for variation in market value.



While all reasonable efforts have been made to reflect prevailing market conditions and available evidence as at the date of valuation, Reliant Parties should be aware that the valuation conclusion may be more sensitive to changes in key assumptions or market movements than would otherwise be the case in a more stable environment.

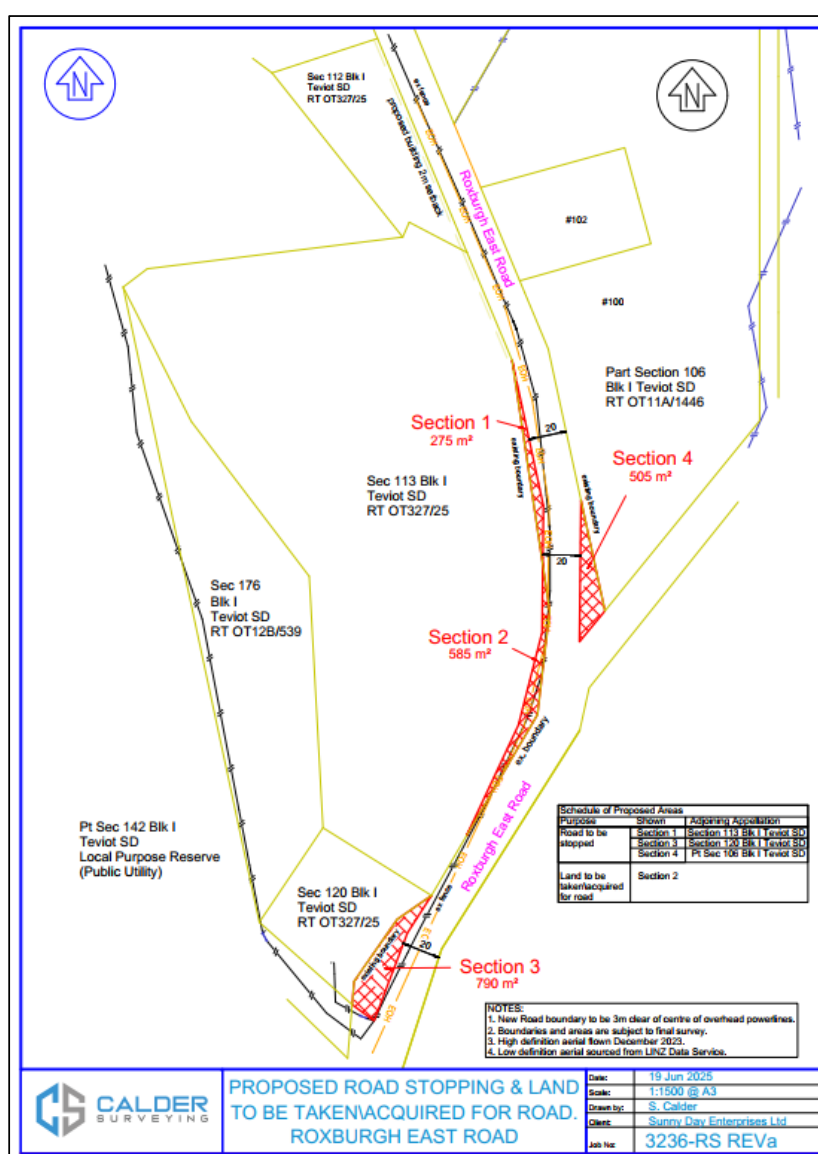
2 Details of Proposed Road Re-alignment

Road Reserve to be Sold Sections 1,3 & 4

Land to be Acquired Section 3

Areas

- Section 1 – 275m²
- Section 2 – 585m²
- Section 3 – 790m²
- Section 4 – 505m²



Source: Proposed Sections plan provided by client

20250930-Adj 100 Roxburgh East Road-Road Stopping-lbo

7



3 Land Title

There are two Records of Title adjoining where these sections are located. They are as follows: -

Record of Title (identifier)	327/25
Land District	Otago
Tenure	Freehold
Area	5.4481 hectares more or less
Legal Description	Section 112-113 and Section 120 Block I Teviot Survey District
Registered Owners	Sunny Days Enterprises Limited

Interests

Saving and excepting all minerals within the meaning of the Land Act 1924 on or under the land and reserving always to Her Majesty the Queen and all persons lawfully entitled to work the said minerals a right of ingress egress and regress over the said land
Subject to Section 315 Land Act 1924

Record of Title (identifier)	11A/1446
Land District	Otago
Tenure	Freehold
Area	4.1473 hectares more or less
Legal Description	Part Section 106-107 Block I Teviot Survey District
Registered Owners	Sunny Days Enterprises Limited

Interests

Part Section 106 is subject to Section 315 Land Act 1924

Part Section 107 is subject to Section 59 Land Act 1948

Saving and excepting all minerals within the meaning of the Land Act 1924 on or under the Section 106 and reserving always to Her Majesty the Queen and all persons lawfully entitled to work the said minerals a right of ingress egress and regress over the said land

[883306](#) Transfer creating the following easements in gross - 31.5.1995 at 9.56 am

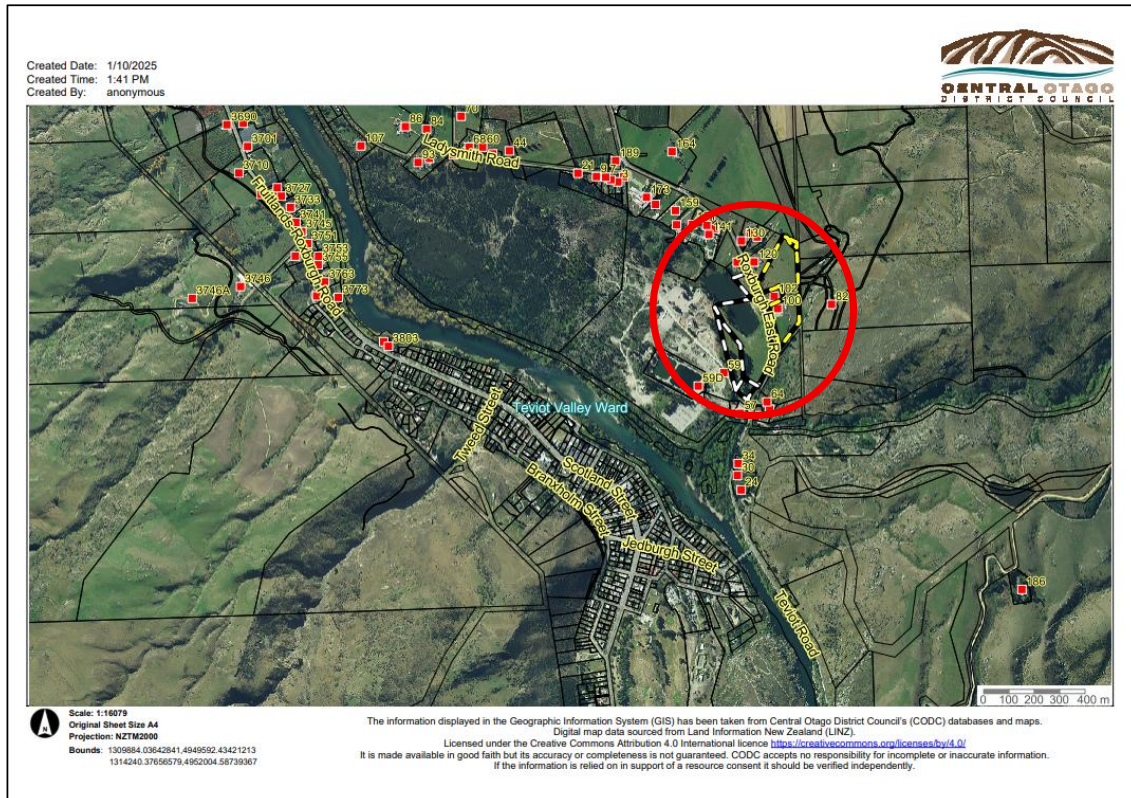
Type	Servient Tenement	Easement Area	Grantee	Statutory Restriction
Convey water	Part Section 106 Block I Teviot Survey District - herein	Black Line Transfer 883306	The Teviot Irrigation Company Limited	

Subject to a right to convey water over Part Section 106 Block I Teviot Survey District marked A on DP 581046 created by Easement Instrument [12548622.2](#) - 14.10.2022 at 3:19 pm

4 Location

The sections are located on the side of Roxburgh East Road at or near Rapid Number 100 on the road. This is the back road from Roxburgh to the Roxburgh Dam to the north. Roxburgh Township is less than 2 km from the property.

Surrounding property is a mixture of lifestyle and larger blocks as well as camping ground and the sewage ponds for Roxburgh.



Source: CODC GIS Mapping

NB. Please note that the boundaries noted are indicative only

Roxburgh is a rural service township situated on the west bank of the Clutha River in the Teviot Valley, Central Otago. It is approximately 149 kilometres northwest of Dunedin, and 42 kilometres south of Alexandra.

Fruit growing and pastoral farming are the major industries in the district, particularly apples and stone fruits. The Roxburgh hydroelectric power station is also located just north of the main township.

The township serves a wide rural area and offers ample amenities including an area school, service station, medical centre and a small range of retail shops along Scotland Street, the main thoroughfare.



5 Resource Management Considerations

5.1 Overview

Territorial Authority	Central Otago District Council
Plan name	Central Otago District Council District Plan
Plan status	Operative

5.2 Zoning Overview

Rural Residential Zone:

Purpose	This area allows for slightly more intensive development of the area whilst maintaining and protecting the natural landscapes and amenity values of the area.
Permitted activities	Any activity that meets size and zone standards and is not listed as controlled, restricted discretionary, discretionary, non-complying or prohibited is a permitted activity. Residential activity is a controlled activity within this area.
Development controls (if relevant)	No sites less than 2 hectares, and one residential building per building platform. No additional formed access can be created from the State Highway. Various rules in regard to building location, plantings, visual effects, noise, earthworks, storage and service provision.

5.3 Designation/Heritage/Protection Overlays

A designation is a planning technique used to authorise works and activities by a requiring authority (such as a council, government organisation or network utility operator) on a particular site, without the need for land use consent.

There are no protection overlays on the property.

There are no designations or protection overlays on the property.

There are no heritage features on the property.

5.4 Natural Hazards

Our enquiries at Otago Regional Council do not indicate that the property is subject to any significant natural hazard overlays.

Significant Natural Hazards could, if present, adversely affect the value of the Property. The stated value estimate is on the assumption that no hazard known or unknown would cause loss in value. No responsibility is assumed for any such conditions, and the addressee of this report is advised that the valuer is not qualified to detect such hazards, quantify the impact on values or estimate the remedial cost.



While we have taken due care to note any reported hazards, our investigations have been undertaken for valuation purposes only and this report is not a site survey or geotechnical assessment. Unless stated otherwise, we have not taken into account the effect on value due to natural hazards.

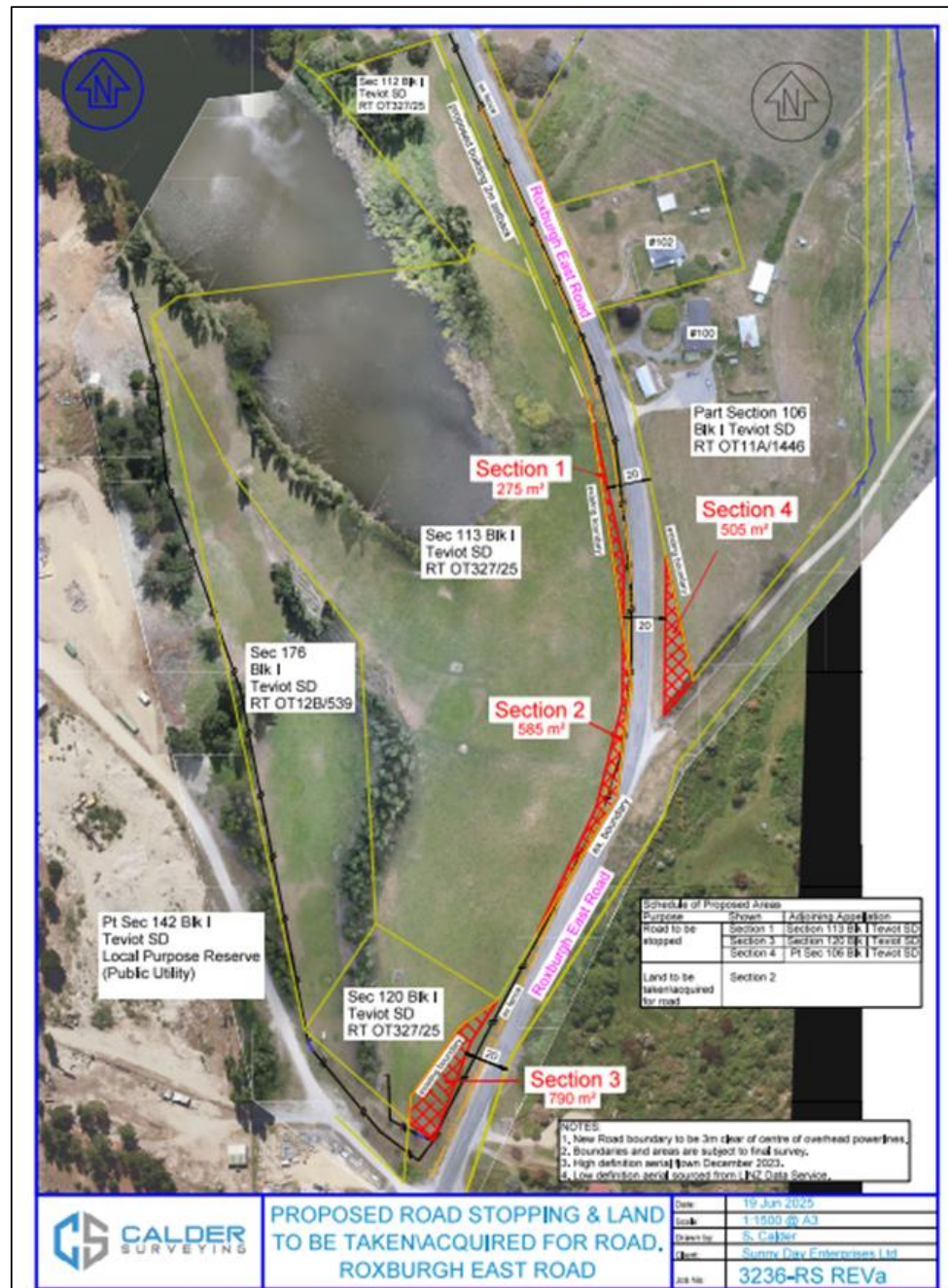
5.5 Summary

The above information assists us in informing our opinion as to the highest and best use of the property.

The highest and best use of the property is as lifestyle.

Disclaimer: The information provided herein is not intended to be professional resource management advice and is provided for valuation purposes only. We recommend a qualified resource management consultant be consulted for further detail if required. We reserve the right to alter this valuation upon receipt of formal planning advice.

6 Section Descriptions



Source: Provided by client

Note: The boundaries shown above may not be accurate.

**Section 1**

Size 275 square metres.

Description Long narrow very shallow triangular shaped block, shown on the above plan.

Views to Section 1**Section 2**

Size 585 square metres, shape and dimensions as per appended Record of Title Plan.

Description Very long thin, slightly curved and triangular shaped block, shown on the above plan.

Views to Section 2

**Section 3**

Size 790 square metres, shape and dimensions as per the plan.

Description Irregular shaped relatively level piece of land within the fence line at top of bank, shown on the above plan.

Views to Section 3**Section 4**

Size 505 square metres, shape and dimensions as per appended Record of Title Plan.

Description Triangular shaped level piece of land within the fence, shown on the above plan

Views to Section 4



7 Compensation Matters

7.1 General Principles

It is an established principle of common law that no person should be deprived of their land/property without due process and fair compensation. Recognised principles which have arisen out of compensation cases include the following:

- Principle of Equivalence which basically is to place the owner in a no better/no worse situation to that in which the owner was prior to the notification or taking for the public work. This is to incorporate not only the intrinsic value of the land to be taken itself but also any additional loss in value to the residue property as a result of the land acquisition or the effects of the public work. The latter is commonly referred to as Injurious Affection.
- Principle of Liberality is that such cases are to be resolved in the favour of the dispossessed owner, however this does not mean that the owner should be paid more than the actual loss or more than a fair assessment of the amount of his actual loss. It stems from the Principle of Compensation law that the owner is entitled to be put back in the same position in respect of his capital as he was before taking.
- Principle of Natural Justice is that an owner is entitled to know exactly what their rights are and be well informed.
- Where the value of the land has increased or reduced by the work or the prospect of the work, this change in value should be disregarded.
- Properties are to be valued in accordance with their highest and best use.

Entitlement to compensation is set out in Part V of the Public Works Act 1981 (PWA) and provides that affected landowners are entitled to "full compensation" so that they are left in a no better or worse position than they were before the public work commenced. This means that landowners will not be deprived of their land without fair compensation but will not be compensated so as to make a profit from the public work.

The following Sections of the Public Works Act 1981(PWA) relate to Valuation matters:

- Section 60 - Basic entitlement to compensation
- Section 61 - Exceptions to rights to compensation
- Section 62 - Assessment of Compensation
- Section 64 - Compensation for Injurious Affection to be assessed by reference to the whole work
- Section 65 - Compensation for land for which no general demand exists

7.2 Public Works Act 1981 Provisions

The valuation methodologies to be used for the purposes of the assessment of compensation under the Public Works Act 1981 are set forth as follows:

Section 62(1)(b) states the amount of compensation payable is "that amount which the land if sold in the open market by a willing seller to a willing buyer on the specified date might be expected to realise, unless

- (i) *"the assessment of compensation relates to any matter which is not directly based on the value of land and in respect of which a right to compensation is conferred under this or any other Act; or*



- (ii) *only part of the land of an owner is taken or acquired under this Act and that part is of a size, shape, or nature for which there is no general demand or market, in which case the compensation for such land and the injurious affection caused by such taking or acquisition may be assessed by determining the market value of the whole of the owner's land and deducting from it the market value of the balance of the owner's land after the taking or acquisition"*

Section 61(1)(c) states: "where the value of the land taken for any public work has, on or before the specified date, been increased or reduced by the work or the prospect of the work, the amount of that increase or reduction shall not be taken into account".

That is the value of the land taken (either the full site or a partial acquisition) must be assessed as if the work was not proposed or not in existence.

This assessment is based on the requirement for the full subject property site. While it is held in one title and could be viewed as a partial taking as we believe section 62(1)(b) does not apply given the nature of the property is not a ... "size, shape, or nature for which there is no general demand or market". And is in fact a large land holding that is developable in its own right.

7.3 Effect on Property – Injurious Affection/Betterment

7.3.1 Injurious Affection

Injurious Affection is assessed by valuing the retained land (smaller parcel etc.) on completion of the works and comparing it to the value of the retained land, taking into account the market influence of the prospect of work depending on the state of the project/proposed project at the time of the valuation.

It must be noted that Injurious Affection can also apply to 'other land' of the claimant even if land for a Public Work was not directly taken e.g. a rear title owned by the claimant suffers Injurious Affection by the taking of land from a front title that includes right of way access to the rear title.

In this instance we are unable to state whether or not there is any injurious affection in regard to the subject land being taken. As per our instructions we have not interviewed the current owner of the land and are not aware of their position.

We have not been provided any detail as to the nature of the proposed public work, its noise, smell, hours of operation, or internal site mitigations. We are therefore unable to give an opinion on injurious affection to the owner's land / neighbouring parcels.

7.3.2 Betterment

Section 62(1)(e) states:

"The Tribunal shall take into account by way of deduction from that part of the total amount of compensation that would otherwise be awarded on any claim in respect of a public work that comprises the market value of the land taken and any injurious affection to land arising out of the taking, any increase in the value of any land of the claimant that is injuriously affected, or in the value of any other land in which the claimant has an interest, caused before the specified date or likely to be caused after that date by the prospect of the work, and;

62(1) (f) The tribunal shall take into account, by way of deduction from the total amount of compensation that would otherwise be awarded, any increase in the value of the parcel of land in respect of which compensation is claimed that has occurred as a result of the exercise by the New Zealand Transport Agency of any power under Section 91 of the Government Rounding Powers Act 1989.



There is no betterment in this case.

7.3.3 Additional Payments

Our assessment excludes any claim for disturbance, damages, demolitions, costs associated with reinstatement works and any 'Additional Compensation' under Section 72 Public Works Act 1981.

7.3.4 Comment

Although this job not requested under the provisions of the Public Works Act, there are principals that apply.

8 Matters Specific to These Sections

This valuation is about selling land and acquiring land to and from the adjoining owner to legalise the land used as road corridor.

We have based our values on the value of the adjoining land only.

Unfortunately, there are very few recent sales of any size within the Teviot Valley. Only one in 2024. We have had to look at sales back to 2022 to get a selection, which on analysis offers an indication of the value of flat pastoral land in the location we are valuing. This assessment is as follows:

9 Valuation Rationale

9.1 Highest and Best Use

'Highest and Best Use' is the most probable use of a property which is physically possible, appropriately justified, legally permissible, financially feasible and which results in the highest value of the property being valued. It is assessed from the perspective of market participants.

We consider the highest and best use to be for rural land.

9.2 Valuation Approaches and Methods

In arriving at the market value of property, a number of methods of valuation are available. We have relied on the Market Approach as per International Valuation Standards and utilise the following valuation methods:

Before and After Method

The Before and After Approach has been approved by the valuation profession and also with the courts over many years.

Section 62(b)(ii) of the Public Works Act 1981 specifically refers to the approach and whilst we acknowledge this is for the purpose of compensation related to a public work.

For minor areas of land it is not usually warranted to apply the before and after approach as it is difficult to see any difference in value due to the very small change in overall area of the property.



Comparable Transactions Method

In the comparable transaction method, the valuer analyses evidence of similar easements that have been granted to a unit of comparison, usually a fee per square metre or per metre in length of the easement facility and compares these with the subject easement to arrive at an opinion of a fair market consideration payable. In making comparison with the subject easement, the valuer may make adjustments to the market evidence to allow for factors such as location, size, time, general market conditions, physical features, characteristics of the property, nature of the activities and any associated market stigma. Elements of comparison are tested against market evidence to estimate which factors are sensitive to change and how they affect consideration agreed.

The comparable transaction method is the preferred valuation methodology to assess market value where comparable evidence is available. However, it is often the case that there is a lack of available and comparable evidence of easements freely negotiated in the market therefore other methods may need to be applied.

10 Market Evidence

This information provides a useful comparison and has been compiled from information held in a range of sources in the marketplace as well as in our own files. We have endeavoured to cross check the authenticity and accuracy of the information but this has not always been possible and therefore can only be viewed as a guide. The property has been valued by way of direct comparison, with suitable subjective adjustments to allow for differences in variables.

While our valuation is based on historical sales evidence, in deriving our assessment we have also been mindful of any other anecdotal information available to us. It should be noted that the market is a dynamic place with continually changing supply and demand levels, where any changes in market conditions can affect property values in either direction.

There are very few sales in the locality. The following are most that we have considered with a range of dates from 2022. One of the sales is the adjoining property so we have included it in our analysis:

100 Roxburgh East Rd		Sale Date	Jun-22	Sale Price	\$1,375,000
Chattels					\$15,000
Improvements					
Dwelling	210	\$2,000	per m2	\$420,000	
Secon	85	\$1,500	per m2	\$127,500	
Pack Shed	140	\$800	per m2	\$112,000	
Impl Shed	100	\$200	per m2	\$20,000	
				\$679,500	
Ol's				\$40,000	
				\$719,500	say \$720,000
Balance SP - Land					\$640,000
Split	Site	0.4000		\$150,000	
	Pasture	9.2859	\$50,000 per ha	\$464,295	
	Pond	1.2000	\$15,000 per ha	\$18,000	
	Total Area	10.8859		\$632,295	



0 Roxburgh-Ettrick Road				<u>Sale Date</u>	Nov-24	<u>Sale Price</u>	\$865,000
Improvements							
Shed	170		\$200	per m2		\$34,000	
Shed	200		\$400	per m2		\$80,000	
Ol's						\$50,000	
Trees	5		\$15,000	per ha		\$75,000	
						<u>\$239,000</u>	
						say	<u>\$240,000</u>
Balance SP - Land							\$625,000
Split	Site	0.4000				\$75,000	
	Easy steep	15.0000	\$25,000	per ha		\$375,000	
	Steep	35.4897	\$5,000	per ha		\$177,449	
Total Area		50.8897				<u>\$627,449</u>	

0 Kinaston Road				<u>Sale Date</u>	May-24	<u>Sale Price</u>	\$4,865,142
Improvements							
Ol's	Pond					\$75,000	
	Trees	40	\$50,000	per ha		\$2,000,000	
	Shelter	4,000	\$25	per m		\$100,000	
	Fencing	800	\$25	per m		\$20,000	
						<u>\$2,195,000</u>	
						say	<u>\$2,200,000</u>
Balance SP - Land							\$2,665,142
Split	Site	0.4000				\$100,000	
	Flats	46.3000	\$56,000	per ha		\$2,592,800	
Total Area		46.7000				<u>\$2,692,800</u>	



11 Valuation Methodology

11.1 Before and After Method

We have not used the Before and After method in this instance due to the small land areas and shapes involved.

11.2 Comparable Transaction Method

The Market Evidence from near Roxburgh shows:

- Rates per hectare ranging from \$25,000 to \$56,000 as per the summary following: -

<i>Land Class</i>	<i>Rates Per Ha</i>
Flats	\$50,000
Flats	\$56,000
Easy to Steep	\$25,000
Steep	\$5,000

- We have adopted \$50,000 per ha as the starting point for assessing the value of the four sections.
- Applied to this is a shape factor, being a percentage of 1 (or 100%)
- The very narrow sections (Sections 1 & 2) we have applied 25% of the whole.
- The other two blocks we have applied 50% due to their size and shape in relation to the whole of the property (10.8859ha)

Key Factors to Consider in our assessment are:

- The Rate per hectare analysis.

Based on our analysis, we consider a fair market easement consideration for the four sections to be as follows: -

Legal	Area (m2)	Description	Area(ha)	Rate/ha \$50,000	Shape Factor	Values	Value
Section 1	275	Thin triangular block	0.0275	\$1,375	25.0%	\$343.75	
Section 3	790	Triangular	0.0790	\$3,950	50.0%	\$1,975.00	
Section 4	505	Level at top of bank	0.0505	\$2,525	50.0%	\$1,262.50	
						\$3,581.25	say \$3,575.00
Section 2	585	Long narrow strip	0.0585	\$2,925	25.0%	\$731.25	say \$750.00
<i>Difference</i>							<i>\$2,825.00</i>



11.3 Valuation Assessment

We assess the **Market Value** of the four sections as follows: -

Legal	Area	Value
Section 1	275	\$345.00
Section 3	790	\$1,975.00
Section 4	505	\$1,260.00
Total	1570	\$3,580.00
Section 2	585	\$750.00

Difference	985	\$2,830.00
------------	-----	-------------------

All figures are plus GST, if any.



12 Contact Details

We trust that this report is suitable for your current requirements but should you need any further assistance please do not hesitate to contact the undersigned.

Lindsay Borrie

Registered Valuer, ANZIV

lindsay.borrie@aplproperty.co.nz

Annual Practicing Certificate No. 32328

APL Property Valuation Ltd

t: + 64 (3) 442 7133

e: valuation@aplproperty.co.nz

w: www.aplproperty.co.nz

12.1 Extent of Involvement

Inspection of Property	Lindsay Borrie
Valuation Calculations	Lindsay Borrie
Authoring of Report	Lindsay Borrie
Peer Review	Benjamin Rotto

Peer Review Disclaimer: This report has undergone an internal peer review as part of our quality assurance processes. The peer review is limited to reviewing methodology, key assumptions, consistency, and adherence to professional standards. The peer reviewer does not assume responsibility for the opinions, conclusions, or contents of the report, which remain the sole responsibility of the primary author.



Appendix: Qualifications, Disclaimers and Limitations

Compliance Statement

We also confirm that the statements and facts presented in the report are correct to the best of the Valuer's knowledge; the analysis and conclusions are limited only by the reported assumptions and conditions; the valuation is performed in accordance with the NZIV Code of Ethics and Performance Standards; the Valuer has satisfied professional education requirements; the Valuer has made a personal inspection of the property; no one except those specified has provided professional assistance in preparing this report.

The principal signatory and/or co-signing Valuer have all appropriate qualifications and registrations enabling them to practise as a Valuer.

We confirm that we hold professional indemnity insurance and that the Registered Valuer signing the report is covered by this policy.

The valuer has no direct or indirect interest, financial or otherwise, in the property, or with the client/borrower. The valuer is not aware of any other potential conflicts of interest.

Disclosure

The valuation is prepared on the basis that the client and instructing party have provided us with a full and correct disclosure of all information, circumstances and other material which may affect the preparation of the report and our valuation conclusion. We accept no responsibility or liability whatsoever unless such full disclosure has been made to us.

Information

In preparing our valuation we may have relied on information supplied by the client, the instructing party, the client's advisors and or third parties; as well as market derived evidence from industry sources and market participants. Unless otherwise stated our valuation is undertaken on the basis that the information supplied is complete and accurate. We have not independently verified third party information. APL Property Valuation Ltd accept no liability if any of the unverified information provided by others and referred to in our valuation is incorrect or incomplete and or if market evidence becomes available which we were previously not privy to.

Date of Valuation – Valuation Subject to Change

Please note the values provided in this valuation are our opinion as at the date of valuation only.

These values may change significantly and unexpectedly over a relatively short period of time due to market conditions or factors specific to the property. We do not assume any responsibility or accept liability for loss alleged to have been sustained through fluctuation in the market value of the asset or security after the date of valuation.

Without limiting the above statements, we do not assume any responsibility or accept any liability where this valuation is relied upon after the expiration of ninety (90) days from the date of the valuation, or such earlier date if you become aware of any factors that may have any effect on the valuation.

Use of Report

The valuation and all valuation services are provided solely for the use of the addressee and the client. APL accept no responsibility to any third party.



Extension of Liability

This valuation is subject to all the terms and conditions set out in this report.

This valuation report is provided subject to the assumptions, disclaimers, limitations and qualifications detailed throughout this report.

Reliance on this report and extension of our liability are conditional upon the readers' acknowledgment and understanding of these statements.

Limitation of Liability

The parties will only be liable to each other for reasonably foreseeable damage or loss caused directly by a breach of this Agreement. Neither party will be liable for indirect, consequential, or special loss, or loss of profit, however arising, whether in contract, tort, or on any other legal basis. In addition, if either party is found liable to the other and the claiming party and/or a non-party to this Agreement has contributed to the damage or loss, the liability of the liable party will be limited to the proportional extent of its own contribution to the damage or loss.

Duration of Liability

Without prejudice to any time limitation defence available under a statute, any claim by either party (whether in contract, tort, or on any other legal basis) must be filed in Court, or any Tribunal with jurisdiction to determine such a claim, within six years after completion of the Services otherwise a party will have no liability to the other.

Structural, Pest and Compliance

We have undertaken a visual inspection in respect of any building valued but must advise that we have not commissioned structural surveys or tested any of the services and are therefore unable to confirm that these are free from defect. We further note that we have not inspected unexposed or inaccessible portions of any building and are therefore unable to certify that these are free from defect. Any elements of deterioration apparent during our consideration of the general state of repair of buildings has been noted or reflected in our valuation. We are, however, unable to give any warranty as to structural soundness of any building and have assumed in arriving at our valuation that there are not structural defects or the inclusion of unsatisfactory materials.

No inquiries in respect of any property, or of any improvements erected thereon, have been made for any sign of timber infestation, asbestos or other defect, whether latent, patent or structural.

It has been assumed that all improvements to the property comply with the terms and conditions of all relevant legislation and requirements of territorial authorities except as detailed herein.

Boundaries

We have not conducted a survey of the property and its boundaries and assume no responsibility in connection with such matters. Unless otherwise stated it is assumed that all improvements lie within the title boundaries. Any sketch, plan or map in this report is included to assist the reader in visualising the property and should not be relied upon as being definitive.

Records of Title & In Title or Visible

We have relied on copies of Records of Title and/or Leases provided and the valuation is issued on the understanding that these are accurate copies and no dealings or changes have occurred to the documents provided.

This valuation has been prepared on the understanding that no easements, rights of way, encroachments or any other registrations exist by or on the subject property other than those set out in Title details or detailed herein.



Council/Agent

Information that has been obtained verbally from the District Council or Agent for this valuation is issued on the understanding that such information is correct. We will not assume any liability for our reliance on the Local Authority's or Agent's verbal advises.

Privacy

Information collected and held by us will be used for valuation purposes. Under the Privacy Act 2020, you have the right to access and correct any personal information that we hold about you.

You agree that information in respect of your property that is submitted to APL may be used by APL property for valuation purposes.

Publication

No part of this report (in whole or in part) or any reference to it may be included in any published document or posted on the internet without APL's prior written approval.

Dispute

Any dispute between the parties related to this engagement shall, at the option of APL, be referred to mediation or arbitration. The Arbitration Act 1966 (or any replacement act) shall govern arbitration.

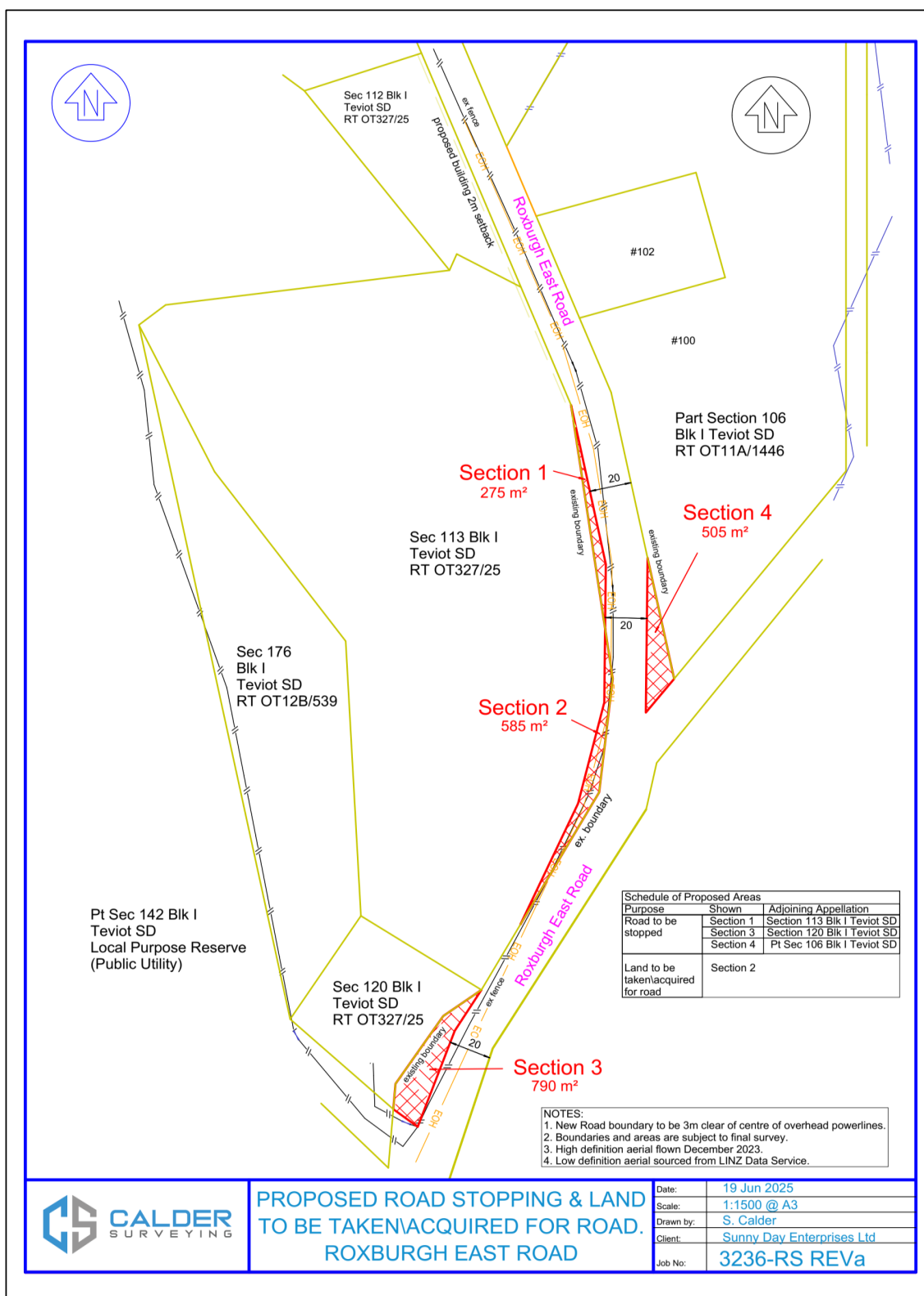
General Responsibility

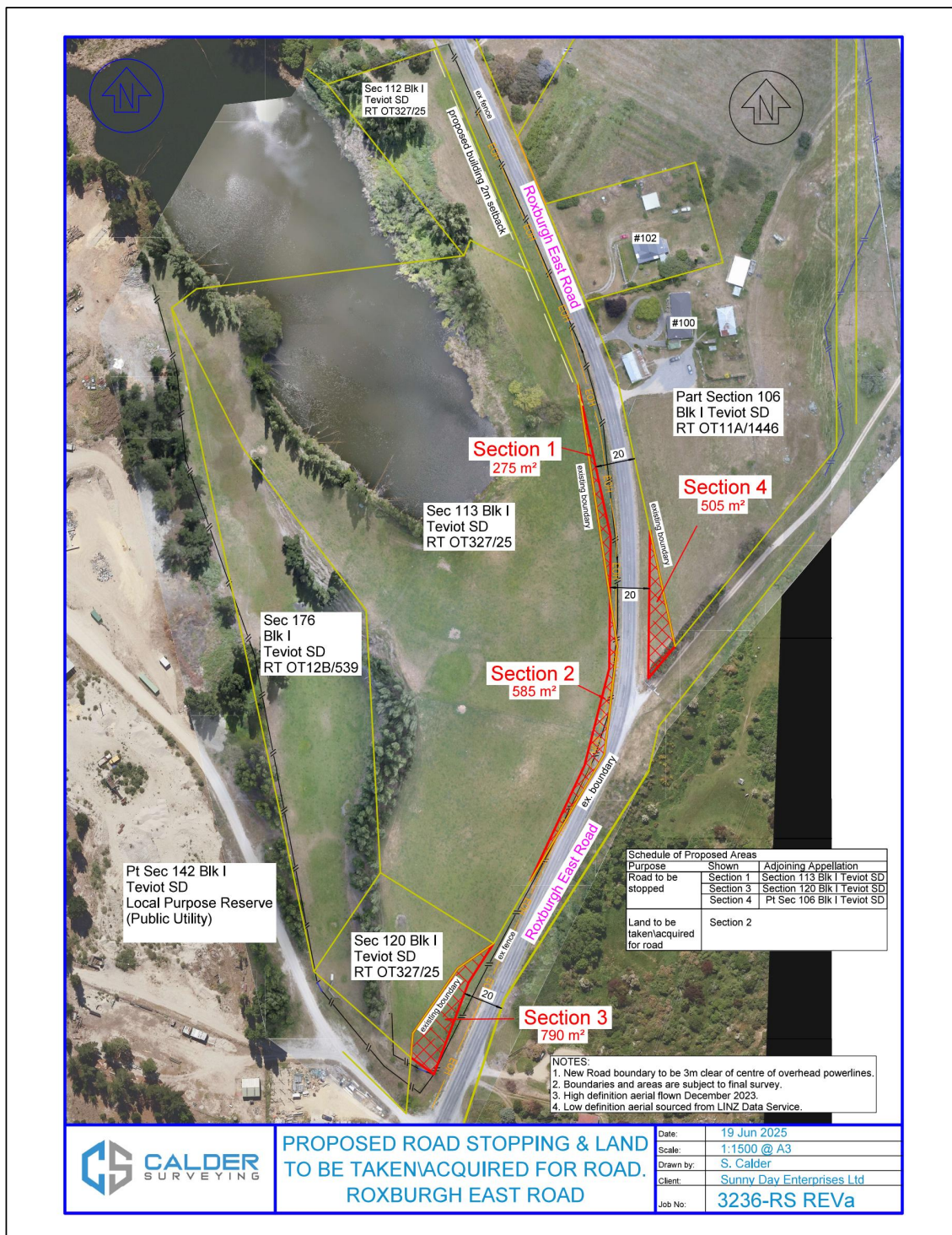
No responsibility is assumed for legal matters, question of survey, opinions of title, hidden or unapparent conditions of the property, soil or sub-soil conditions, engineering or other technical matters, which might render the property more or less valuable than as stated herein. If, as the result of our investigation and analysis, it came to our attention that certain problems may exist, a cautionary note has been entered in the body of the report.

While due care was taken during the course of our inspection to note the physical characteristics of the land and buildings, this report does not purport to be in any way a geological or structural survey of the property and we accept no responsibility in respect of such matters. It is therefore assumed, unless otherwise noted herein, that the land provides a stable building platform and is free of hazards, the buildings are sound and free of any defects associated with the leaky building syndrome and lie within the title boundaries, services to the property are free from defect and there is no liability under the Resource Management Act or Building Act. We have not been commissioned to search building permit records or obtain a Land Information memorandum and we are not able to verify that all buildings have a Code of Compliance Certificate.



Appendix: Proposed Road Stopping Plan





6 MAYOR'S REPORT

26.1.3 MAYOR'S REPORT

Doc ID: 2686753

1. Purpose

To consider an update from Her Worship the Mayor.

Recommendations

That the Teviot Valley Community Board receives the report.

Her Worship the Mayor will give a verbal update on activities and issues of interest since the last meeting.

2. Attachments

Nil

7 CHAIR'S REPORT

26.1.4 CHAIR'S REPORT

Doc ID: 2687029

1. Purpose

The Chair will give an update on activities and issues since the last meeting.

Recommendations

That the report be received.

2. Attachments

Nil

8 MEMBERS' REPORTS

26.1.5 MEMBERS' REPORTS

Doc ID: 2688358

1. Purpose

Members will give an update on activities and issues since the last meeting.

Recommendations

That the report be received.

2. Attachments

Nil

9 STATUS REPORTS

26.1.6 FEBRUARY 2026 GOVERNANCE REPORT

Doc ID: 2686484

Report Author:	Sarah Reynolds, Governance Support Officer
Reviewed and authorised by:	Saskia Righarts, Group Manager - Governance and Business Services

1. Purpose

To report on items of general interest, receive minutes and updates from key organisations and consider the status report updates.

Recommendations

That the report be received.

2. Discussion

Status Reports

The status reports have been updated with any actions since the previous meeting (see Appendix 1).

Mr Jessop will provide a verbal update on the Millers Flat Hub project, and Cr Pannett will provide a verbal update on the Roxburgh Entertainment Centre Project Steering Group.

3. Attachments

Appendix 1 - Status Updates [↓](#)

Status Updates		Committee: Teviot Valley Community Board			
Meeting	Report Title	Resolution No	Resolution	Officer	Status
20/11/2025	Roxburgh Entertainment Centre Project Location Options	25.7.2	<p>That the Teviot Valley Community Board</p> <p>A. Receives the report and accepts the level of significance.</p> <p>B. Recommends to Council to give approval for the Roxburgh Entertainment Centre Project Steering Group to investigate alternative options for the location of the Roxburgh Entertainment Centre rebuild.</p> <p>C. Recommends to Council that once the investigations are complete, a report be provided to the Board and Council in March 2026 outlining the findings on alternative location options, to enable a decision on whether to change the project scope.</p> <p>D. Recommends to Council to authorise the Chief Executive to do all that is necessary to give effect to the Board's recommendation.</p>	Property Officer	<p>20 Jan 2026 Council approved TVCB recommendation to explore current and alternate sites in December. An expression of interest for alternate locations will be released later in January. Investigations on current and alternate locations will be progressed from late January to early March to prepare findings for reports to TVCB and Council on 19 and 25 March.</p> <p>10 Dec 2026 Action memo sent to report writer.</p>
11/09/2025	Proposed Road Stopping - Adj to 3168 Fruitlands- Roxburgh Road, Roxburgh	25.5.4	<p>That the Teviot Valley Community Board</p> <p>A. Receives the report and accepts the level of significance.</p> <p>B. Agrees to recommend to Council to approve the proposal to stop the unnamed unformed road adjacent to 3168 Fruitlands – Roxburgh Road, as shown in figure 1 (Proposed Road Stopping Plan), in accordance with the provisions of the Local Government Act 1974, subject to:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Public notification and advertising in accordance with the Local Government Act 1974. <input type="checkbox"/> No objections being received within the objection period. <input type="checkbox"/> The applicant paying for all cost of the road stopping including the purchase of the land at valuation. 	Statutory Property Team Leader	<p>09 Jan 2026 No further progress to report.</p> <p>03 Dec 2025 Valuation of road stopping has been requested.</p> <p>05 Nov 2025 Application still being processed.</p> <p>03 Oct 2025 In process of valuation and preparation for legalisation. The process can take several months.</p> <p>19 Sept 2025 Action memo sent to report writer.</p>

			<input type="checkbox"/> The stopped road parcels of land being amalgamated with the applicant's Record of Title. <input type="checkbox"/> The final survey plan being approved by the Chief Executive Officer. C. Authorises the Chief Executive to do all that is necessary to give effect to the resolution.		
11/09/2025	2025-2026 Community and Promotions and Events Grants Applications - First Round	25.5.3	<p>That the Teviot Valley Community Board:</p> <p>A. Receives the report and accepts the level of significance</p> <p>B. Approves the application from Puna Rangatahi for multi-year funding and allocates a grant of \$2,500 for both the 2025/26 and 2026/27 financial years towards facility expenses, youth worker wages and programme delivery costs in Roxburgh.</p> <p>C. Approves the application from the Roxburgh Pioneer Energy Brass Band for multi-year funding and allocates a grant of \$2,000 in both the 2025/26 and 2026/27 financial years towards operational costs.</p> <p>D. Approves a grant of \$5,000 to On the Rox towards the startup expenses for the ontherox.nz cooperative in Roxburgh, subject to achieving incorporated society status and a lease being signed for the entity.</p>	Community Development Lead	<p>13 Jan 2026 A payment has been made to Puna Rangatahi. Accountability report will be followed up in due course.</p> <p>MATTER CLOSED</p> <p>06 Nov 2025 Grant recipients have been notified of the decisions and payments have been made to the Roxburgh Pioneer Brass Band and OntheRox. A purchase order has been sent to Puna Rangatahi.</p> <p>19 Sept 2025 Action memo sent to report writer.</p>

10 DATE OF THE NEXT MEETING

The date of the next scheduled meeting is 19 March 2026.