

John Dalrymple Willis

ASS: 130 Victoria Avenue, Palmerston North TELEPHONE: 77335 PN
Lake Koputara, Wylies Road, Himatangi
E INSPECTED: 14/3/84 BY: F E T Suckling WITH : J D Willis

INITIATED BY: J D Willis

LOCATION: Lake Koputara, Himatangi

DESCRIPTION OF WHOLE PROPERTY: (40.8717 ha)
Approximately 24.5 ha. of lake and swamp and 16.3 ha. of rolling sand dunes, also including almost 1.5 km of access road, fenced both sides, from Wylies Road to the lake (see survey plan)

DESCRIPTION OF AREA TO BE COVENANTED: (40.8717 ha)
The whole area of 40.8717 ha described above with the proviso that a small portion of land on the south west side behind a row of pines (see aerial photo) be reserved for forestry or farming some time in the future. Another small area east of the access causeway could also be farmed or planted.

PURPOSE OF COVENANT: To preserve a wildlife habitat for all time. Already a heavy drainage programme initiated by adjacent farmers and executed by the Manawatu Catchment Board has drastically lowered lake levels. This action was taken without Mr Willis' sanction.

SPECIAL CONDITIONS: This over drainage has endangered the existence of a very valuable wildlife refuge. Nearby bare sand dunes partly activated by over drainage are advancing rapidly towards the lake. Urgent sand dune control is required, by planting marram spinifex or pines. A pine plantation on the land already specified by Mr Willis would assist in protecting the lake.

FENCING: The lake is completely ring fenced with a 7-wire (1 barb, 6 plain) with 5 posts per 20 metres and battens. this fence is almost completed with only the battens to be stapled on. Battens are on hand. Excellent new fence.

WEEDS AND WILD ANIMALS: Lupin, as is common on sand country, however, this plant forms a good cover for wildlife, pheasant, quail etc, and stops sand blow.

PUBLIC ACCESS: Good road (metal) from Wylies Road to the lakes . Access would be with Willis' permission.

EFFECT OF OTHER LEGISLATION: Nil

KNOWN THREATS TO LAND: Over drainage by the Catchment Board without Dr Willis' sanction.

RELATIONSHIP WITH SURROUNDING AREA: A very desirable area to be preserved as a wildlife habitat.

PRIORITY IN TERMS OF TRUST GUIDELINES: High

CONCLUSIONS: A very unspoiled area of swamp, lake and sand dunes on which no animals are grazed. A covenant could be arranged at little cost to Trust.

RECOMMENDATION: That a covenant be granted as soon as practicable and that works be made by the Trust to retain at least some of the drainage water to raise the lake level to a more satisfactory height.

The erection of a weir across the ^{dr} chain would give control during dry periods.

SFO P R LISSAMAN: I agree a covenant should be offered in principle, to assure the owner the Trust is enthusiastic about this covenant. The Trust and owner to approach the Manawatu Catchment Board for an estimate and possibly finance to construct the necessary protection works.

XXX RECOMMENDATION TO BOARD:

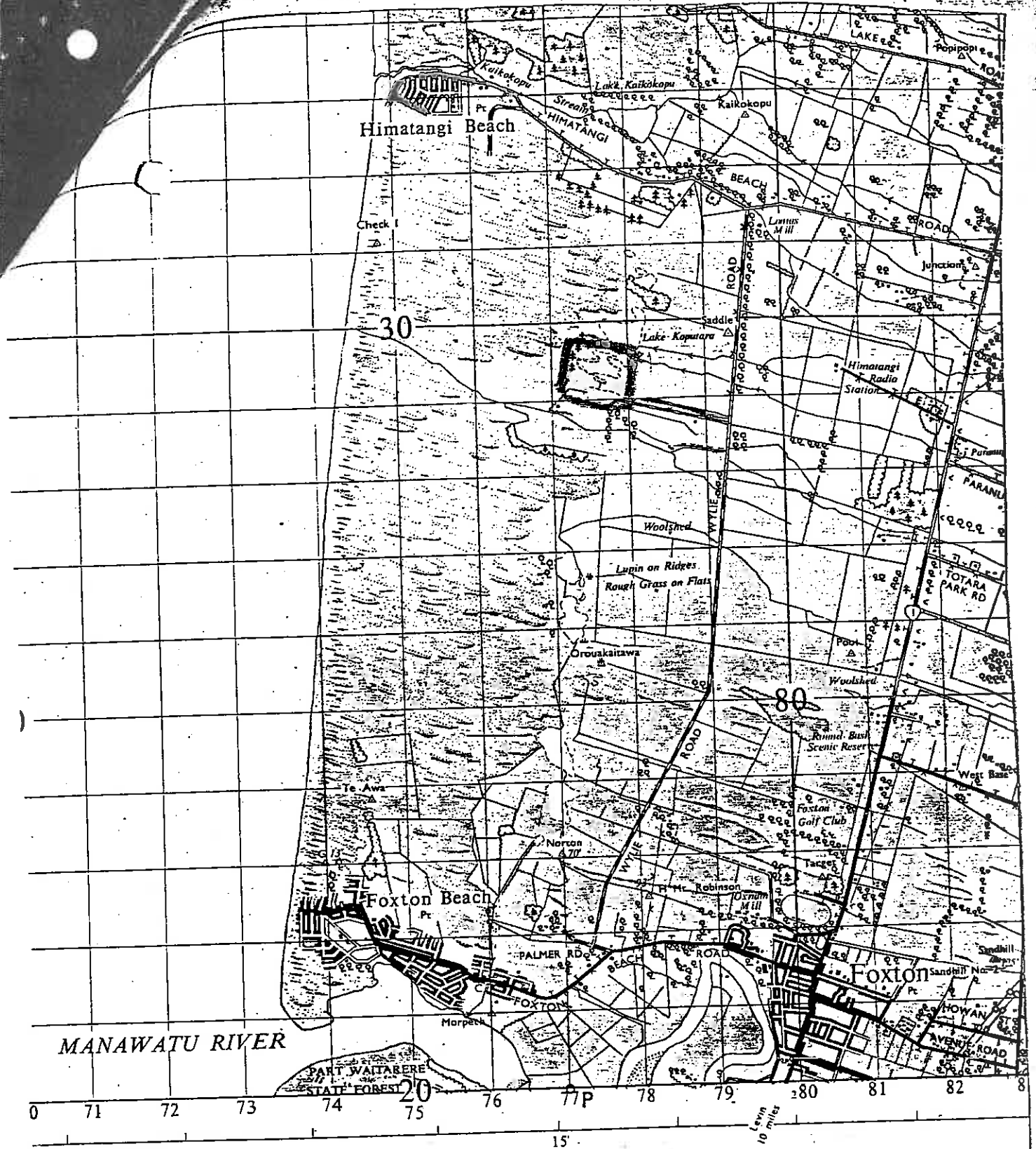
1. Offer a covenant in principle.
2. Discuss with the owner and Catchment Board the cost and financing of necessary works.

APPENDIX:

Tenure: Freehold
Survey Desc: Part Sect 321 Lot 1 DP 18813 BLK IV
County: Manawatu

Mortgagees: Nil
Definition: Survey No. 5408 17/4/79
1:2000

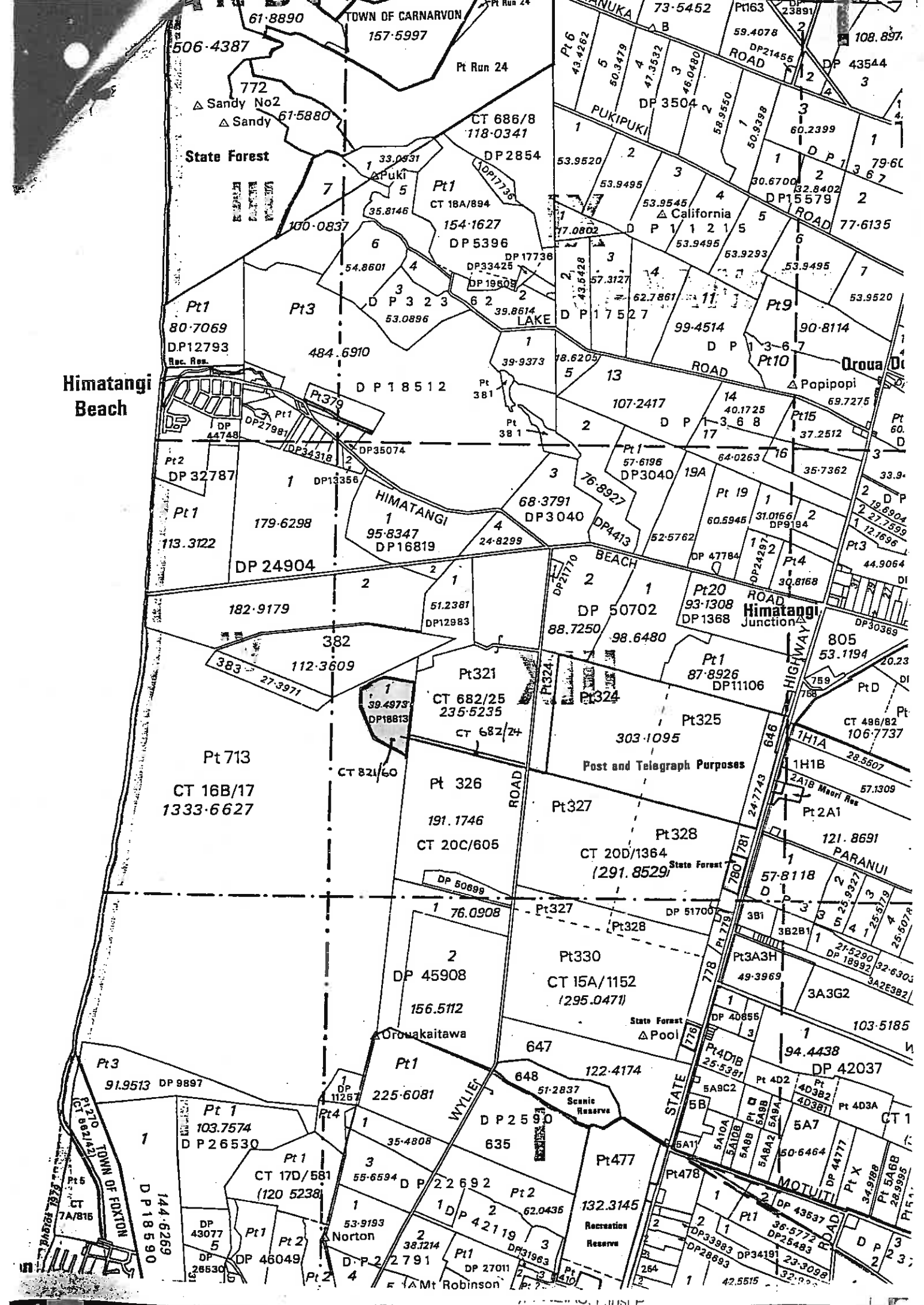
Aerial Photos taken in 1953 and again in 1975 show the effect of over drainage on the lake levels.



TANGIMOANA

N 148

HEIGHT CONVERSION TABLE



Himatangi Beach

State Forest

Pt 713
CT 16B/17
1333-6627

Pt 1
CT 17D/581
(120 5238)

Pt 321
CT 682/25
235-5235

Pt 326
191.1746
CT 20C/605

Pt 330
CT 15A/1152
(295.0471)

Pt 1
225-6081

Pt 1
CT 46049

Pt 20
93-1308
DP 1368
Himatangi Junction

Pt 325
303-1095
Post and Telegraph Purposes

Pt 328
CT 20D/1364
(291.8529)
State Forest

Pt 477
132.3145
Recreation Reserve

Pt 1
87-8926
DP 11106

Pt 2A1
121.8691
PARANUI

Pt 3A3H
49-3969

Pt 4D2
Pt 4D3B
Pt 4D3A
CT 1

Pt 1
DP 4357
DP 36-5772
DP 25483

Oroua Lake

805
53.1194

Pt 2A1
121.8691
PARANUI

Pt 3A3G2
3A2E382

Pt 4D2
Pt 4D3B
Pt 4D3A
CT 1

Pt 1
DP 4357
DP 36-5772
DP 25483

TOWN OF FOXTON

DP 18590

MOTUITI

DP 4357



VALUATION DEPARTMENT

NOTICE OF VALUATION

The valuation of the property described below now appears in the district valuation roll as shown. There is a right of objection to these values which expires on the date shown in the panel headed "Last Day for Objection". For further information please refer to the back of this form. Inquiries and objections should be addressed to: Valuation Department, P.O. Box 242 PALMERSTON NORTH

This notice is issued because of a **GENERAL REVALUATION** as explained overleaf.

SURNAME - GIVEN NAME
WILLIS JOHN DALRYMPLE
130 VICTORIA AVE
PALMERSTON NORTH

John Dalrymple

S. W. A. RALS
 Valuer-G.

PLEASE QUOTE THIS NUMBER IN ALL INQUIRIES: 14290	9	1	PLEASE KEEP THIS NOTICE FOR FUTURE REFERENCE	Date of latest General Revaluation: 1/07/66	Last Day for Objection: 1/11/66
THE VALUATION IS Value of Improvements \$ 6500 Land Value \$ 15500 Capital Value (Valued as Freehold) \$ 22000			Special Values	Occupier (within the meaning of the Rating Act) WILLIS JOHN DALRYMPLE	
Value of Improvements Land Value Capital Value (Valued as Freehold)			Nature of Improvements DE UI FG	Name of District MANAWATU COUNTY	
Area HECTARES 1.3744			Address of Property/Situation WYLLIE RD	Description of Property. CV LV SPEC CV SPEC LV	

Abbreviations which appear in "Nature of Improvements":

DWG Dwelling.
 BDG Building.
 OB Other Buildings.
 FG Fencing.
 OI Other Improvements.

CODE **309** MANAWATU CATCHMENT BOARD
 PT SEC 321 BLK XIII TE KAKAU SD

The sequence of data here is: Owner (if other than Occupier), Special Rating Area Information (if any), Description of Property.

APPROXIMATE AREA EQUIVALENTS 500 sq. metres = 1/8 acre 1000 sq. metres = 1/4 acre 1 hectare = 2 1/2 acres 100 hectares = 247 acres



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S. W. A. RALPH

GENERAL REVALUATION

This notice is issued because of a

S. W. A. RALPH
Valuer-C

SURNAME - GIVEN NAME
WILLIS JOHN DALRYMPLE

139 VICTORIA AVE
PALMERSTON NORTH

Date of latest General Revaluation: 1/07/56
Last Day for Objecting: 2/13/56
Occupier (within the meaning of the Rating Act): WILLIS JOHN DALRYMPLE

PLEASE KEEP THIS NOTICE FOR FUTURE REFERENCE

Nature of Improvements
DE DL FG

Address of Property/Situation
MYLIE RD

Name of District
MANAWATU COUNTY

Description of Property
CV LY SPEC CV SPEC LY

PLEASE QUOTE THIS NUMBER IN ALL INQUIRIES: 14290

THE VALUATION IS

Value of Improvements	\$ 6500
Land Value	\$ 28500
Capital Value	\$ 35000
Valued as Freehold	2 TINEES = 590

Special Values

40.5717

HECTARES

The sequence of data here is: Owner (if other than Occupier), Special Rating Area Information (if any), Description of Property.

SCHEME NAME CLASS

30.5117
10.3600

CODE
399 MANAWATU CATCHMENT BOARD G
322 MCB-HIMITANGI DRAINAGE G
322 MCB-HIMITANGI DRAINAGE A
735 MANAWATU PEST BOARD
1167 PETKOLEUM CORPN NZ LTD

PT SEC 321 LOT 1 DP 18013 SLK XIII TC KAKAU SD BLK IV SANDY SD

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S. W. A. RALSTON

WILLIS JOHN DALRYMPLE
130 VICTORIA AVE
PALMERSTON NORTH

SURNAME - GIVEN NAME
WILLIS JOHN DALRYMPLE
130 VICTORIA AVE
PALMERSTON NORTH

S. W. A. RALSTON,
Valuer-General

PLEASE QUOTE THIS NUMBER INQUIRIES: → 14293	9	PLEASE KEEP THIS NOTICE FOR FUTURE REFERENCE	Date of latest General Revaluation: 1/07/85	Last Day for Objecting 10/11/85
VALUATION IS		Occupier (within the meaning of the Rating Act) WILLIS JOHN DALRYMPLE		
Value of Improvements \$ 13000	Special Values	NATURE OF IMPROVEMENTS NON-RATEABLE SEPARATE VALUATION <i>S.E. 1/4 not rated</i>	Address of Property/Situation 130 VICTORIA AVE PALMERSTON NORTH	
Land Value \$ 13000			Name of District MAHARAU COUNTY	
Capital Value \$ 13000 (Valued as Freehold)			Area WYLIE RD	

HECTARES	39.497	The sequence of data here is: Owner (if other than Occupier), Special Rating Area Information (if any), Description of Property.																
revisions which appear in nature of improvements:	<table border="1"> <tr> <th>CODE</th> <th>SCHEME NAME</th> <th>CLASS</th> <th>AREA</th> </tr> <tr> <td>309</td> <td>MAHARAU CATCHMENT BOARD</td> <td>B</td> <td>30.5117</td> </tr> <tr> <td>322</td> <td>MCB-HIMITANGI DRAINAGE</td> <td>G</td> <td>8.9856</td> </tr> <tr> <td>322</td> <td>MCB-HIMITANGI DRAINAGE</td> <td>G</td> <td></td> </tr> </table>	CODE	SCHEME NAME	CLASS	AREA	309	MAHARAU CATCHMENT BOARD	B	30.5117	322	MCB-HIMITANGI DRAINAGE	G	8.9856	322	MCB-HIMITANGI DRAINAGE	G		CV LV SPEC CV SPEC LV
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