Property report

East Taratahi, Carterton
801 Cornwall Road

Prepared by Bayleys
March 2026

BAYLEYS

Executive summary

The property	801 Cornwall Road, East Taratahi, Carterton
The opportunity	An intensive farming unit, with a mixture soil profiles and with 20l/second of irrigation just over 10 minutes from town.
Area	152.2446 hectares of titled area (more or less)
Legal description	Lot 2 Deposited Plan 570074 Lot 8 Deposited Plan 30024
Zoning	1B
Current use	Stock finishing
Improvements	2 bedroom character cottage Woolshed Workshop Implement shed Newly established lake with trout
Capital Valuation (1/9/23)	Land value - $5,430,000 Rateable Value - $5,960,000
Current rates (2025)	$16,687.30

The sale process

Sales method	Tender (unless sold prior) 186 Chapel Street, Masterton
Sales date	2pm, Thursday 30th April 2026

bayleys.co.nz/3151435

Photo gallery

The property

Located in the well regarded East Taratahi district of the Wairarapa, this productive rural property comprises approximately 148 hectares of effective farmland and is situated just 10 minutes from Masterton, providing convenient access to the region's primary rural servicing centre.

The property offers a well-balanced farming unit with predominantly flat to easy contour and a mix of versatile soil types that support a range of farming activities including dairy support, finishing, winter grazing and crop production. The scale of the farm makes it well suited to larger dairy operations requiring additional grazing land or farmers seeking a reliable and productive support block.

The farm has been well developed and maintained, with strong water infrastructure, irrigation capability and good subdivision supporting efficient day to day farm management. Natural boundaries formed by the Ruamahunga and Waingawa Rivers contribute to the character of the property and reinforce the sense of space and privacy typical of the Taratahi plains.

Alongside its farming capability, the property also presents longer term potential with opportunities to further develop the irrigation system and establish a new homestead on elevated areas of the farm. The river boundaries and newly formed lake add to the wider appeal of the property, creating an attractive rural setting while retaining the scale and functionality expected of a working farm.

Key features:

1. Stoney based free draining soils allowing for the management of heavy cattle through winter.
2. Mixture of silts and clay soils suited to growing crop and managing young stock.
3. Current irrigation of approximately 40 hectares.
4. Just over 10 minutes form Masterton and Carterton.
5. Located on the boundary of two idyllic rivers, with further man made lake.
6. Superb housing sites for the build of an executive home.
7. Character cottage.

Property information

Area

Total titled area: 152. 2446 hectares
Approximately 142 hectares of effective farmland.

Current livestock policy

The current faming system works in with a large scale sheep and beef breeding operation, providing finishing capability. This system does have a degree of flexibility as the two properties are in slightly different climates and policy does move to best fit the entire system.

The standard farming policy on the Cornwall Road property has been,

Winter stock being 150 Angus bull yearlings, 1400 lambs.

150 Angus Bull yearlings brought on in the Autumn and carried through the winter.
1400 lambs, generally hogget lambs that are the smaller of the hill country lambs are brought on at 25kg, and finished at approximately 46kgLW in August.

350 early lambing ewes are brought on at the end of winter, these ewes are culled in December with 1/3rd of the lambs going prime, 1/3rd store and 1/3rd kept.

110 of the Angus Bulls are sold on to the spring market, and approximately 40 R2 cattle are carried through the summer, and killed in the autumn.

Current Pasture & Crop

The cropping system is based around forage crop and best use of the soils, as well as implementing some regenerative policy. A mix of rape, chickory, plaintain and clover is sown which has the rape eventually grazed out, and Italian grasses are drilled straight in achieving a mixed sword of chickory, plantain, clover and grass.

Green field oats have been put into the dryland stones, this autumn. This area ranges from 12-18 hectares.

Subterranean clover is strong throughout the property, and the current owner has been careful to retain this building spray systems around protecting the clovers in the property.

10 hectares of straight chicory is sown each year on the irrigated area.

In years where rainfall has meant for strong growth, supplement silage has been sold to the Taratahi Dairy Farm, this has been the case 3 out of the last 6 years.

Animal Health

The property originally had some drench resistance, where the supporting hill country property did not. By incorporating drench susceptible worms this has largely been managed out of being an issue.
They do not have any micro element issues on the property.

Fencing

The farm is extremely well fenced and divided into approximately 45 paddocks, with a mix of conventional and electric fencing.

Property information

Contour & Access

The property is made up of two terraces, and access is very good through the farm with a 4WD accessible track up the side of the terrace. The road being private acts very well as a laneway system connecting and making for easy movement of livestock around the property and leads back to the woolshed and yards.

A large truck turn around and load out is very easy access, and the tarsealed road and short gravel road is maintained by Higgins who extract the metal from the river.

Soil Health & Fertiliser history

The property benefits from a well-balanced mix of productive soil types including:

- Stoney Soils
- Shallow well drained silt soils
- Silty loam over clay

These soils are very fertile soil types within the district and are well suited to a wide range of farming and horticultural activities.
The mix of soil profiles allows flexibility across farm system, supporting grazing, crop production and winter grazing programs.

Fertiliser application has been continuous and in line with the recommendations of Ballance Agri Nutrients representatives, application of fertilizer has not been annual other than required crop fertiliser, however the soils are very fertile and application of Phosperous when applied has meant for very strong Olsen P, and the property boasts ph levels ranging from 6.1-6.9.

Soil tests are available from 2020 in the appendix, and new soil tests have been requested. These will be made available when results are received.

The below shows the capital application over the last 6 years.

Date	Block	Product/Nutrients
May 2024	Taratahi	DAP Sulphur Super 200kg/ha 20N 30P 25S
October 2021	Taratahi	Sulphurgain 15s + Moly + Selenium 290kg/ha 25P 43S
May 2020	Taratahi	DAP + PhasedN+ 90s 210kg/ha 37N 28P 33S

Water supply and irrigation

The property boasts 3 shallow bores that provide both stock water, domestic water to the cottage and irrigation water. The current consent allows for the irrigation water to be taken from bores T26/0644 and T26/068, this take shall not exceed 207,360m3/year, at 1,728m3/day and at a maximum rate of 20 litres/second.

An area of silt and stoney soils is irrigated by way of K-line with the infrastructure set up to irrigate approximately 40 hectares.

Property information

Rainfall & Climate

Rainfall
- Annual rainfall has been seen to fluctuate, expectation should be between 900-1100mm/annum, and that the seasons would be summer dry.

Climate
- The summers can be hot, and the winters cold. The property is less susceptible to frost however frost or frost like temperatures are common 5-10 times per year.

Gravel extraction

An additional revenue stream is generated through gravel extraction from two locations on the property. The current owners receive royalites on a per ton basis from the extraction operations, and payment is for consideration of land for storage at $1/m3. The extracted gravel ranges from 5,000m3 to 15,000m3. Higgins also maintain the sealed road that runs back to the initial boundary of the 801 Cornwall Road property.

Development Potential

Irrigation

The property offers several opportunities for future development and enhancement. There is scope to further expand and mechanise the existing irrigation system, increasing the irrigated area to improve pasture reliability and crop establishment during key growing periods.
In addition to its farming capability, the property also presents potential for lifestyle development.

Lifestyle development

Two additional lots have been approved through a subdivision consent, providing future flexibility should the owner wish to separate these titles which are currently consented as lot 1 and 2 but held with lot 3 in the current title. The first page of this consent is shown within this information memorandum however the full resource consent can be made available with secondary information.

Both of these sites boast elevated sites on the top terrace, providing attractive building sites with outlook across the surrounding rural landscape.

The ability to split off a separate title, may also offer value for the purchaser to hold an executive home under sperate ownership to the rest of the property.

The Lake

The man-made has been a hobby project of our vendor, this 1.3ha lake is 4m in depth at its deepest point. The lake has clean spring water come up through the ground at this point, and is currently incredibly clean and clear. The vendor has released 500 rainbow trout in this lake and has now begun catching these trout along with his grandson.

The water body is deemed to be a source of water for the river, however would still have potential to be a secondary source of water for irrigation. This avenue has not been fully explored with regional council.

Property information

The Character Cottage

An 1890's two bedroom cottage is in a beautiful and sheltered setting on the botom terrace. This home is heated by a free-standing wood burner and opens on to a north facing deck.

The home is currently tenanted to a young family, and would be suitable staff accommodation, or a good base for a character home development.

Chattels in the cottage include
- Oven
- Light fittings
- Free standing fireplace

Infrastructure & Chattels

The central woolshed , yard and implement shed is suitable to the operation. With machinery kept undercover, the yards being central with good load out facilities, and linked by short laneways and the laneway that is the private portion of Cornwall Road.

The property includes a range of farm infrastructure supporting day to day operations including:

- Woolshed with three shearing plants
- Water storage tank at the cottage
- Dog kennels
- Three pump sheds housing 6 Ordish water pumps
- Cottage water pump
- Electric fence unit

Photo gallery

Photo gallery

The location

Located in the productive Taratahi district of the Wairarapa, 801 Cornwall Road East Taratahi offers a well positioned rural location with convenient access to key agricultural servicing centers. Situated at the end of Cornwall Road the property benefits from excellent privacy and minimal through traffic while remaining within easy reach of the region's primary farming infrastructure.

A defining feature of the property is its natural boundaries with both the Ruamahunga River and the Waingawa River forming part of the farm's perimeter. These river boundaries provide a strong and clearly defined natural boundary while also contributing to reliable water access and the established shelter and natural character typical of the Taratahi plains.

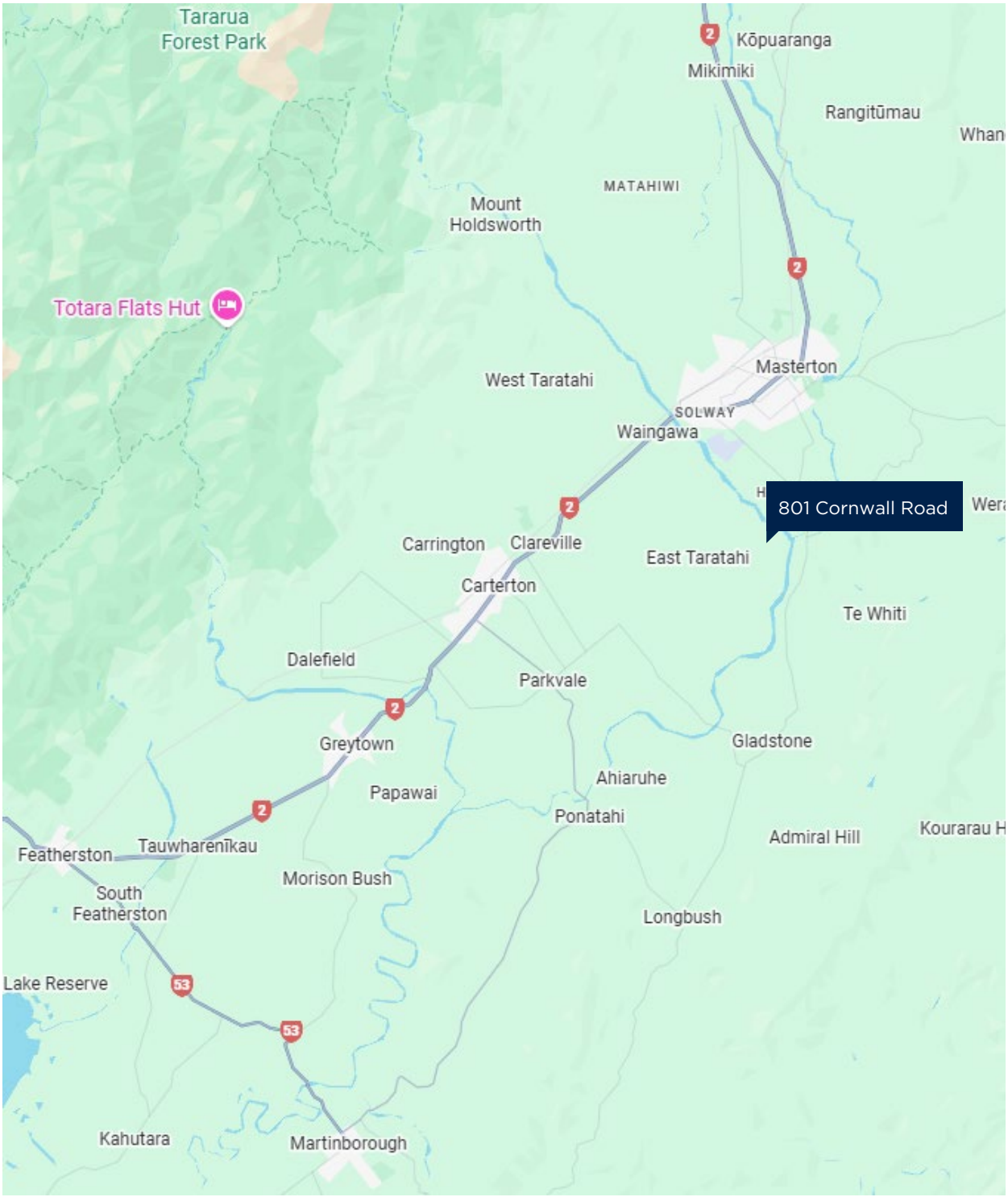
The property is well located in relation to the main rural servicing centers of the Wairarapa. Masterton lies approximately 10km away and provides a full range of agricultural services including rural supply stores stock agents contractors and processing support. The Masterton stock selling yards are within approximately 10 to 12 minutes drive allowing efficient transport of livestock to weekly sales.

Carterton is located approximately 12km to the south providing additional everyday services while Greytown and Featherston are also within comfortable driving distance along State Highway 2. The surrounding district is a well-established farming area comprising a mix of sheep and beef finishing and dairy support operations reflecting the productivity and versatility of the land.

With its combination of privacy natural river boundaries and close proximity to key agricultural infrastructure this location supports efficient farm management while maintaining strong connectivity to the wider Wairarapa farming community.

Approximate distances from the property		
Carterton	15 km	17 minutes
Greytown	23.4 km	26 minutes
Masterton Sale Yards	8 km	5 minutes
Masterton	14 km	10 minutes

The location



Sales details

801 Cornwall Road, East Taratahi, Carterton is offered for sale by way of Tender.

TENDER (unless sold prior)

2pm, Thursday 30th April 2026
186 Chapel Street, Masterton

bayleys.co.nz/3151435

Video available

If you have any questions regarding the content included in this document or to arrange a viewing of the property, please do not hesitate to contact us:

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EASTERN REALTY (WAIRARAPA) LTD, BAYLEYS
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LICENSED UNDER THE REA ACT 2008

Appendices


C22
4.62
C23
4.64
C27
3.16
C26
2.87
C13
1.96
C25
2.5
C14
1.31
C12
4.15
C24
2.41
R14
1.47
C11
4.15
R13
1.79
C15
2.53
C10
5.77
R12
2.46
C16
2.81
C21
1.16
R6
0.98
C9
4.55
R11
2.31
C17
3.75
C20
1.62
R5
5.36
C2
5.83
R10
1.83
C1
5.53
C3
3.42
C19
1.95
R4
11.07
C18
2.1
C4
5.91
R8
2.86
R7
1.46
C5
5.21
C7
4.84
R9
5.61
R3
2.55
C6
3.67
1
1.12
R2
3.83
R1
5.69
Eagle Technology, Land Information New Zealand, GEBCO, Community maps contributors
0 50 100 200 300 400
Metres

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **1029186**

Land Registration District **Wellington**

Date Issued 28 November 2023

Prior References
WN11A/335

Estate Fee Simple

Area 133.8820 hectares more or less

Legal Description Lot 3 Deposited Plan 570074

Registered Owners

James Richard Falloon, Joanna Falloon and Stephen Patrick Kerr

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Interests

Subject to a right of way over part marked AA, AC, DD & Z on DP 570074 specified in Easement Certificate 962041 - 27.2.1973 at 11.06 am

11681339.4 Mortgage to ANZ Bank New Zealand Limited - 3.3.2020 at 9:05 am

Subject to a right of way over part marked AA, AB, AC, AD, AE, AF & Z and right to convey water over part marked DD, DE & C and a right to convey electricity over part marked E, all on DP 547224 created by Easement Instrument 11728951.1 - 27.5.2020 at 1:26 pm

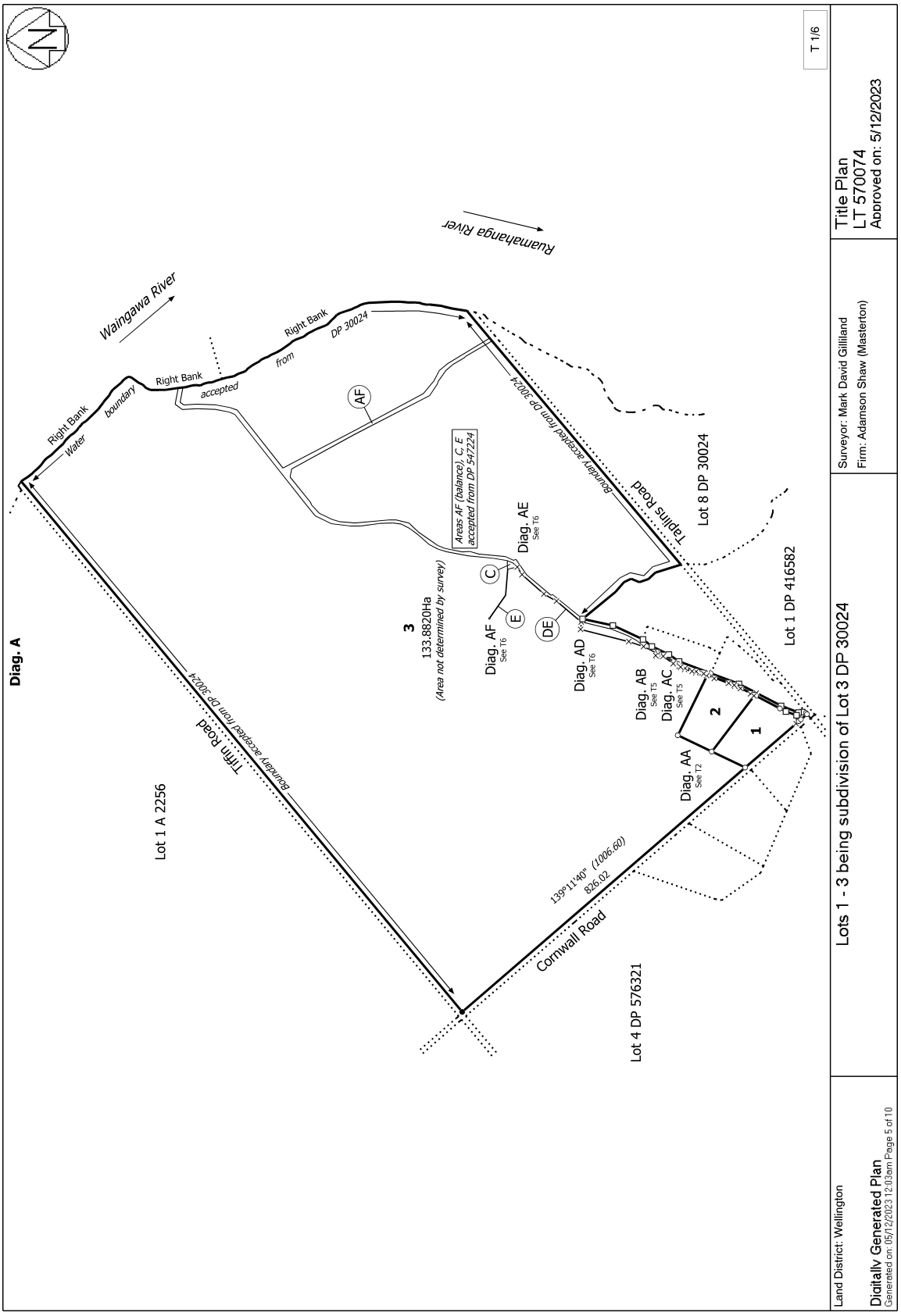
Appurtenant hereto is a right of way created by Easement Instrument 11728951.1 - 27.5.2020 at 1:26 pm

12782617.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 28.11.2023 at 10:15 am

Subject to a right of way over part marked AA, AB, AC, AD & AE on DP 570074 created by Easement Instrument 12782617.3 - 28.11.2023 at 10:15 am

The easements created by Easement Instrument 12782617.3 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right to convey electricity over part marked Y, AC, AD, AE & V on DP 570074 created by Easement Instrument 12782617.4 - 28.11.2023 at 10:15 am


T 1/6
Title Plan
LT 570074
Approved on: 5/12/2023
Surveyor: Mark David Gilliland
Firm: Adamson Shaw (Masterton)
Lots 1 - 3 being subdivision of Lot 3 DP 30024
Land District: Wellington
Digitally Generated Plan
Generated on: 05/12/2023 12:03am Page 5 of 10
Diag. A
Waingawa River
Ruamahanga River
Right Bank
Water
boundary
Right Bank
accepted
from
Right Bank
DP 30024
AF
Areas AF (balance), C, E accepted from DP 547224
Boundary accepted from DP 30024
Tapiins Road
Lot 8 DP 30024
Lot 1 DP 416582
Diag. AE
See T6
C
E
DE
3
133.8820Ha
(Area not determined by survey)
Diag. AF
See T6
Diag. AD
See T6
Diag. AB
See T5
Diag. AC
See T5
Diag. AA
See T2
2
1
Boundary accepted from DP 30024
Tiffin Road
Lot 1 A 2256
139°11'40" (1006.60)
826.02
Cornwall Road
Lot 4 DP 576321

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **WN11A/336**
Land Registration District **Wellington**
Date Issued 27 February 1973

Prior References
WN220/211

Estate Fee Simple
Area 18.3626 hectares more or less
Legal Description Lot 8 Deposited Plan 30024
Registered Owners

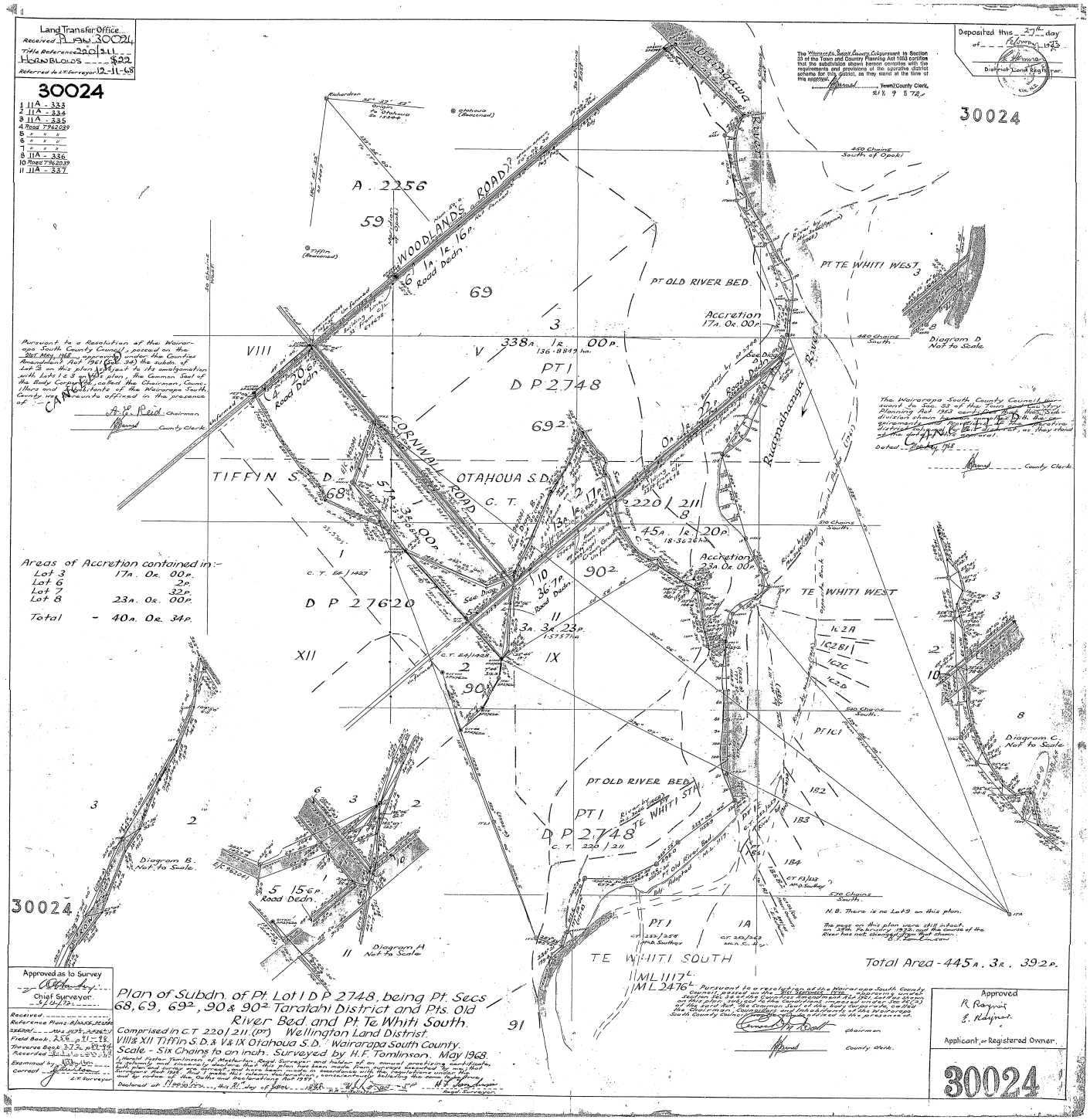
James Richard Falloon, Joanna Falloon and Stephen Patrick Kerr

Interests

11681339.4 Mortgage to ANZ Bank New Zealand Limited - 3.3.2020 at 9:05 am

Subject to a right of way over part marked B on DP 547224 created by Easement Instrument 11728951.1 - 27.5.2020 at 1:26 pm

Appurtenant hereto is a right of way created by Easement Instrument 11728951.1 - 27.5.2020 at 1:26 pm


Land Transfer Office
Received PLAN 30024
Title Reference 220/211
HORNBLOWS $22
Referred to L.S. Surveyor 12-11-68
30024
1 IIA - 333
2 IIA - 334
3 IIA - 335
4 Road 7962039
8 IIA - 336
10 Road 7962039
11 IIA - 337
Deposited this 27th day of February 1969
District Land Registrar
30024
The Wairarapa South County Council pursuant to Section 33 of the Town and Country Planning Act 1953 certifies that this subdivision shown hereon complies with the requirements and provisions of the operative district scheme for this district, as they stand at the time of this approval.
Town/County Clerk
WOODLANDS ROAD
A. 2256
59
69
3
VIII
V
338A 1R 00P
136·8847 ha.
PT I D P 2748
PT OLD RIVER BED
Accretion 17A. 0R. 00P.
PT TE WHITI WEST
Diagram D Not to Scale
Ruppchanga River
CORNWALL ROAD
TIFFIN S.D.
OTAHOUA S.D.
68
69·2
C. T. 220/211
45A 1R 20P
18·3620 ha
Accretion 23A. 0R. 00P.
90·2
D P 27620
XII
IX
90
Areas of Accretion contained in:-
Lot 3 17A. 0R. 00P.
Lot 6 2P.
Lot 7 32P.
Lot 8 23A. 0R. 00P.
Total - 40A. 0R. 34P.
Diagram B Not to Scale
Diagram A Not to Scale
Diagram C Not to Scale
PT I D P 2748
PT OLD RIVER BED
PT TE WHITI STH
PT 1C1
182
183
184
PT 1 1A
TE WHITI SOUTH
ML 11174
ML 24764
N.B. There is no Lot 9 on this plan.
Total Area - 445A. 3R. 39·2P.
Approved as to Survey
Chief Surveyor
Plan of Subdn. of Pt. Lot 1 D P 2748, being Pt. Secs 68, 69, 69², 90 & 90². Taratahi District and Pts. Old River Bed and Pt. Te Whiti South.
Comprised in C.T. 220/211 (pt) Wellington Land District.
VIII & XII Tiffin S.D. & V & IX Otahoua S.D. Wairarapa South County.
Scale - Six Chains to an inch. Surveyed by H.F. Tomlinson. May 1968.
Approved
R. Rapsey
E. Rapsey
Applicant, or Registered Owner.
30024

Ballance agri-nutrients

Hill Laboratories
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R J Hill Laboratories Limited
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Hamilton 3240 New Zealand
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T +64 7 858 2000
E mail@hill-labs.co.nz
W www.hill-laboratories.com

Certificate of Analysis

Client:	Ditton Trust	**Lab No:**	2444055	s2chpv1
Address:	C/- J Falloon 100 Ditton Road RD 6 Masterton 5886	**Date Received:** **Date Reported:** **Quote No:** **Order No:**	25-Sep-2020 29-Sep-2020	
		Client Reference:	4046254	
Phone:	06 372 4882	**Submitted By:**	Brianna Lee-Kelleher	

Soil Analysis Results

Sample Name:	Soil Sample Depth*† mm	pH pH Units	Olsen Phosphorus mg/L	Sulphate Sulphur mg/kg	Potassium MAF units	Calcium MAF units	Magnesium MAF units	Sodium MAF units
Irrigated 3C	0-75	6.1	28	8	7	12	32	5
Spring	0-75	6.1	31	7	10	11	30	4
Ruamahanga 3	0-75	6.5	24	9	11	13	34	4
Ruamahanga 1	0-75	6.9	56	7	12	29	27	4
Lower Waingawa 4	0-75	6.4	31	5	6	11	18	3
Lower Waingawa 5	0-75	6.2	32	9	10	9	23	3
Ruamahanga 2	0-75	6.1	34	9	15	9	28	2
Lower Waingawa 2	0-75	6.5	32	9	10	11	19	3
Truffles	0-150	6.2	30	5	13	10	24	4

Sample Name:	Extractable Organic Sulphur* mg/kg	Anion Storage Capacity* %						
Irrigated 3C	7	22	-	-	-	-	-	-
Spring	6	23	-	-	-	-	-	-
Ruamahanga 3	7	23	-	-	-	-	-	-
Ruamahanga 1	5	26	-	-	-	-	-	-
Lower Waingawa 4	8	19	-	-	-	-	-	-
Lower Waingawa 5	8	15	-	-	-	-	-	-
Ruamahanga 2	7	22	-	-	-	-	-	-
Lower Waingawa 2	5	17	-	-	-	-	-	-
Truffles	6	19	-	-	-	-	-	-

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		Client Reference:	4046254
Phone:	06 372 4882	**Submitted By:**	Brianna Lee-Kelleher

Soil Analysis Results

Sample Name: Irrigated 3C
Lab Number: 2444055.1
Sample Type: SOIL Mixed Pasture, Dry Stock (Sed.) (S186)

Analysis		Level	Optimum	Below Optimum	Above
pH	pH Units	6.1	5.8 - 6.2		
Olsen Phosphorus	mg/L	28	20 - 30		
Anion Storage Capacity*	%	22			
Potassium	MAF units	7	6 - 8		
Calcium	MAF units	12	4 - 10		
Magnesium	MAF units	32	8 - 10		
Sodium	MAF units	5			
Sulphate Sulphur	mg/kg	8	10 - 12		
Extractable Organic Sulphur*	mg/kg	7	15 - 20		
Soil Sample Depth*†	mm	0-75			
Base Saturation	%	K 2.2	Ca 59	Mg 9.0	Na 0.7
	me/100g	K 0.46	Ca 12.2	Mg 1.87	Na 0.14
Additional Properties		Cation Exchange Capacity (me/100g)			21
		Total Base Saturation (%)			71
		Volume Weight (g/mL)			0.77
Soil Type*†		Sedimentary			

Sample Name: Spring
Lab Number: 2444055.2
Sample Type: SOIL Mixed Pasture, Dry Stock (Sed.) (S186)

Analysis		Level	Optimum	Below Optimum	Above
pH	pH Units	6.1	5.8 - 6.2		
Olsen Phosphorus	mg/L	31	20 - 30		
Anion Storage Capacity*	%	23			
Potassium	MAF units	10	6 - 8		
Calcium	MAF units	11	4 - 10		
Magnesium	MAF units	30	8 - 10		
Sodium	MAF units	4			
Sulphate Sulphur	mg/kg	7	10 - 12		
Extractable Organic Sulphur*	mg/kg	6	15 - 20		
Soil Sample Depth*†	mm	0-75			
Base Saturation	%	K 3.1	Ca 58	Mg 8.3	Na 0.6
	me/100g	K 0.56	Ca 10.4	Mg 1.51	Na 0.11
Additional Properties		Cation Exchange Capacity (me/100g)			18
		Total Base Saturation (%)			70
		Volume Weight (g/mL)			0.88
Soil Type*†		Sedimentary			

Sample Name: Ruamahanga 3
Lab Number: 2444055.3
Sample Type: SOIL Mixed Pasture, Dry Stock (Sed.) (S186)

Analysis		Level	Optimum	Below Optimum	Above
pH	pH Units	6.5	5.8 - 6.2		
Olsen Phosphorus	mg/L	24	20 - 30		
Anion Storage Capacity*	%	23			
Potassium	MAF units	11	6 - 8		
Calcium	MAF units	13	4 - 10		
Magnesium	MAF units	34	8 - 10		
Sodium	MAF units	4			
Sulphate Sulphur	mg/kg	9	10 - 12		
Extractable Organic Sulphur*	mg/kg	7	15 - 20		
Soil Sample Depth*†	mm	0-75			
Base Saturation	%	K 3.5	Ca 66	Mg 9.6	Na 0.5
	me/100g	K 0.76	Ca 14.2	Mg 2.07	Na 0.11
Additional Properties		Cation Exchange Capacity (me/100g)			21
		Total Base Saturation (%)			80
		Volume Weight (g/mL)			0.73
Soil Type*†		Sedimentary			

Sample Name: Ruamahanga 1
Lab Number: 2444055.4
Sample Type: SOIL Mixed Pasture, Dry Stock (Sed.) (S186)

Analysis		Level	Optimum	Below Optimum	Above
pH	pH Units	6.9	5.8 - 6.2		
Olsen Phosphorus	mg/L	56	20 - 30		
Anion Storage Capacity*	%	26			
Potassium	MAF units	12	6 - 8		
Calcium	MAF units	29	4 - 10		
Magnesium	MAF units	27	8 - 10		
Sodium	MAF units	4			
Sulphate Sulphur	mg/kg	7	10 - 12		
Extractable Organic Sulphur*	mg/kg	5	15 - 20		
Soil Sample Depth*†	mm	0-75			
Base Saturation	%	K 2.3	Ca 93	Mg 4.7	Na 0.3
	me/100g	K 0.59	Ca 23.3	Mg 1.19	Na 0.08
Additional Properties		Cation Exchange Capacity (me/100g)			25
		Total Base Saturation (%)			100
		Volume Weight (g/mL)			0.99
Soil Type*†		Sedimentary			

Ballance agri-nutrients

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Certificate of Analysis

Client:	Ditton Trust	**Lab No:**	2444055 s2chpv1
Address:	C/- J Falloon 100 Ditton Road RD 6 Masterton 5886	**Date Received:**	25-Sep-2020
		Date Reported:	29-Sep-2020
		Quote No:	
		Order No:	
		Client Reference:	4046254
Phone:	06 372 4882	**Submitted By:**	Brianna Lee-Kelleher

Soil Analysis Results

Sample Name: Lower Waingawa 4
Lab Number: 2444055.5
Sample Type: SOIL Mixed Pasture, Dry Stock (Sed.) (S186)

Analysis		Level	Optimum	Below Optimum	Above
pH	pH Units	6.4	5.8 - 6.2		
Olsen Phosphorus	mg/L	31	20 - 30		
Anion Storage Capacity*	%	19			
Potassium	MAF units	6	6 - 8		
Calcium	MAF units	11	4 - 10		
Magnesium	MAF units	18	8 - 10		
Sodium	MAF units	3			
Sulphate Sulphur	mg/kg	5	10 - 12		
Extractable Organic Sulphur*	mg/kg	8	15 - 20		
Soil Sample Depth*†	mm	0-75			

Base Saturation %	K 2.2	Ca 66	Mg 6.4	Na 0.4
me/100g	K 0.34	Ca 10.2	Mg 0.98	Na 0.07
Additional Properties	Cation Exchange Capacity (me/100g)			15
	Total Base Saturation (%)			75
	Volume Weight (g/mL)			0.83
Soil Type*†	Sedimentary			

Sample Name: Lower Waingawa 5
Lab Number: 2444055.6
Sample Type: SOIL Mixed Pasture, Dry Stock (Sed.) (S186)

Analysis		Level	Optimum	Below Optimum	Above
pH	pH Units	6.2	5.8 - 6.2		
Olsen Phosphorus	mg/L	32	20 - 30		
Anion Storage Capacity*	%	15			
Potassium	MAF units	10	6 - 8		
Calcium	MAF units	9	4 - 10		
Magnesium	MAF units	23	8 - 10		
Sodium	MAF units	3			
Sulphate Sulphur	mg/kg	9	10 - 12		
Extractable Organic Sulphur*	mg/kg	8	15 - 20		
Soil Sample Depth*†	mm	0-75			

Base Saturation %	K 3.7	Ca 54	Mg 8.1	Na 0.4
me/100g	K 0.57	Ca 8.2	Mg 1.24	Na 0.07
Additional Properties	Cation Exchange Capacity (me/100g)			15
	Total Base Saturation (%)			66
	Volume Weight (g/mL)			0.83
Soil Type*†	Sedimentary			

Sample Name: Ruamahanga 2
Lab Number: 2444055.7
Sample Type: SOIL Mixed Pasture, Dry Stock (Sed.) (S186)

Analysis		Level	Optimum	Below Optimum	Above
pH	pH Units	6.1	5.8 - 6.2		
Olsen Phosphorus	mg/L	34	20 - 30		
Anion Storage Capacity*	%	22			
Potassium	MAF units	15	6 - 8		
Calcium	MAF units	9	4 - 10		
Magnesium	MAF units	28	8 - 10		
Sodium	MAF units	2			
Sulphate Sulphur	mg/kg	9	10 - 12		
Extractable Organic Sulphur*	mg/kg	7	15 - 20		
Soil Sample Depth*†	mm	0-75			

Base Saturation %	K 5.4	Ca 50	Mg 9.0	Na 0.4
me/100g	K 0.91	Ca 8.5	Mg 1.52	Na 0.06
Additional Properties	Cation Exchange Capacity (me/100g)			17
	Total Base Saturation (%)			65
	Volume Weight (g/mL)			0.82
Soil Type*†	Sedimentary			

Sample Name: Lower Waingawa 2
Lab Number: 2444055.8
Sample Type: SOIL Mixed Pasture, Dry Stock (Sed.) (S186)

Analysis		Level	Optimum	Below Optimum	Above
pH	pH Units	6.5	5.8 - 6.2		
Olsen Phosphorus	mg/L	32	20 - 30		
Anion Storage Capacity*	%	17			
Potassium	MAF units	10	6 - 8		
Calcium	MAF units	11	4 - 10		
Magnesium	MAF units	19	8 - 10		
Sodium	MAF units	3			
Sulphate Sulphur	mg/kg	9	10 - 12		
Extractable Organic Sulphur*	mg/kg	5	15 - 20		
Soil Sample Depth*†	mm	0-75			

Base Saturation %	K 3.6	Ca 70	Mg 6.3	Na 0.5
me/100g	K 0.54	Ca 10.6	Mg 0.96	Na 0.07
Additional Properties	Cation Exchange Capacity (me/100g)			15
	Total Base Saturation (%)			80
	Volume Weight (g/mL)			0.86
Soil Type*†	Sedimentary			

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Certificate of Analysis

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		Client Reference:	4046254
Phone:	06 372 4882	**Submitted By:**	Brianna Lee-Kelleher

Soil Analysis Results

Sample Name: Truffles
Lab Number: 2444055.9
Sample Type: SOIL Arable (S56)

Analysis		Level	Optimum	Below Optimum Above
pH	pH Units	6.2	5.7 - 6.2	
Olsen Phosphorus	mg/L	30	20 - 30	
Anion Storage Capacity*	%	19		
Potassium	MAF units	13	6 - 12	
Calcium	MAF units	10	6 - 14	
Magnesium	MAF units	24	12 - 25	
Sodium	MAF units	4	0 - 14	
Sulphate Sulphur	mg/kg	5	10 - 20	
Extractable Organic Sulphur*	mg/kg	6	12 - 20	
Soil Sample Depth*†	mm	0-150		
Base Saturation	%	K 4.7	Ca 59	Mg 7.6 Na 0.6
	me/100g	K 0.74	Ca 9.4	Mg 1.20 Na 0.09
Additional Properties		Cation Exchange Capacity (me/100g)		16
		Total Base Saturation (%)		72
		Volume Weight (g/mL)		0.88
Soil Type*†		Sedimentary		

The above nutrient graph compares the levels found with reference interpretation levels. NOTE: It is important that the correct sample type be assigned, and that the recommended sampling procedure has been followed. R J Hill Laboratories Limited does not accept any responsibility for the resulting use of this information.
IANZ Accreditation does not apply to comments and interpretations, i.e. the 'Range Levels' and subsequent graphs.

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Certificate of Analysis

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Analyst's Comments

† Customer supplied data. Please note: Hill Laboratories cannot be held responsible for the validity of this customer supplied data, or any subsequent calculations that rely on this information.

Samples 1-9 Comment:
The medium or optimum range guidelines shown in the histogram report relate to sampling protocols as per Hill Laboratories' crop guides and are based on reference values where these are published. Results for samples collected to different depths than those described in the crop guide should be interpreted with caution.
For pastoral soils, the medium ranges are specific for a 75mm sample depth, but if a 150mm sampling depth is used the nutrient levels measured may appear low against these ranges, as nutrients are typically more concentrated in the top of the soil profile. These soil profile differences are altered upon cultivation or contouring.

Samples 1-8 Comment:
While soil Mg MAF levels of 8-10 (0.4 - 0.6 me/100g) are sufficient for pasture production, soil levels of 25-30 (1 - 1.6 me/100g) are required to ensure adequate Mg content in pasture for animal health (greater than 0.22% in the herbage).

Samples 1-9 Comment:
Anion Storage Capacity (also known as Phosphate Retention) is an inherent property of the soil type and does not change. Phosphorus and sulphur fertiliser recommendations should take this value into account. Soils may be classified as Low (less than 30%), Medium (30-60%) or High (greater than 60%) ASC.

Samples 1-8 Comment:
For intensive farm systems with high stocking-rate and/or high-production/ha, increasing the soil Olsen P optimum ranges to 30-40 (ash and sedimentary soils) and 45-55 (pumice and peat soils) may be justified.

Summary of Methods

The following table(s) gives a brief description of the methods used to conduct the analyses for this job. The detection limits given below are those attainable in a relatively simple matrix. Detection limits may be higher for individual samples should insufficient sample be available, or if the matrix requires that dilutions be performed during analysis. A detection limit range indicates the lowest and highest detection limits in the associated suite of analytes. A full listing of compounds and detection limits are available from the laboratory upon request.
Unless otherwise indicated, analyses were performed at Hill Laboratories, 28 Duke Street, Frankton, Hamilton 3204.

Sample Type: Soil

Test	Method Description	Default Detection Limit	Sample No
Sample Registration*	Samples were registered according to instructions received.	-	1-9
Soil Prep (Dry & Grind)*	Air dried at 35 - 40°C overnight (residual moisture typically 4%) and crushed to pass through a 2mm screen.	-	1-9
pH	1:2 (v/v) soil:water slurry followed by potentiometric determination of pH. In-house.	0.1 pH Units	1-9
Olsen Phosphorus	Olsen extraction followed by Molybdenum Blue colorimetry. In-house method.	1 mg/L	1-9
Sulphate Sulphur	0.02M Potassium phosphate extraction followed by Ion Chromatography. In-house.	1 mg/kg	1-9
Potassium (MAF)	1M Neutral ammonium acetate extraction followed by ICP-OES. In-house.	1 MAF units	1-9
Calcium (MAF)	1M Neutral ammonium acetate extraction followed by ICP-OES. In-house.	1 MAF units	1-9
Magnesium (MAF)	1M Neutral ammonium acetate extraction followed by ICP-OES. In-house.	1 MAF units	1-9
Sodium (MAF)	1M Neutral ammonium acetate extraction followed by ICP-OES. In-house.	2 MAF units	1-9
Extractable Organic Sulphur*	Determined by NIR, calibration based on; 0.02M Potassium phosphate extraction. Total extractable S determined by ICP-OES from which the Sulphate-S is subtracted.	2 mg/kg	1-9

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Phone:	06 372 4882	**Submitted By:**	Brianna Lee-Kelleher

Sample Type: Soil

Test	Method Description	Default Detection Limit	Sample No
Anion Storage Capacity	Equilibration with 1000 mg/L P solution followed by colorimetric analysis. In-house.	3 %	4, 7-8
Anion Storage Capacity*	Determined by NIR, calibration based on; Equilibration with 1000 mg/L P solution followed by colorimetric analysis.	10 %	1-3, 5-6, 9

These samples were collected by yourselves (or your agent) and analysed as received at the laboratory.

Testing was completed between 25-Sep-2020 and 29-Sep-2020. For completion dates of individual analyses please contact the laboratory.

Samples are held at the laboratory after reporting for a length of time based on the stability of the samples and analytes being tested (considering any preservation used), and the storage space available. Once the storage period is completed, the samples are discarded unless otherwise agreed with the customer. Extended storage times may incur additional charges.

Shelley Edhouse
Quality Assurance Coordinator - Agriculture

CARTERTON DISTRICT COUNCIL

APPLICATION FOR RESOURCE CONSENT UNDER SECTION 88 OF RESOURCE MANAGEMENT ACT 1991

Application No: 230023

Consent Type: Subdivision

Applicant: Ditton No. 2 Trust

Proposal: 3-Lot Rural Subdivision and Amalgamation

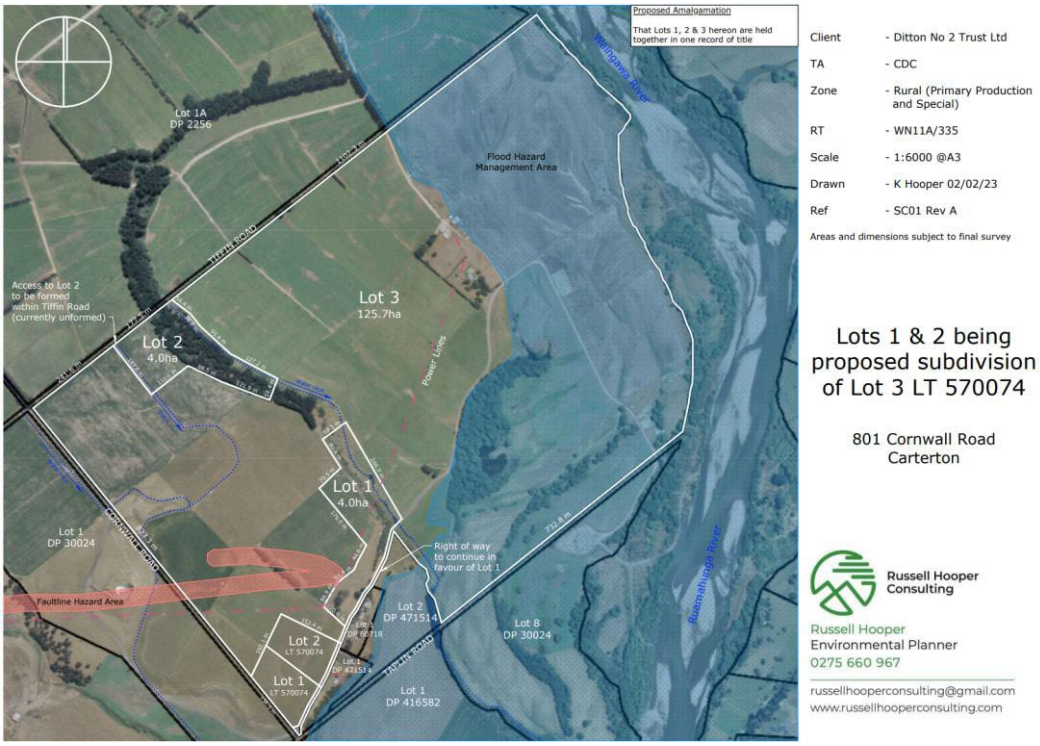
Location: 801 Cornwall Road, Gladstone

Legal Description: Lot 3 DP 30023 (Lot 3 LT 570074)
(Record of Title WN11A/335)

Zone: Rural (Primary Production) and (Special) Zone
Flood Hazard Management Area

Activity Status: **Discretionary Activity**
Rule 20.1.5(i) under the Wairarapa Combined District Plan for any subdivision that creates a new allotment within a Flood Hazard Area.

Approved Scheme Plan:



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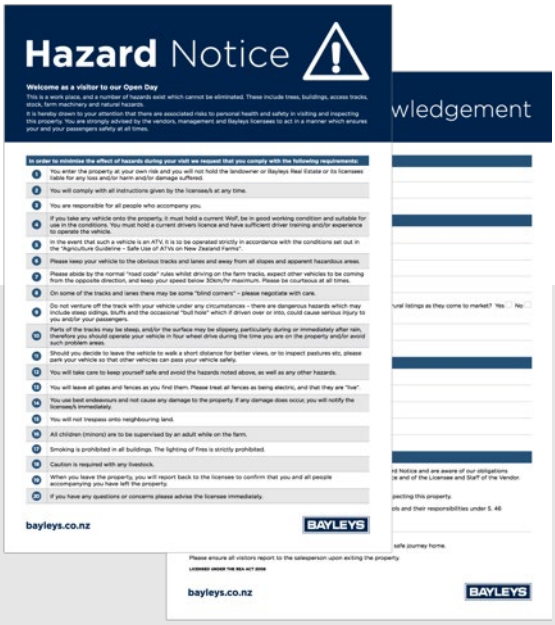

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