



OAMARU HARBOUR MASTERPLAN

STRATEGIC PROPERTY ASSESSMENT

WAITAKI DISTRICT COUNCIL



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Background

The Oamaru Harbour has a history as a service port and in the early 1880s was the main entrance to Oamaru. Due to the conditions of the wind and sea the port was initially extremely hazardous, and investment was made in a breakwater (on the line of the old jetty) reaching a length of 286m. Rocks were mined from the nearby harbour quarry. A tramline ran to the water's edge and later a railway station. Dredging of the harbour was undertaken for larger ocean-going vessels and Sumpter Wharf and Holmes Wharf constructed. These investments, along with buildings, such as the Freezer Building, enabled large quantities of goods to pass over the wharves. In the 1920's the western reclamation occurred, and land was leased to a number of oil companies who erected storage tanks. In the 1930's rail access and improvements were made. Overtime rail gradually reduced short distance trade, tonnage of export ships grew and container terminals advance. As a result, shipping service ceased, and the Oamaru port officially closed to shipping in 1975. In 1992 Oamaru Blue Penguin Colony opened in the former harbour quarry, and in 2006 tetrapod breakwater work was undertaken.

The physical remains of the rich history of the port, including the unique architecture, and the complementary commercial and recreational uses, remain to be preserved and celebrated. Change has been constant, however Oamaru as a historic port and precinct is not currently meeting its potential and the harbour infrastructure requires significant investment, for upgrades and renewals. Over the past decade there has been various masterplans and ideas to improve the precinct but no comprehensive and aligned strategy and action to significantly enhance the area.

Identified problems are:

- The Heritage harbour features generally all require current and future investment, which is beyond the current planning and financial means, leading to further decline and potential loss;
- A lack of shared vision is leading to ad-hoc decisions, causing uncertainty and community tension, resulting in lost opportunities and poor investments;
- Incomplete projects, disjointed elements, a lack of obvious connection to the town centre and surrounding area, this causes confusion and impacts on people's experience;
- Coastal processes, climate change, new wildlife habitats, poor visual amenity from built form, all provide mounting environmental pressure and investment uncertainty.

Veros Property Services (Veros) have been engaged to assist in the development of the Oamaru Harbour space masterplan to set a clear vision for the harbour and surrounding spaces to inform all potential land uses, streetscapes, infrastructure, and development opportunities in the area. We provide a commercial lens around the viability of development opportunities associated with the plan and how to best enable them.

Why are we doing this – the opportunity

Given the harbour's highly strategic location, the scale of the precinct and public realm ownership, there is a significant opportunity to advance redevelopment opportunities that will enhance the importance and uniqueness of the area for locals and visitors to the district, and from an urban development perspective, the opportunities for redevelopment have all the necessary ingredients to ignite and leverage substantial private investment in land and surrounding it. This is all expected to attract increased visitors and locals to the area – staying longer, spending more, and having a unique experience, to enhance the

outcomes for Oamaru and wider Waitaki District. Delivering benefits for all while protecting and enhancing what makes the harbour area special

A fundamental part is to ‘make the plan real’ by ensuring that the master plan and vision is commercially grounded, immediately implementable, and has buy in from the private sector. This includes aspects such as leveraging Council’s land, increasing demand for space and investment, unlocking partnerships, and investing for a purpose – making sure that any public money leverages the outcomes sought.



Location of Council's land (in Blue) within the Oamaru Harbour precinct.

Report Methodology

The objective of this Initial Commercial Assessment Report is to both inform and supplement the Oamaru harbour space masterplan. In undertaking the assessment, we actioned the following four step process:



Step 1 relates to defining the key objectives and critical success factors of the Harbour precinct redevelopment. This includes setting clear expectations and desired outcomes from enabling the opportunity on Council land, along with determining suitable and required activities within the precincts. Importantly, this first step involves defining who could be considered as appropriate private sector entities to purchase and develop areas of the precinct. This initial step is important for the entire project as it lays a strong foundation and a platform which an appropriate procurement process can be developed and undertaken.

Step 2 examines the harbour precinct and context in which the management plan will be developed. It includes a review of regulatory considerations and the planning framework. This step also involves a commercial assessment, undertaken to inform opportunities.

Step 3 is all about testing the commercial viability. This includes examining potential tenure structures and undertaking a suite of hypothetical feasibilities. It discusses the needs of the private sector and that of the council and informs the masterplan to ensure that it will meet the critical success factors defined in Step 1.

Finally, Step 4 outlines the structure designed to secure appropriate development sector investment that will deliver a redevelopment plan that meets the Council and the community's expectations in terms of vitality and financial opportunities.

Step 1: Define Critical Success Factors of the Development

The desired outcomes sought from a masterplan are critical in setting the foundations for investments in the precinct redevelopment and feasibility.

The Waitaki District Council have a vision for the Oamaru Waterfront to be the best little harbour in New Zealand.

The principles of this precinct redevelopment are to:

1. Build on the unique character, history and authentic Oamaru.
2. The harbour is important to Oamaru. A harbour that is connected to town.
3. Protecting wildlife and improving environmental outcomes, for people's enjoyment and learning.

Desired Outcomes of the Masterplan

It is important the precinct not only revitalises and protects the waterfront and Harbour area but provides opportunity for connections to the town centre and nearby reserves and residential areas. It needs to achieve a range of desired outcomes which contribute to the objectives of the wider harbour redevelopment and the enhancement of Oamaru in general.

In scoping this strategic property assessment, we identified the following desired outcomes of the masterplan;

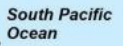
- High quality and appropriate commercial and residential activities in the precinct that attract and retain people to the area.
- A successful masterplan enabling ongoing development opportunities to the area in a planned way that where possible complements & benefits the town centre;
- Enhancing the harbour in sympathy with the town's heritage, creating a unique experience that residents are proud of, attracting visitors and have them stay in the town longer, which in turn stimulate wider private sector investment.
- The buildings and urban spaces complement and enhance the uses and activities in the wider surrounding area.
- The buildings interact with and activate the harbour. Including, walkways, promenades, and cycle ways. As well as spaces and activities such as jetties, piers, sculptures, open spaces, carparks, and viewshafts.

Step 2: The Site, the Context, and the Commercial Market

Planning

The area is zoned Business H (Heritage) - (Harbour - Tyne - Humber Street and Harbour Area). This zone includes land bounded by Tyne Street, Wansbeck Street, and includes the port and Harbour area and the area between the railway line and the foreshore as far north as Wear Street. The zone recognises the aesthetic, cultural, historic and architectural qualities of buildings in the area, many of which are included in the New Zealand Historic Places Trust area listings 7064 and 7536.

Specific controls aim to maintain and enhance the special vitality of this part of Oamaru. The development of the port and harbour area is seen as an important link in this historic precinct rather than an isolated heavy industrial area.



In order to encourage market investment and support growth, to focus needs to be on valuable land from a development, amenity and location perspective. This is the adjoining the city centre, adjoining Harbour Street and Scott's Brewery. The other land is isolated, of poor amenity, poorly serviced and with poor access.

- Council is the major land-owner and has significant opportunity to remove barriers to enable private sector investment.
- Use land holdings and investment in amenity to leverage investment from others and outcomes for the community. To reduce barriers – favourable sale terms, investment in infrastructure, favourable loan/lease terms, incentives.
- Relocate McKeown's Transport and Fuel Depot, removing the industrial operation from the precinct that is best serviced on a more strategic industrial network. Create certainty for investment elsewhere.
- Amenity, amenity, amenity. Lights. Wayfinding. Signage and history. Bring activities to the precinct with 16 hour day offerings.
- Cohesive playground experience.
- Light everything up. Plant trees and enhance walkways throughout headland.
- Draw connects to the harbour, remove barriers, create view shafts and stories.
- Build on the strengths, identity and marketability of the area, its history, the steampunk, the harbour, the architecture, and natural environment.

- Invest in creating certainty to encourage and progress investment from others.
- Invest in amenity and activation, enhancing the Harbour outlook.
- Keep people overnight. Enhance and expand tourism offerings, the Penguins, the historic precinct, and new attractions.
- Support harbour and authentic activities. Recreational activities. Markets. Playgrounds. Bombing. Boating. Boat/kayak hire.

Step 3: Options and Feasibility

Option One: Better connections and places for people

- Public Realm and connection improvements.
- Low level development - mixed use commercial/residential surrounding Scotts Brewery, and to the east of McKeown's.
- Development of Forrester Heights for residential. Consideration to construction of lower road only.



Option Two: Harbour plaza and vibrant space

- Harbour Plaza and places for people
- Medium level development - mixed use/ commercial or residential around Scott's Brewery and the land to the east of McKeowns.
- Development of Forrester Heights for residential. Consideration to construction of lower road only.
- Consideration of activities and development of waterfront land by woolsheds.



Option Three: Harbour destination development

- Destination Development
- High level development - mixed use/ commercial or residential around Scott's Brewery and the land to the east of McKeowns.
- Development of Forrester Heights for residential. Consideration to construction of lower road only.
- Consideration of activities and development of waterfront land by woolsheds.
- Relocation of McKeowns from the waterfront and full promenade development in this location including the McKeowns land and adjacent land parcels.



Commercial Uses, Lease Rates and Market Demand

The start-up nature of any property development has a number of associated risks that need to be considered when looking to establish a suitable mix of tenants that provide for long term success:

- The better operators may dictate terms given their pull power; these tenants are considered the anchor tenants that help create the sit and attract other high-quality rent payers.
- Landlords should consider cashflows to build as each tenant goes from opening doors to an established clientele and income stream.
- Tenant fitout budget blowouts due to scope creep given tenant construction inexperience.
- Ongoing fitout works from neighbouring tenants causing disruption as each tenancy completes works at differing stages and open for business.
- Establishing the full mix of tenants takes time.

For the reasons outlined above, developers and landlords often incentivise start-up rentals and / or fitout budgets to support tenant's establishment. These may include:

- Rent holidays
- Staged rentals
- Fitout contributions

A common tool we use is building a "value bridge" to market value. This supports decision making for land sales, where conditions are imposed on a sale. The conditions will provide an outcome to Council or the community that is not necessarily a market outcome and a reduction in sale price will reflect that.

Full market rates in new areas are nearly never achieved from the start of any development and can be discounted by as much as 80% in the first few years of the development to allow for tenants to establish, grow and mature in a timeframe that suites the local population and tourist numbers.

All of the factors above will need to be considered when looking to provide a pathway, selection process and ground lease level to allow any development to be successful in the precinct.

Tenure Options

Ultimately the delivery of the action plan needs to be enabled by Council and delivered by the market, with implementation not being heavily reliant on Council spending and investment. The property strategy considers development feasibility in order to determine the most commercially achievable outcome to deliver on the master plans regeneration ambitions.

The tenure options include leasehold land options or the divestment of land through freehold sale and purchase of land parcel, with consideration given to land sale enabling realised cash for funding vs ongoing revenue and financial benefit over time.

Nationally leasehold land structures in waterfront locations or strategic locations are well accepted by the market. They provide a more economical model for the purchases up front, retain and greater financial benefit for the Council as landowner overtime.

This tenure model for council's around the country is seen as a common method of offering sensitive land for development, while being more palatable to the community with public ownership of the land being retained. The leasehold structures and terms of these areas vary greatly, but the underlying tenure of the land can be broadly identified as leasehold.

Leasehold land is a form of tenure in which the lessor, that is the fee simple owner of the land (in this case Council), grants occupancy of the underlying land to a lessee. This then enables the lessor to construct a building, or improvement, on the land and enjoy the rights to occupy as set out in the lease agreement.

With some leasehold land, the improvements remain the lessees at the end of the lease or they may be taken by the lessor. There are a number of variants of ground leases, and significant contrast between the types, such as a:

1. Fixed term ground rental (where a ground rent is paid every year); and
2. Prepaid long-term leasehold (known as a terminating leasehold, where the rent is settled up-front and capital gain during the term accrues to the lessee).

In summary, the longer the term of the lease (fixed and pre-paid) and the cleaner the lease, the higher the value. With prepaid leases over 100 years with minimal restrictions at the start, and the end, of the lease the close to freehold value will be achieved. Likewise, for a fixed term ground lease the longer the term and the less frequent the rent reviews the higher the value and more likely the lessee is to invest on the site.

The private sector will be most interested in a pre-paid fixed term lease. However, from a revenue perspective a fixed term ground lease is likely to provide Council with ongoing revenue and the greatest financial benefit over time.

Step 4: Delivery Structure and Process

The process needs to be a transparent, fair, and deliver different outcomes for the Council and for the private sector.

The private sector requires as much flexibility as possible in order to deliver a commercially sound investment and to respond to tenants needs and a changing market. The Council need to remain conscious that although it has several desired outcomes from the building and the land, that seeking to ensure those outcomes are achieved through control/restrictions within the commercial offer can negatively impact the opportunity from a private perspective.

The more control and restrictions the council places on the opportunity the more the opportunity is potentially less desirable which could result in a smaller pool of participating entities, a less commercially viable project, and reduced realisation of residual land values. Therefore, a reasonable risk balance needs to be determined, and if required, value bridge assessments undertaken to understand the commercial impact of any restrictions that council may seek to impose on the deal.

From the Council Perspective

From the Council perspective, the process needs to:

- Leverage high value from the land whilst meeting the critical success factors.
- Encourage participation and quality applications
- Create competitive tension
- Deliver the best possible design and activity outcomes
- Strengthen the environmental and built form and enhance the historical identity of Oamaru.
- Achieve as much value for money for the community as possible
- Protect council from commercial and reputational risk

From the Commercial Development Perspective

From a commercial development perspective, the potential respondents to any market process will be seeking the following from the market offer:

- As much certainty as possible.
- Fixed lease period with potential rights of renewal. Or a ground lease that supports a high level of upfront investment, maintains value, can be sold on the market if required, and can be funded by a mainstream bank.
- Upfront prepaid lease (there would be limited appetite for market adjustments and p.a. payments).
- Commitment to public realm investment in the precinct and certainty in timeframes, and flexibility in staging to support the uses.
- Understanding of potential use of the public realm.
- Certainty of infrastructure services with capacity for development.
- Information to inform the development costs and risks – for example, geotech, hazards, etc
- Potential planning risks clarified or guaranteed.
- Investment in access, parking, loading, bus bays in the immediate locality.
- A clear understanding of any local government hooks or atypical contractual requirements attached to the offer.

What we recommend Council do

In considering the identified investment problems, opportunities and option, and recognising the needs of both the Council and the private sector, we recommend the Council do the following:

1. Property strategy.
 - Identifying what Council are trying to achieve, in line with the master plan
 - Set the criteria and goals for the sale and divestment of land and/or lease methods.
 - Use a value bridge model to support the outcomes achieved, with proceeds of sales or lease returns invested back into Council's harbor renewal and regeneration projects.
2. Commercial incentives package.
 - To support businesses establishing consider incentivising start-up rentals and / or fitout budgets, such as rent holidays, staged rentals, or contributions towards fitouts.
 - Consider other incentives such as regulatory support, or political and community engagement support.
 - Assess related social and community outcomes, such as what the proposals offer in the way of local employment and increased job and future business opportunities for Oamaru people
3. Development partnership
 - Partner with a charitable trust for housing and funding.
4. Design guideline
 - Guiding building designs and urban spaces to interact with and activate the harbour. Including, walkways, promenades, and cycle ways.
 - Encourage and support active spaces and activities such as jetties, piers, sculptures
 - Enhance open spaces and environmental assets (discourage barriers, such as the imposing fencing)
 - Design carparks away from the public facing realm
 - Protect public viewshafts.
5. Expression of Interest (EOI) Process
 - To encourage wide ranging opportunities, broader supply and competitive offerings, extend the EOI opportunity wider than to Christchurch, Timaru and Dunedin.
6. Develop an action plan (clear and funded plan to be delivered)
 - Develop the action plan to deliver on the master plan / spatial plan.
 - Clearly identify the actions and allocated funding (what, when, how)

- Incorporate commitments for surrounding area enhancements - investments in the land surrounding sold/leased land to leverage developers' investments.
- It is important to enable ongoing opportunities to work with developers / partners to ensure the public realm is designed and maintained in a way that most optimally support their investments and use.

7. District Plan review.

- Review the District Planning rules to align the objectives and rule framework with the master plan.
- Provide an enabling framework for development opportunities and built form in keeping with the master plan.
- Restrict activities that would compromise delivery of the precinct, and ultimately link the possible uses to the master plan / spatial plan and enable the desired outcomes.

8. Value Uplift

- Consider the timing of release of land to the market, and the resulting terms of sale and price growth that Council may receive from that sale. The following items for instance will increase the value uplift that Council will capture from selling in the current state:
 - Having in place a strong, clear, aspirational and funded vision.
 - Having in place a destination management focus for Oamaru that
 - Putting in place planning provisions that provide certainty of outcome for the Harbour vision as it relates to the development of land parcels.
 - A simple and clear property divestment strategy that provides market certainty.
 - Implementation – that the implementation, staging and structure makes sense and, had a fixed timeline and provides certainty for investment. Clear programme. Do it properly.
- With these measures in place, not only will Council increase the likelihood of successfully partnering with the private sector to bring about investment and positive changes, but the leverage and value of the land that Council sells will increase as a result.



Waitaki

DISTRICT COUNCIL
TE KAUNIHERA Ā ROHE O WAITAKI

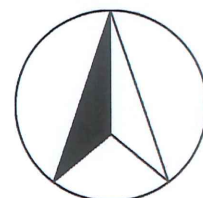
22 William St
23 William St



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TE KAUNIHERA Ā ROHE O WAITAKI



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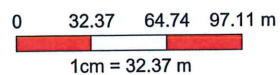


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											One Pager: Under Property Services or Other Council	
Assessme nt	Land				Valuation			Record of				
Number	Area	Statutory	Address		Number	LV	CV	Title	ID1	Parcel ID	Department	Comment
1	105770	9.9137	Cape Wanbrow Comm. Bushy Beach Rd KAKANUI		26140/49900						Property Services	
2	108362	10.6129	Ex-landfill		26140/49101		330,000	OT149/128	925101	3024006	3 Waters	Contaminated land
3	109782	1.3648	Ex-landfill		26140/48200		73,000		925108	3106541	3 Waters	Contaminated land
4	108461	1.4948	Ex-landfill		26140/48100		160,000	OT149/129	920527	3090776	3 Waters	Contaminated land
5	108461	1.9374	Ex-landfill		26140/48100		160,000	OT149/129	921010	3035698	3 Waters	Contaminated land
6	109782	1.3648	Ex-landfill		26140/48200		73,000		925079	3087906	3 Waters	Contaminated land
7	109782	0.3141	Ex-landfill		26140/48200		73,000		925557	3115044	3 Waters	Contaminated land
8	102179	0.8981	Ex-landfill		26300/08400		134,000	OT3C/73	920781	3109583	3 Waters	Contaminated land
9	116441	2.3902	Cemetery		26310/07101		215,000		925452	3107407	Recreation	Cemetery
10	116441	2.331	Cemetery		26310/07101		215,000	00/88212	925220	6632218	Recreation	Cemetery
11	110936	5.1117	Cemetery		26300/32300		590,000		921617	3006146	Recreation	Cemetery
12	105504	0.655	Glendale Park		26310/14921		176,000	OT3D/1054	922258	3099313	Recreation	Park
13	116190	7.4747	Awamoa Park West		26290/38500		Undefined	OT242/300	920590	6735117	Recreation	Park
14	140046	1.837	Awamoa Park East		26290/38200		Undefined	OT253/86	921922	3012801	Recreation	Park
15	103244	4.2409	Queens Reserve		26290/54700		215,000	OT46/69	922192	3137872	Recreation	Park
16	108701	0.02	Oamaru Gardens (looks like NO Tennis Association will have more attached to it)		26290/58200A		120,000	70398	902510	6609045	Recreation	Park
17	106555	0	Fenwick Park/Old Mill Road Reserve		26090/52000		255,000	OT8A/1038	926369	6783703	Recreation	Park
18	117251	3.7888	WRRT/Dog Pound		26280/60505		645,000	00/331728	927791	6989873	3 Waters	Resource Recovery Centre
19	106555	0	Old Mill Road Reserve		26090/5200		255,000	OT8A/1038	924340	3160975	Recreation	Park
20	115654	13.275	Glen Eden/Glen Warren Reserve		26280/56300		Undefined	OT46/56	914006	3169668	Recreation	Park
21	105463	22.38	Glen Eden/Glen Warren Reserve (north)		26270/45401		460,000		907364	3144919	Recreation	Park
22	108948	0.0809	27 Witham Street		26260/14200	50,000	260,000	187728	926860	6735839	Property	Residential leasehold
23	110232	0.0809	25 Witham Street		26260/14300	50,000	200,000	187728	926888	6735838	Property	Residential leasehold
24	116173	0.0799	100 Thames Street (Community House)		26280/26000		452,000	OT177/41	923834	3133077	Property	Community Buildings
25	115136	0.1999	Local Purp 1 Severn Street		26280/25800	0	0	737046	923868	3089614	Property	
26	103944	0.0254	Thames Street, Oamaru 9400		26280/25800A	67000	165000	684128	923578	7580032		
27	103944	0.1135	Thames Street, Oamaru 9400		26280/25800A	67000	165000	684128	922506	7580033		
28	115636	0.1694	[Create] Local Purpose Reserve (Community Buildings & Carpark) New Zealand Gazette 1986 p 5198		26280/25800	0	0	OT265/147	923649	3131154		
29	115636	0	[Referenced Severn Street, Oamaru 9400		26280/25800	0	0	807112	923799	3044295		
30	101730	0.0799	[Create] Local Purpose Reserve (Community Buildings & Carpark) New Zealand Gazette 1986 p 5198		26280/26000B	21000	58000	OT177/41	923834	3133077		
31	117516	0.1557	[Create] Local Purpose Reserve (Community Buildings & Carpark) New Zealand Gazette 1986 p 5198		26280/25601	205000	250000	00/500236	923624	7151945		
32	107471	0.0417	1 Steward Street, Oamaru 9400		26280/27600	76000	215000	OT18C/530	923934	3092580		
33	104803	1.8834	Esplanade Road, South Hill 9400		26300/40900	61000	61000	814654	924640	7604596		
34	112250	0.66	12 Esplanade Road, South Hill 9400		26300/00102	190000	310000	696032	915932	7604589		
35	104803	0.7544	[Create] Ne Waterfront Road, South Hill 9400		26300/40900	61000	61000	814654	924650	7771937		
36	105548	2.157	[Create] Re 31A Tyne Street, South Hill 9400		26300/00600	660000	810000		904912	3037887		
37	105548	1.2335	31A Tyne Street, South Hill 9400		26300/00600	660000	810000		660000	810000		
38	109369	0.1012	Test Street, South Hill 9400		26300/00900	130000	132000	OT325/79	903544	3033256		
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51	109369	0.1012	Test Street, South Hill 9400	26300/00900	130000	132000	OT325/79	906973	3020075
52	109369	0.1012	Test Street, South Hill 9400	26300/00900	130000	132000	OT325/79	904926	3094866
53	109369	0.1012	Test Street, South Hill 9400	26300/00900	130000	132000	OT18D/802	905471	3137523
54	109369	0.1012	Test Street, South Hill 9400	26300/00900	130000	132000	OT325/79	907124	3014924
55	109369	0.1012	Test Street, South Hill 9400	26300/00900	130000	132000	OT325/79	910202	3136431
56	109369	0.1012	Test Street, South Hill 9400	26300/00900	130000	132000	OT325/79	908160	3050537
57	109369	0.1012	Test Street, South Hill 9400	26300/00900	130000	132000	OT325/79	904895	3146189
58	109369	0.1012	Test Street, South Hill 9400	26300/00900	130000	132000	OT325/79	910387	3104002
59	109369	0.1012	Test Street, South Hill 9400	26300/00900	130000	132000	OT325/79	908868	3146751
60	110651	0.1012	Avon Street, South Hill 9400	26300/01000	270000	290000	OT43/68	906617	3103461
61	110651	0.1012	Avon Street, South Hill 9400	26300/01000	270000	290000	OT43/68	906564	3060814
62	110651	0.1012	Avon Street, South Hill 9400	26300/01000	270000	290000	OT43/68	905592	3007222
63	110651	0.1012	Avon Street, South Hill 9400	26300/01000	270000	290000	OT43/68	908875	3007463
64	110651	0.1012	Avon Street, South Hill 9400	26300/01000	270000	290000	OT43/68	905658	3047089
65	110651	0.1012	Avon Street, South Hill 9400	26300/01000	270000	290000	OT43/68	906917	3007437
66	110651	0.1012	Avon Street, South Hill 9400	26300/01000	270000	290000	OT43/68	904389	3104014
67	109369	0.1012	Test Street, South Hill 9400	26300/00900	130000	132000	OT18D/802	903355	3050554
68	110651	0.1012	Avon Street, South Hill 9400	26300/01000	270000	290000	OT43/68	903967	3007300
69	110651	0.1012	Avon Street, South Hill 9400	26300/01000	270000	290000	OT43/68	909984	3121097
70	110651	0.1012	Avon Street, South Hill 9400	26300/01000	270000	290000	OT43/68	905347	3050047
71	110651	0.1012	Avon Street, South Hill 9400	26300/01000	270000	290000	OT43/68	907216	3146752
72	110651	0.1012	Avon Street, South Hill 9400	26300/01000	270000	290000	OT43/68	903568	3140300
73	109369	0.1012	Test Street, South Hill 9400	26300/00900	130000	132000	OT18D/802	909140	3050613
74	110651	0.1012	Avon Street, South Hill 9400	26300/01000	270000	290000	OT43/68	903364	3078356
75	110651	0.1012	Avon Street, South Hill 9400	26300/01000	270000	290000	OT43/68	903795	3061359
76	110651	0.1012	Avon Street, South Hill 9400	26300/01000	270000	290000	OT43/68	909197	3050145
77	110651	0.1012	Avon Street, South Hill 9400	26300/01000	270000	290000	OT43/68	907646	3135494
78	110651	0.1012	Avon Street, South Hill 9400	26300/01000	270000	290000	OT43/68	904587	3119073
79	110651	0.1012	Avon Street, South Hill 9400	26300/01000	270000	290000	OT43/68	906780	3033606
80	110651	0.1012	Avon Street, South Hill 9400	26300/01000	270000	290000	OT43/68	910178	3026573
81	110651	0.1012	Avon Street, South Hill 9400	26300/01000	270000	290000	OT43/68	907942	3076446
82	118426	5.051 [Create]	Oa Waterfront Road, South Hill 9400	26300/00101C	53000	54000	OT20/272	916265	3153610
83	106731	11.9784	Tamar Street, South Hill 9400	26300/00700	270000	275000	OTA2/944	912980	3107502
84	105770	3.5638 [Create]	Loi Bushy Beach Road, South Hill 9400	26140/49900	250000	341000		925424	3135271
85	105770	1.943 [Create]	Loi Bushy Beach Road, South Hill 9400	26140/49900	250000	341000		925416	3006971
86	105777	0.764 [Create]	Go Bushy Beach Road, South Hill 9400	26140/49901	60000	77000		925843	3007753
87	109865	0.449	4 Esplanade Road, South Hill 9400	26300/41300	215000	225000	702799	916270	7730546
88	109865	0.0574 [Create]	Ro 2 Esplanade Road, South Hill 9400	26300/41300	215000	225000	508521	916269	6989792
89	109865	0.2345	Esplanade Road, South Hill 9400	26300/41300	215000	225000	702799	916180	7730545
90	117007	0.2726	Test Street, South Hill 9400	26300/00502	90000	90000	00/255584	916266	6818895
91	107705	0 [Create]	Re 5 Steward Street, Oamaru 9400	26280/25600	1820000	5850000	OT18C/532	923600	3050711
92	106433	0.7268 [Create]	Re 11 Severn Street, Oamaru 9400	26280/25500	455000	475000	OT320/178	923126	3043033
93	113709	0.2878 [Create]	Re 30 Itchen Street, Oamaru 9400	26280/25100	235000	620000		922469	3105739
94	102735	0.4375 [Create]	Re Itchen Street, Oamaru 9400	26280/25201	460000	461000	OT24/51	922817	3103367
95	100150	0.1092 [Create]	Re Itchen Street, Oamaru 9400	26280/25000	72000	73000	OT12A/1102	922610	3129723
96	110395	0.1449 [Create]	Re Thames Street, Oamaru 9400	26280/24800	124000	135000	OT13A/752	923899	3053583
97	113166	0.0931 [Create]	Loi Harbour Street, South Hill 9400	26300/55500	185000	195000	748252	915699	3155593
98	118440	0.0296 [Referenced]	7 Thames Street, Oamaru 9400	26280/20301	23000	23000	629123	912552	7352869
99	118440	0.219 [Referenced]	Humber Street, Oamaru 9400	26280/20301	23000	23000	629123	914957	7352868
100	118444	1.6202	Esplanade Road, South Hill 9400	26300/00103A	65000	365000	866587	928174	7937602
101	11245	0.1012 [Create]	Mu Glen Street, Oamaru 9400	26280/56100	305000	310000	OT146/5	906470	3053942
102	110705	0.1012 [Create]	Mu Glen Street, Oamaru 9400	26280/56100	305000	310000		903907	3163048
103	110705	0.1012 [Create]	Mu Glen Street, Oamaru 9400	26280/56100	305000	310000		904972	3104245

104	110705	0.1012 [Create] Mu Glen Street, Oamaru 9400	26280/56100	305000	310000	910512	3060632
105	110705	0.1012 [Create] Mu Glen Street, Oamaru 9400	26280/56100	305000	310000	907289	3017468
106	110705	0.1012 [Create] Mu Glen Street, Oamaru 9400	26280/56100	305000	310000	909620	3140085
107	110705	0.1012 [Create] Mu Glen Street, Oamaru 9400	26280/56100	305000	310000	907005	3140719
108	110705	0.1012 [Create] Mu Glen Street, Oamaru 9400	26280/56100	305000	310000	910657	3018777
109	110705	0.1012 [Create] Mu Glen Street, Oamaru 9400	26280/56100	305000	310000	907138	3049787
110	110705	0.1012 [Create] Mu Glen Street, Oamaru 9400	26280/56100	305000	310000	904373	3017750
111	110705	0.1012 [Create] Mu Glen Street, Oamaru 9400	26280/56100	305000	310000 OT146/5	903692	3018832
112	110705	0.1012 [Create] Mu Glen Street, Oamaru 9400	26280/56100	305000	310000	908466	3146015
113	110705	0.1012 [Create] Mu Glen Street, Oamaru 9400	26280/56100	305000	310000	907245	3060641
114	110705	0.1012 [Create] Mu Glen Street, Oamaru 9400	26280/56100	305000	310000	904053	3146014
115	110705	0.1012 [Create] Mu Glen Street, Oamaru 9400	26280/56100	305000	310000	904798	3103296
116	110705	0.1012 [Create] Mu Glen Street, Oamaru 9400	26280/56100	305000	310000	909542	3008133
117	110705	0.1012 [Create] Mu Glen Street, Oamaru 9400	26280/56100	305000	310000	909100	3052494
118	110705	0.1012 [Create] Mu Glen Street, Oamaru 9400	26280/56100	305000	310000	904065	3013234
119	110705	0.1012 [Create] Mu Glen Street, Oamaru 9400	26280/56100	305000	310000	906201	3045170
120	110705	0.1012 [Create] Mu Glen Street, Oamaru 9400	26280/56100	305000	310000 OT146/5	907504	3146051
121	110705	0.1012 [Create] Mu Glen Street, Oamaru 9400	26280/56100	305000	310000	912832	3059031
122	110705	0.1012 [Create] Mu Glen Street, Oamaru 9400	26280/56100	305000	310000	905407	3092826
123	110705	0.1012 [Create] Mu Glen Street, Oamaru 9400	26280/56100	305000	310000	909155	3098904
124	110705	0.1012 [Create] Mu Glen Street, Oamaru 9400	26280/56100	305000	310000	906130	3137222
125	110705	0.1012 [Create] Mu Glen Street, Oamaru 9400	26280/56100	305000	310000	906432	3103283
126	110705	0.1012 [Create] Mu Glen Street, Oamaru 9400	26280/56100	305000	310000	905294	3055510
127	110705	0.1012 [Create] Mu Glen Street, Oamaru 9400	26280/56100	305000	310000	910001	3017791
128	110705	0.1012 [Create] Mu Glen Street, Oamaru 9400	26280/56100	305000	310000	908665	3006724
129	110705	0.1012 [Create] Mu Glen Street, Oamaru 9400	26280/56100	305000	310000	906185	3168057
130	110705	0.1012 [Create] Mu Glen Street, Oamaru 9400	26280/56100	305000	310000	905389	3039972
131	110705	0.1012 [Create] Mu Glen Street, Oamaru 9400	26280/56100	305000	310000	906484	3125339
132	110705	0.1012 [Create] Mu Glen Street, Oamaru 9400	26280/56100	305000	310000 OT146/5	909321	3082684
133	110705	0.1012 [Create] Mu Glen Street, Oamaru 9400	26280/56100	305000	310000	908215	3100725
134	110705	0.1012 [Create] Mu Glen Street, Oamaru 9400	26280/56100	305000	310000	905576	3145749
135	110705	0.1012 [Create] Mu Glen Street, Oamaru 9400	26280/56100	305000	310000	908133	3143335
136	110705	0.1012 [Create] Mu Glen Street, Oamaru 9400	26280/56100	305000	310000	906787	3057982
137	110705	0.1012 [Create] Mu Glen Street, Oamaru 9400	26280/56100	305000	310000	906702	3093081
138	110705	0.1012 [Create] Mu Glen Street, Oamaru 9400	26280/56100	305000	310000	904347	3100723
139	110705	0.1012 [Create] Mu Glen Street, Oamaru 9400	26280/56100	305000	310000	904425	3035193
140	110705	0.1012 [Create] Mu Glen Street, Oamaru 9400	26280/56100	305000	310000	906054	3015206
141	110705	0.1012 [Create] Mu Glen Street, Oamaru 9400	26280/56100	305000	310000	909797	3137967
142	110705	0.1012 [Create] Mu Glen Street, Oamaru 9400	26280/56100	305000	310000	910404	3146045
143	110705	0.1012 [Create] Mu Glen Street, Oamaru 9400	26280/56100	305000	310000	904040	3103301
144	110705	0.1012 [Create] Mu Glen Street, Oamaru 9400	26280/56100	305000	310000	903357	3060647
145	110705	0.1012 [Create] Mu Glen Street, Oamaru 9400	26280/56100	305000	310000	910103	3060645
146	110705	0.1012 [Create] Mu Glen Street, Oamaru 9400	26280/56100	305000	310000	907172	3017786
147	110705	0.1012 [Create] Mu Glen Street, Oamaru 9400	26280/56100	305000	310000	906653	3060644
148	110705	0.1012 [Create] Mu Glen Street, Oamaru 9400	26280/56100	305000	310000	909883	3103299