

## HISTORY

Ormlie Lodge was one of the early colonial homesteads of the Bay built for Mr Hector Smith and his young bride, Gertrude. They married on February 27<sup>th</sup>, 1899 and went abroad on their honeymoon to Australia and England. When the honeymoon was over, they returned to Hawkes Bay to a newly completed homestead, painted barn red.

Ormlie Lodge sat on 16 acres of land, complete with tennis court and servant's quarters. The Smiths were very social, with tales of great tennis matches played on the grass courts and evenings of cards and other social events. Hector Smith's family farm was to the south of the Province, however the couple chose to live on the hill overlooking the Tukikuri River and next to the Golf Course. The Smith's had five children, four girls and a son, who was killed in the war.

Two of the daughters, Miss Judy Smith and her older sister Rachel Renton still live in the province and earlier this year, celebrated the centenary of Ormlie Country Lodge with a lunch date in the restaurant on their parent's wedding anniversary, February 27<sup>th</sup>, 1899. In those days Ormlie Lodge boasted at least 4 bedrooms of generous proportions upstairs, with card rooms, smoking rooms etc downstairs. The Smith girls tell of how the power was installed in 1927 and three years later, in 1930, the telephone was connected.

The Smith's lived all their married life in their treasured Ormlie Lodge and in 1962 Hector Smith sold the family home to the Stevens who started a small restaurant and also catered for small weddings in the homestead.

Almost 40 years later, Ormlie Lodge is being offered for sale again as a popular wedding/conference centre, with excellent prospects as a restaurant with home stay options. This property could also be converted back into the grand old family home it was.

**Encumbrances:**

- Subject to Rights to Transmit Electricity and Telephone over parts,
- Subject to Easement Certificate in Transfer 623415.5 certifying Right to Convey Water, Sewage and Rights of Way.
- Subject to Easement Certificate in Transfer 629179.1 certifying a Right of Way over Lot 29.
- Caveat by Weddel New Zealand Ltd.

**TENURE**

Estate in fee-simple (freehold).

**ZONING**

The property is zoned 'Rural Residential Zone' under the proposed review to the Hastings District Plan.

This zone is intended to accommodate demand for rural/residential activities within the district, while avoiding, remedying or mitigating any potential significant adverse effects of the activities of the environment.

**LOCALITY**

The Ormlie Lodge property is situated within the Omarunui locality approximately 13 kilometres south west from Napier's central business district and 3.5 kilometres from the suburb of Taradale. Taradale incorporates a full range of suburban services and amenities with this property enjoying convenient positioning to such.

This locality has been influenced by significant lifestyle development and subdivision in recent times with the Ormlie Lodge complex having been subdivided off a larger parcel of land and with further subdivision possible to adjoining rear land at some future stage.

Furthermore, the property is positioned fronting the southern side of Omarunui Road, close to the junction formed with Highway 50 and overlooking the Waiohiki Golf Course.

**LAND DESCRIPTION**

**Area:**

1.0384 hectares together with an undivided one-half share in 1631 square metres of parking area and shared use of a common right of way.

**Physical:**

The land rises initially with medium to steep gradient from road frontage before levelling out to form a gently sloping site with easterly aspect.

The land appears stable and satisfactorily drained and is particularly well laid out with established lawn, tree and garden plantings.

**HOMESTEAD** (photo attached)

The Ormlie Lodge building involves a two storey villa which is understood to have been originally erected in 1888 with major restaurant, kitchen and first floor additions made in 1986.

**Floor Areas:**

These have been measured to comprise:-

- Ground floor	650.18 square metres
- First floor	199.92 square metres

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Total Living	850.00 square metres
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- Attached verandahs	118.00 square metres
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**Construction:**

- Foundations	Re-blocked concrete pile.
- External Walls	Weatherboard.
- Roof	Galvanised corrugated iron.
- Internal Linings	Plaster and plasterboard with feature rimu ceilings and panelling.
- Joinery	Wood framed.

Complete relining and upgrading was undertaken to the original portion of this building in conjunction with the major additions and renovations. Expenditure on upgrading and including provision of dining room additions, is reputed to have involved \$1,306,000 in 1986.

**Amenities:**

The interior of the building is now briefly detailed:-

### **Ground Floor**

Subdivided to provide a reception and entrance foyer area, central hallway, A la Carte dining area, bar, restaurant, two toilet areas, managers office, kitchen/preparation area with adjoining chef's office, staffroom and storage room. Planning is functional and spacious in nature, this allowing the simultaneous running of two major functions plus separate use of the outdoor courtyard area. Interior decoration and finish is to a good standard with quality fittings and appointments contained throughout.

### **First Floor**

This provides four guest accommodation rooms and a two level staff accommodation flat. The guest bedrooms all gain access from the central hallway and each contains an ensuite bathroom with high quality fittings and decoration incorporated.

### **Outdoor Courtyard**

Containing approximately 135 square metres in area and incorporating a 16.1 square metre glass roofed barbecue area and a 15.8 square metre entrance building with trellis walls and a corrugated iron roof. A trellis wall extends around the paved courtyard.

### **Condition:**

( This quality residence is being used as a restaurant, bar and function centre but could be alternatively converted back into a superior quality substantial residence. Maintenance has been to a good standard with paintwork and decoration having been well maintained.

### **UTILITY BUILDING**

Erected in 1986 and containing 96.37 square metres in area with a 5.0 square metre covered entrance porch adjoining.

Constructed with concrete floor, fibrolite and weatherboard wall cladding, corrugated iron roof and incorporating plaster linings. Internally this building offers a self-contained flat, liquor and dry goods store rooms and a laundry.

### **SITE DEVELOPMENT**

This complex has an undivided one-half share interest in a tarsealed carparking area and is positioned within mature and extremely well developed lawn and garden surrounds which form a very appealing setting.

Water supply is provided by way of a 150 mm bore which was sunk in 1986 to a depth of 26 metres, this pumped to a 5000 gallon concrete reservoir positioned on the land behind and marked 'A' on the Certificate of Title. Water gravity feeds from this to this complex and four adjoining chalet buildings.



No. V2 / 867

Land and Deeds 69

References  
Prior C/T B2/452(part).  
  
Transfer No.  
N/C. Order No. 623415.6

### CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 28th. day of April one thousand nine hundred and ninety-five under the seal of the District Land Registrar of the Land Registration District of HANKE'S BAY

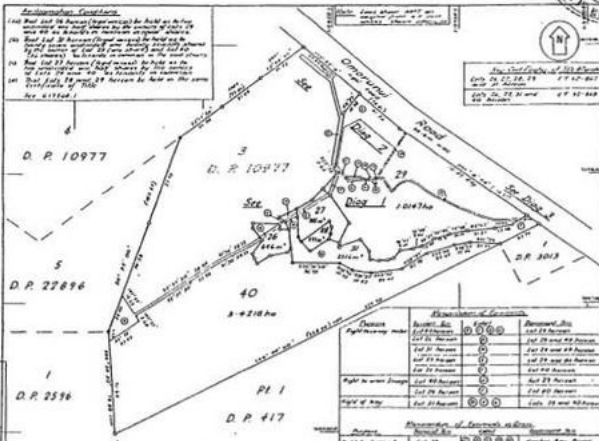
WITNESSETH that ORMLIE LORGE (1986) LIMITED at Napier

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: ~~XXXXXX~~ five parcels of land situate in Block XI Heretaunga Survey District **FIRSTLY:** all that parcel of land containing 237 square metres more or less being Lot 28 on Deposited Plan 24449 **SECONDLY:** all that parcel of land containing 1,0147 hectares more or less being Lot 29 on Deposited Plan 24449 **THIRDLY:** an undivided one-half share in all that parcel of land containing 646 square metres more or less being Lot 26 on Deposited Plan 24449 **FOURTHLY:** an undivided one-half share in all that parcel of land containing 985 square metres more or less being Lot 27 on Deposited Plan 24449 **FIFTHLY:** an undivided one twenty-seventh share in all that parcel of land containing 2526 square metres more or less being Lot 31 on Deposited Plan 24449

  
Assistant Land Registrar

**Encumbrances, Easements**

- 1. Lot 26 and 27 Heretaunga Survey District as shown on the plan 24449 of 28/4/95.
- 2. Lot 28 Heretaunga Survey District as shown on the plan 24449 of 28/4/95.
- 3. Lot 29 Heretaunga Survey District as shown on the plan 24449 of 28/4/95.
- 4. Lot 31 Heretaunga Survey District as shown on the plan 24449 of 28/4/95.
- 5. Lot 26 and 27 Heretaunga Survey District as shown on the plan 24449 of 28/4/95.
- 6. Lot 28 Heretaunga Survey District as shown on the plan 24449 of 28/4/95.
- 7. Lot 29 Heretaunga Survey District as shown on the plan 24449 of 28/4/95.
- 8. Lot 31 Heretaunga Survey District as shown on the plan 24449 of 28/4/95.



Demand	Amount		Remarks
	Lot No.	Amount	
Right to use	Lot 26	100.00	Lot 26 and 27
	Lot 27	100.00	Lot 26 and 27
	Lot 28	100.00	Lot 28 and 29
	Lot 29	100.00	Lot 28 and 29
	Lot 31	100.00	Lot 31
Right to use	Lot 26	100.00	Lot 26
	Lot 27	100.00	Lot 27
	Lot 28	100.00	Lot 28
	Lot 29	100.00	Lot 29
	Lot 31	100.00	Lot 31

Demand	Amount		Remarks
	Lot No.	Amount	
Right to use	Lot 26	100.00	Lot 26 and 27
	Lot 27	100.00	Lot 26 and 27
	Lot 28	100.00	Lot 28 and 29
	Lot 29	100.00	Lot 28 and 29
	Lot 31	100.00	Lot 31

2. The plan 24449 of 28/4/95 is a plan of a portion of the land shown on the plan 24449 of 28/4/95. The plan 24449 of 28/4/95 is a plan of a portion of the land shown on the plan 24449 of 28/4/95. The plan 24449 of 28/4/95 is a plan of a portion of the land shown on the plan 24449 of 28/4/95.

**PLAN OF LOTS 26-29, 31 AND 40, FORMERLY LOT 3 D.R. 10977.**

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LAND DISTRICT HANKE'S BAY  
SURVEY BLOCK A DIST. XI Heretaunga  
SHEET No. V21 / 2

Plan of Lots 26-29, 31 and 40, formerly Lot 3 D.R. 10977.

LOCAL AUTHORITY Hanke's Bay District  
Enacted by No. 2805 and 2806 of 1988  
Scale 1:1000 Date December 1988