

Rangitikei
UNspoilt...



POTENTIALLY SURPLUS PROPERTIES IN BULLS WHICH COULD BE SOLD TO HELP FUND THE PROPOSED NEW COMMUNITY CENTRE

Part 2: Walton Street subdivision (4 properties), 15 High Street (potentially access to Walton Street subdivision)

This document is supporting information to the Consultation Document 'What's changed, what's the plan for 2018...?'

It reproduces information from Council's property compendium compiled in 2005 which has been used by the Council's legal advisers in determining whether the properties might be sold. In some instances, their research has come to a different conclusion from the advisers in 2005.

Intentionally blank

PROPOSED TO BE SOLD

Walton Street subdivision

(4 properties)



Scale: 1:1673
Original Sheet Size A4

Projection: NZGD2000 / New Zealand Transverse Mercator 2000
Bounds: 1803443.27255864,5550199.04267933
1803752.68488276,5550582.37754727

Digital map data sourced from Land Information New Zealand. CROWN COPYRIGHT RESERVED.
The information displayed in the GIS has been taken from Rangitikei District Council's databases and maps.
It is made available in good faith but its accuracy or completeness is not guaranteed.
All excavations near council assets to be undertaken with due care. Contractors will be liable for damages.
If the information is relied on in support of Resource Consent it should be verified by independent survey.



Corporate Property Advisors and Negotiators

The Property Group Limited

Level 3, Dalton House
Cnr Dalton & Vautier Streets
PO Box 49
Napier, New Zealand
Phone: 64-6-834 1232
Facsimile: 64-6-834 4213

3 October 2005

Our Reference: RAN002-70-706307

LAND STATUS INVESTIGATION REPORT

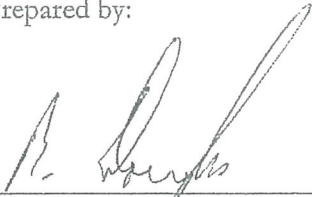
| | |
|----------------------|--|
| RDC Property I.D. | 56 |
| Property Description | Walton Street Subdivision, Bulls Ward |
| Client | Rangitikei District Council |
| Authority | Instruction dated 2 September 2005 |
| Location | Walton Street, Bulls |
| Land Status | Fee simple in Rangitikei District Council |
| Purpose | Land acquired for subdivision purposes |
| Comprised In | CFR WN30D/849 (Part Transfer 726009.1) |
| Statutory Authority | Local Government Act 2002 |
| Zoning/Designation | Bulls Urban Zone |
| Legal Description | Part Lot2 DP 40392 |
| Area | 8584 m2 |
| Survey Plan | DP 40392 |
| Acquisition History | Transfer 726009.1 on Historic CT 16D/882. 3.4948 ha from Victor and Beverley Ayling to the Rangitikei County Council for \$75,000.00, dated 20/9/1985. |
| Encumbrances | Nil. |
| Contamination issues | Not known. |
| Comments | Land acquired for subdivision purposes |

The land would have originally been acquired under the Housing provisions of the Local Government Act 1974, which authorised the purchase, subdivision and sale of land for housing. The Local Government Act 2002 has now repealed those provisions.

If the land is now surplus to requirements it would need to be dealt with under section 40 Public Works Act 1981.

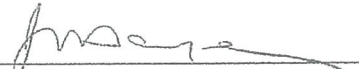
If the Council is still considering subdivision/ sale by allotments, further investigation is required of the Local Government Act 2002.

Prepared by:



BRUCE DOUGLAS
Property Consultant

Peer reviewed by:



JACKIE HAYNES
Senior Solicitor

Attachments

| |
|--|
| Terraview Locality print |
| Certificate of title WN30D/849, 29C/162, 16D/882, 12A/1242 |
| T 726009.1 |
| |

Rates Account: 1365019600

Rangitikei District Council

Previous Next Transactions Change Log Payments Calculator Diary

| | | | |
|---------------------------------|---------------------------------|---------------|------------|
| Payer Name | Rangitikei District Council | Valuation No | 1365019600 |
| Postal Address | Private Bag 1102 Marton 4741 | Schedule No | 3 |
| Customer/Property Relationships | | Property No | 008812 |
| | | Customer | 000054 |
| | | Water Account | 010007005 |
| | | Water Account | 010007400 |

Property Description Other Property Links

| | |
|----------------------|----------------------|
| Location (GIS) | Walton Street, Bulls |
| Legal Description | PT LOT 2 DP 40392 |
| Master Account | for these divisions |
| Certificate of Title | 30D/849 |

| | | | |
|---------------|--|----------------|--|
| Use | 99 Residential: Vacant | Category | RV |
| TORAS | 141000 | Category Group | Residential Vacant Land for Normal Residential |
| Tenure | Property is not leased. Owner is also occupier. | Ward | 3 |
| Ownership | Public: TLA or Regional Council | Region | 8 |
| Rateability | Rateable | Zone | 9A |
| Apportionment | Std property - Not Applicable, Not apportionment | | |

| | | | |
|---------------|-----------------------------------|---------------|-----|
| Service Flags | Water | | |
| Change Dates | Ratepayer:27/09/06, Maint:9/10/15 | | |
| Change Reason | postalx | Change Source | ncs |

Valuations Property Database

| | | | |
|------------------------------|---------|----------------|---------|
| | Current | | New |
| Area (Hectares) | 0.8584 | | |
| Land Value | 50,000 | Land Value | 50,000 |
| Improvements Value | | | |
| Capital Value | 50,000 | Capital Value | 50,000 |
| Current Certificate of Title | 30D/849 | | |
| Valuation Date | 1/07/14 | Valuation Date | 1/07/14 |

Rates for Current Year - 2016/17 Next Year - 2017/18

| Type | Description (Basis) | Factor | Estimated Amount \$ |
|------|---------------------------------|-----------|---------------------|
| 003 | Uniform Annual General - - (SU) | 1.00 | 616.40 |
| 004 | General Rate - - (C) | 50,000.00 | 34.80 |
| 023 | Roading District (C) | 50,000.00 | 98.00 |
| 025 | Solid Waste - District (SU) | 1.00 | 67.40 |
| 088 | Wastewater - Public Good (SU) | 1.00 | 77.50 |
| 089 | Water Supply - District (SU) | 1.00 | 593.60 |
| 090 | Water - Public Good (SU) | 1.00 | 121.30 |
| 234 | Stormwater - District (PC) | 1.00 | 152.80 |
| 235 | Stormwater - Public Good (SU) | 1.00 | 27.70 |
| | Estimated Total | | 1,789.50 |
| | Annual Rates Levied | | 0.00 |
| | Rates Last Year | | 1,789.50 |
| | Last Year's Final Instalment | | 447.30 |

Financial Transactions

| | | | | | |
|---------------|----|--------------------|----|---------------------------|----------|
| Year To Date | \$ | Ageing | \$ | Rates, Penalties, Rebates | \$ |
| Year Opening | | Equals Net Balance | | Last Year's Rates | 1,789.50 |
| Balance (Net) | | | | Discount Expired Date | 19/08/16 |
| | | | | Discount Available | |

Debt Collection Data Value

Water

| Account | Location | Meter ID | Last Read | Tariff | Balance | Charged YTD | Last Year |
|--------------|---------------|----------|-----------|--------|---------|-------------|-----------|
| WT 010007005 | Walton Street | | 30/09/96 | 1 | | | |

WT 010007400 Walton Street 27/02/06 1

History

| Year | Land Value | Capital Value | Annual Rates | Postponed |
|---------|------------|---------------|--------------|-----------|
| 2015/16 | 50,000 | 50,000 | 1,789.50 | |
| 2014/15 | 59,000 | 59,000 | 1,643.20 | |
| 2013/14 | 59,000 | 59,000 | 1,523.35 | |
| 2012/13 | 59,000 | 59,000 | 1,431.40 | |
| 2011/12 | 66,000 | 66,000 | 760.75 | |
| 2010/11 | 66,000 | 66,000 | 738.10 | |
| 2009/10 | 66,000 | 66,000 | 836.20 | |
| 2008/09 | 45,000 | 45,000 | 584.80 | |
| 2007/08 | 45,000 | 45,000 | 541.95 | |
| 2006/07 | 45,000 | 45,000 | 529.80 | |

Old Legal Description

Date 16/07/03 PT LOT 2 DP 40392 LOTS 10 11 DP 61957

Own Use Remarks, References, Alpha, and Values

| Reference Field 66.No | | Alpha Field 67.No | | Value Field 70.No | | Remarks 72.No | |
|-----------------------|-------|-------------------|-------|-------------------|----------|---------------|---------------|
| No | Value | No | Value | No | Value | No | Value |
| | | | | 1 | 1,828.60 | 10 | Riding: Bulls |

Notes

Date Author

© 2015, NCS Chameleon Limited.
All rights reserved.

Print Date: 6/07/2016
Print Time: 9:30 AM



Scale: 1:1493
Original Sheet Size A4

Projection: NZGD2000 / New Zealand Transverse Mercator 2000
Bounds: 1803335.5733701,5550294.16998363
1803611.7186657,5550636.28990637

Digital map data sourced from Land Information New Zealand. CROWN COPYRIGHT RESERVED.
The information displayed in the GIS has been taken from Rangitikei District Council's databases and maps.
It is made available in good faith but its accuracy or completeness is not guaranteed.
All excavations near council assets to be undertaken with due care. Contractors will be liable for damages.
If the information is relied on in support of Resource Consent it should be verified by independent survey.



the
propertygroup

Corporate Property Advisors and Negotiators

3 October 2005

Our Reference: RAN002-70-706307

The Property Group Limited
Level 3, Dalton House
Cnr Dalton & Vautier Streets
PO Box 49
Napier, New Zealand
Phone: 64-6-834 1232
Facsimile: 64-6-834 4213

LAND STATUS INVESTIGATION REPORT

| | |
|----------------------|--|
| RDC Property I.D. | 57 |
| Property Description | Walton Street Subdivision, Bulls Ward |
| Client | Rangitikei District Council |
| Authority | Instruction dated 2 September 2005 |
| Location | Walton Street, Bulls |
| Land Status | Fee simple in Rangitikei District Council |
| Purpose | Land acquired for subdivision purposes |
| Comprised In | CFR 118594 (Part Transfer 726009.1) |
| Statutory Authority | Local Government Act 2002 |
| Zoning/Designation | Bulls Urban Zone |
| Legal Description | Lot 5 DP 321741 |
| Area | 8818 m ² |
| Survey Plan | DP 321741 |
| Acquisition History | Transfer 726009.1 on Historic CT 16D/882. 3.4948 ha from Victor and Beverley Ayling to the Rangitikei County Council for \$75,000.00, dated 20/9/1985. |
| Encumbrances | Nil. |
| Contamination issues | Not known. |
| Comments | Land acquired for subdivision purposes |

The land would have originally been acquired under the Housing provisions of the Local Government Act 1974, which authorised the purchase, subdivision and sale of land for housing. The Local Government Act 2002 has now repealed those provisions.

If the land is now surplus to requirements it would need to be dealt with under section 40 Public Works Act 1981.

If the Council is still considering subdivision/ sale by allotments, further investigation is required of the Local Government Act 2002.

ed by:

Peer reviewed by:



CE DOUGLAS
erty Consultant



JACKIE HAYNES
Senior Solicitor

ments

| |
|---|
| iew Locality print |
| ate of title 118594, WN30D/8465, 29C/162, 16D/882, 2 |
| 09.1 |
| |

Rates Account: 1365019602

Rangitikei District Council

Previous Next Transactions Change Log Payments Calculator Diary

| | | | |
|---------------------------------|---------------------------------|------------------|------------|
| Payer Name | Rangitikei District Council | Valuation No | 1365019602 |
| Postal Address | Private Bag 1102 Marton 4741 | Schedule No | 3 |
| Customer/Property Relationships | | Old Valuation No | 1365019600 |
| | | Property No | 010119 |
| | | Customer | 000054 |

Property Description Other Property Links

| | | | |
|----------------------|--|----------------|--|
| Location (GIS) | Walton Street, Bulls | | |
| Legal Description | LOT 5 DP 321741 | | |
| Division of | 1365019600 | Journal Xfer | |
| Certificate of Title | 118594 | | |
| Use | 99 Residential: Vacant | Category | RV |
| TORAS | 141000 | Category Group | Residential Vacant Land for Normal Residential |
| Tenure | Property is not leased. Owner is also occupier. | Ward | 3 |
| Ownership | Public: TLA or Regional Council | Region | 8 |
| Rateability | Rateable | Zone | 9A |
| Apportionment | Std property - Not Applicable, Not apportionment | | |
| Service Flags | Water | | |
| Change Dates | Created:15/04/03, Ratepayer:27/09/06, Maint:23/07/13 | | |
| Change Reason | postalx | Change Source | ncs |

Valuations Property Database

| | Current | | New |
|------------------------------|---------|----------------|---------|
| Area (Hectares) | 0.8818 | | |
| Land Value | 109,000 | Land Value | 109,000 |
| Improvements Value | | | |
| Capital Value | 109,000 | Capital Value | 109,000 |
| Current Certificate of Title | 118594 | | |
| Valuation Date | 1/07/14 | Valuation Date | 1/07/14 |

Rates for Current Year - 2016/17 Next Year - 2017/18

| Type | Description (Basis) | Factor | Estimated Amount \$ |
|------|------------------------------|------------|---------------------|
| 004 | General Rate - - (C) | 109,000.00 | 75.80 |
| 023 | Roading District (C) | 109,000.00 | 213.50 |
| | Estimated Total | | 289.30 |
| | Annual Rates Levied | | 0.00 |
| | Rates Last Year | | 289.30 |
| | Last Year's Final Instalment | | 72.30 |

Financial Transactions

| | | | | | |
|---------------|----|--------------------|----|---------------------------|----------|
| Year To Date | \$ | Ageing | \$ | Rates, Penalties, Rebates | \$ |
| Year Opening | | Equals Net Balance | | Last Year's Rates | 289.30 |
| Balance (Net) | | | | Discount Expired Date | 19/08/16 |
| | | | | Discount Available | |

History

| Year | Land Value | Capital Value | Annual Rates | Postponed |
|---------|------------|---------------|--------------|-----------|
| 2015/16 | 109,000 | 109,000 | 289.30 | |
| 2014/15 | 128,000 | 128,000 | 371.20 | |
| 2013/14 | 128,000 | 128,000 | 360.30 | |
| 2012/13 | 128,000 | 128,000 | 352.55 | |
| 2011/12 | 142,000 | 142,000 | 451.00 | |
| 2010/11 | 142,000 | 142,000 | 447.45 | |
| 2009/10 | 142,000 | 142,000 | 437.40 | |
| 2008/09 | 105,000 | 105,000 | 425.70 | |
| 2007/08 | 105,000 | 105,000 | 341.45 | |
| 2006/07 | 105,000 | 105,000 | 328.45 | |

Old Legal Description

Date 7/07/05 LOT 11 DP 61957

Own Use Remarks, References, Alpha, and Values

| Reference Field 66.No | | Alpha Field 67.No | | Value Field 70.No | | Remarks 72.No | |
|-----------------------|-------|-------------------|-------|-------------------|--------|---------------|---------------|
| No | Value | No | Value | No | Value | No | Value |
| | | | | 1 | 288.70 | 10 | Riding: Bulls |

Notes

Date Author

© 2015, NCS Chameleon Limited.
All rights reserved.



 Scale: 1:1845
Original Sheet Size A4

Projection: NZGD2000 / New Zealand Transverse Mercator 2000
Bounds: 1803338.72218976,5550206.00573516
1803680.02781024,5550628.85361404

Digital map data sourced from Land Information New Zealand. CROWN COPYRIGHT RESERVED.
The information displayed in the GIS has been taken from Rangitikei District Council's databases and maps.
It is made available in good faith but its accuracy or completeness is not guaranteed.
All excavations near council assets to be undertaken with due care. Contractors will be liable for damages.
If the information is relied on in support of Resource Consent it should be verified by independent survey.



Corporate Property Advisors and Negotiators

3 October 2005

Our Reference: RAN002-70-706307

The Property Group Limited

Level 3, Dalton House
Cnr Dalton & Vautier Streets
PO Box 49
Napier, New Zealand
Phone: 64-6-834 1232
Facsimile: 64-6-834 4213

LAND STATUS INVESTIGATION REPORT

| | |
|-----------------------------|---|
| RDC Property I.D. | 34 |
| Property Description | 15 High Street, Bulls Ward |
| Client | Rangitikei District Council |
| Authority | Instruction dated 2 September 2005 |
| Location | High Street, Bulls |
| Land Status | Fee Simple in Rangitikei District Council |
| Purpose | Housing purposes. |
| Comprised In | CFR 87020 (GN B160885.1) |
| Statutory Authority | Public Works Act 1981, Local Government Act 2002 |
| Zoning/Designation | Bulls Urban Zone |
| Legal Description | Lot 1 DP 321741. |
| Area | 5406 m ² |
| Survey Plan | DP 321741 |
| Acquisition History | GN B160885.1 on Historical CT 42D/914 GN B160885.1 (1991 p1541) acquired for housing purposes and vested in Rangitikei District Council pursuant to the Public Works Act 1981. |
| Encumbrances | Subject to Part IV A Conservation Act 1987 Subject to Section 11 Crown Minerals Act 1991 Appurtenant right of way created in EI 5924636.2 |
| Contamination issues | Not known. |

Comments

Council records land acquired and swapped for subdivision purposes. Subdivision now proceeding.

The land would have originally been acquired under the Housing provisions of the Local Government Act 1974, which authorised the purchase, subdivision and sale of land for housing. The Local Government Act 2002 has now repealed those provisions.

If the land is now surplus to requirements it would need to be dealt with under section 40 Public Works Act 1981.

If the Council is still considering subdivision/ sale by allotments, further investigation is required of the Local Government Act 2002.

Prepared by:

Peer reviewed by:



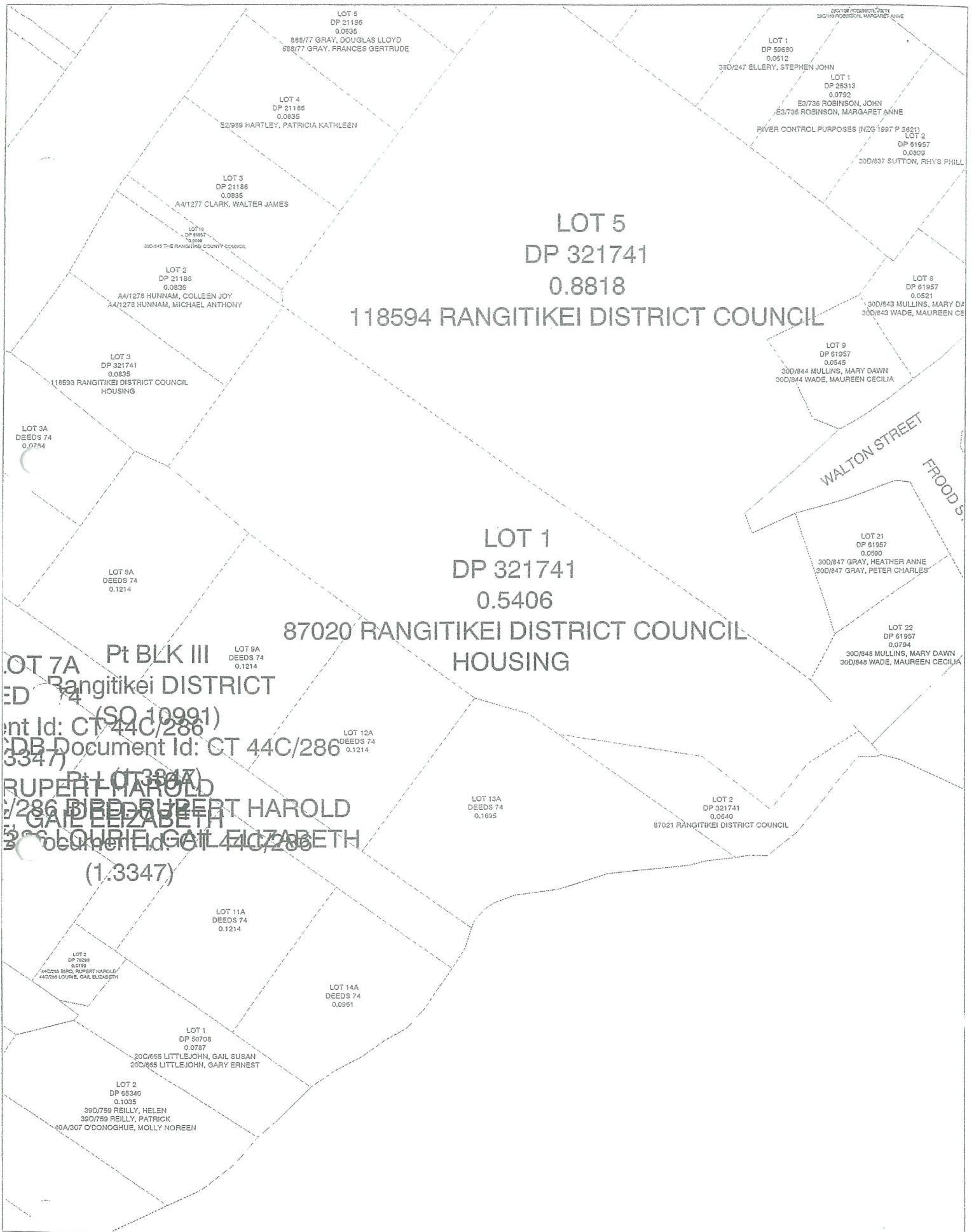
BRUCE DOUGLAS
Property Consultant



JACKIE HAYNES
Senior Solicitor

Attachments

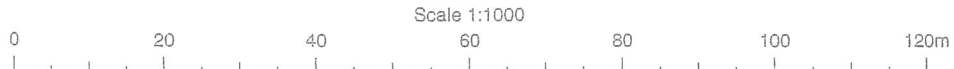
| |
|-----------------------------------|
| Terraview Locality print |
| CFR 87020, WN42D/914 |
| GN B160885.1 (Gazette 1991 p1541) |
| GN 901593 (Gazette 1971 p2678) |



LOT 5
 DP 321741
 0.8818
 118594 RANGITIKEI DISTRICT COUNCIL

LOT 1
 DP 321741
 0.5406
 87020 RANGITIKEI DISTRICT COUNCIL
 HOUSING

LOT 7A Pt BLK III
 Rangitikei DISTRICT
 (SO 10991)
 Plan Id: CT 44C/286
 DB Document Id: CT 44C/286
 3347)
 RUPERT HAROLD
 GAIL ELIZABETH
 Document Id: CT 44C/286
 (1.3347)



Scale 1:1000

Rates Account: 1365020300

Rangitikei District Council

| | | | |
|---------------------------------|---------------------------------|--------------|------------|
| Payer Name | Rangitikei District Council | Valuation No | 1365020300 |
| Postal Address | Private Bag 1102 Marton 4741 | Schedule No | 3 |
| Customer/Property Relationships | | Property No | 008830 |
| | | Customer | 000054 |

Property Description Other Property Links

| | |
|----------------------|-----------------------|
| Location (GIS) | 15 High Street, Bulls |
| Legal Description | LOT 1 DP 321741 |
| Certificate of Title | 87020 |

| | | | |
|---------------|--|----------------|--|
| Use | 99 Residential: Vacant | Category | RV |
| TORAS | 141000 | Category Group | Residential Vacant Land for Normal Residential |
| Tenure | Property is not leased. Owner is also occupier. | Ward | 3 |
| Ownership | Public: TLA or Regional Council | Region | 8 |
| Rateability | Rateable | Zone | 9A |
| Apportionment | Std property - Not Applicable, Not apportionment | | |

Change Dates Ratepayer:27/09/06, Maint:23/07/13

Change Reason postalx Change Source ncs

Valuations Property Database

| | Current | | New |
|------------------------------|---------|----------------|---------|
| Area (Hectares) | 0.5406 | | |
| Land Value | 65,000 | Land Value | 65,000 |
| Improvements Value | | | |
| Capital Value | 65,000 | Capital Value | 65,000 |
| Current Certificate of Title | 87020 | | |
| Valuation Date | 1/07/14 | Valuation Date | 1/07/14 |

Rates for Current Year - 2016/17 Next Year - 2017/18

| Type | Description (Basis) | Factor | Estimated Amount \$ |
|------|---------------------------------|-----------|---------------------|
| 003 | Uniform Annual General - - (SU) | 1.00 | 616.40 |
| 004 | General Rate - - (C) | 65,000.00 | 45.20 |
| 023 | Roading District (C) | 65,000.00 | 127.30 |
| 025 | Solid Waste - District (SU) | 1.00 | 67.40 |
| 088 | Wastewater - Public Good (SU) | 1.00 | 77.50 |
| 090 | Water - Public Good (SU) | 1.00 | 121.30 |
| 234 | Stormwater - District (PC) | 1.00 | 152.80 |
| 235 | Stormwater - Public Good (SU) | 1.00 | 27.70 |
| | Estimated Total | | 1,235.60 |
| | Annual Rates Levied | | 0.00 |
| | Rates Last Year | | 1,235.60 |
| | Last Year's Final Instalment | | 308.90 |

Financial Transactions

| | | | | | |
|---------------|----|--------------------|----|---------------------------|----------|
| Year To Date | \$ | Ageing | \$ | Rates, Penalties, Rebates | \$ |
| Year Opening | | Equals Net Balance | | Last Year's Rates | 1,235.60 |
| Balance (Net) | | | | Discount Expired Date | 19/08/16 |
| | | | | Discount Available | |

Debt Collection Data Value

History

| Year | Land Value | Capital Value | Annual Rates | Postponed |
|---------|------------|---------------|--------------|-----------|
| 2015/16 | 65,000 | 65,000 | 1,235.60 | |

| Year | Land Value | Capital Value | Annual Rates | Postponed |
|---------|------------|---------------|--------------|-----------|
| 2014/15 | 77,000 | 77,000 | 1,208.80 | |
| 2013/14 | 77,000 | 77,000 | 1,175.00 | |
| 2012/13 | 77,000 | 77,000 | 1,138.75 | |
| 2011/12 | 85,000 | 85,000 | 863.95 | |
| 2010/11 | 85,000 | 85,000 | 819.65 | |
| 2009/10 | 85,000 | 85,000 | 912.60 | |
| 2008/09 | 60,000 | 60,000 | 645.60 | |
| 2007/08 | 60,000 | 60,000 | 590.75 | |
| 2006/07 | 60,000 | 60,000 | 576.75 | |

Old Legal Description

Date 7/07/05 LOT 1 DP 21186 LOT 1 DP 25748

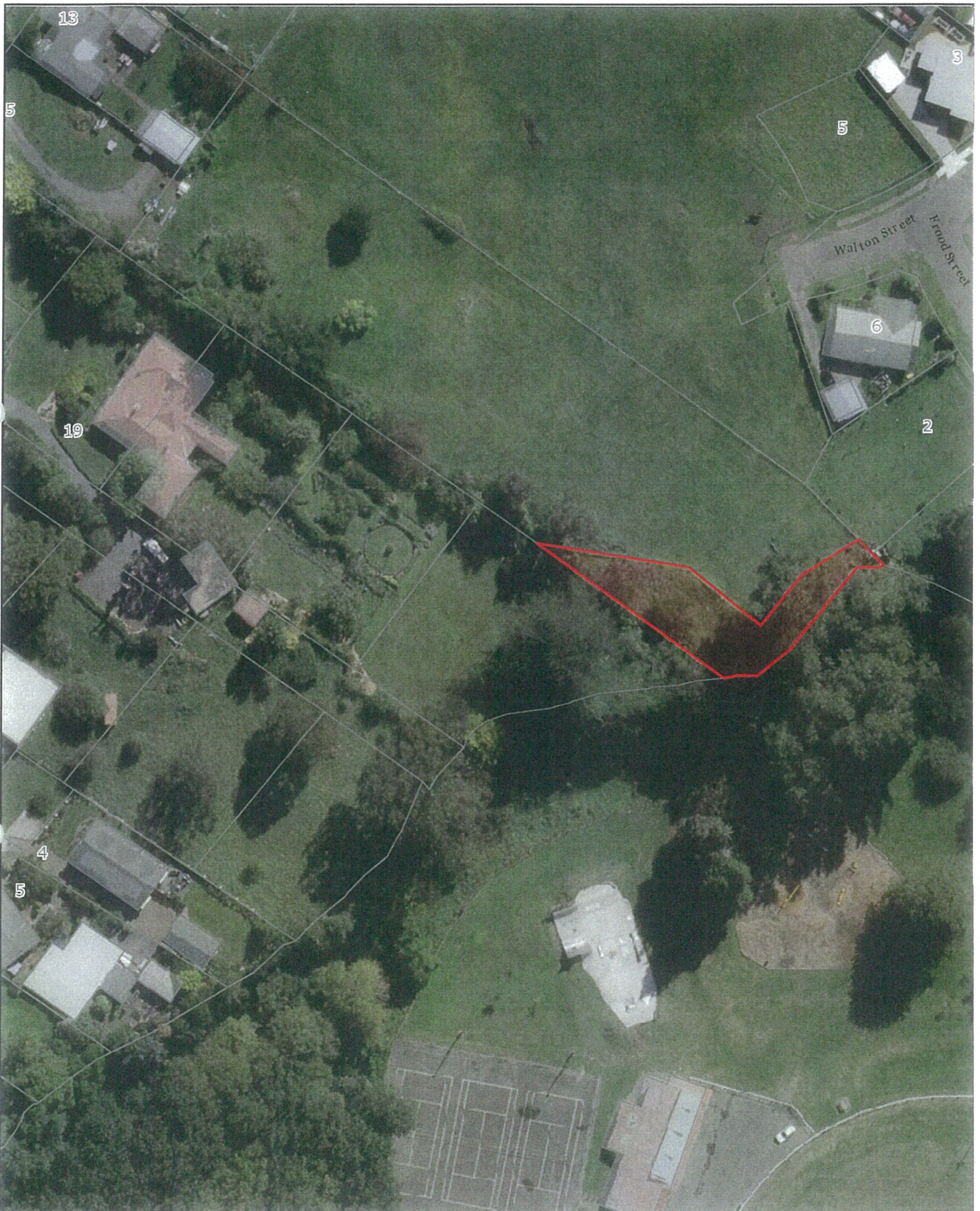
Own Use Remarks, References, Alpha, and Values


| Reference Field 66.No | | Alpha Field 67.No | | Value Field 70.No | | Remarks 72.No | |
|-----------------------|-------|-------------------|-------|-------------------|----------|---------------|---------------|
| No | Value | No | Value | No | Value | No | Value |
| | | | | 1 | 1,210.90 | 10 | Riding: Bulls |

Notes

Date Author

© 2015, NZS Chamberlain Limited
All rights reserved



 Scale: 1:1019
Original Sheet Size A4

Projection: NZGD2000 / New Zealand Transverse Mercator 2000
Bounds: 1803415.0349148, 5550250.98263358
1803603.5101048, 5550484.48694622

Digital map data sourced from Land Information New Zealand. CROWN COPYRIGHT RESERVED.
The information displayed in the GIS has been taken from Rangitikei District Council's databases and maps.
It is made available in good faith but its accuracy or completeness is not guaranteed.
All excavations near council assets to be undertaken with due care. Contractors will be liable for damages.
If the information is relied on in support of Resource Consent it should be verified by independent survey.

3 October 2005

Our Reference: RAN002-70-706307

LAND STATUS INVESTIGATION REPORT

| | |
|-----------------------------|--|
| RDC Property I.D. | 58 |
| Property Description | Walton Street Subdivision, Bulls Ward |
| Client | Rangitikei District Council |
| Authority | Instruction dated 2 September 2005 |
| Location | Walton Street, Bulls |
| Land Status | Fee simple in Rangitikei District Council |
| Purpose | Land acquired for housing purposes |
| Comprised In | CFR 87021 (Part GN B160885.1 (Gazette 1991 p1541)) |
| Statutory Authority | Local Government Act 2002 and Public Works Act 1981 |
| Zoning/Designation | Bulls Urban Zone |
| Legal Description | Lot 2 DP 321741 |
| Area | 640 m ² |
| Survey Plan | DP 321741 |
| Acquisition History | GN B160885.1 on Historical CT 42D/914 GN B160885.1 acquired for housing purposes and vested in Rangitikei District Council pursuant to the Public Works Act 1981. |
| Encumbrances | Subject to Part IV A Conservation Act 1987 Subject to Section 11 Crown Minerals Act 1991 Appurtenant right of way created in EI 5924636.2. Heritage covenant 5924636.3, pursuant to Section 8 Historic Places Act 1993. |

Contamination issues

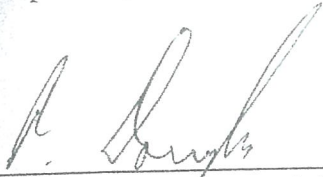
Not known.

Comments

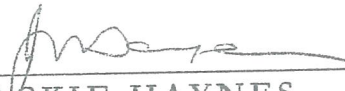
The effect of the Heritage Covenant is that the property is inalienable.

Prepared by:

Peer reviewed by:



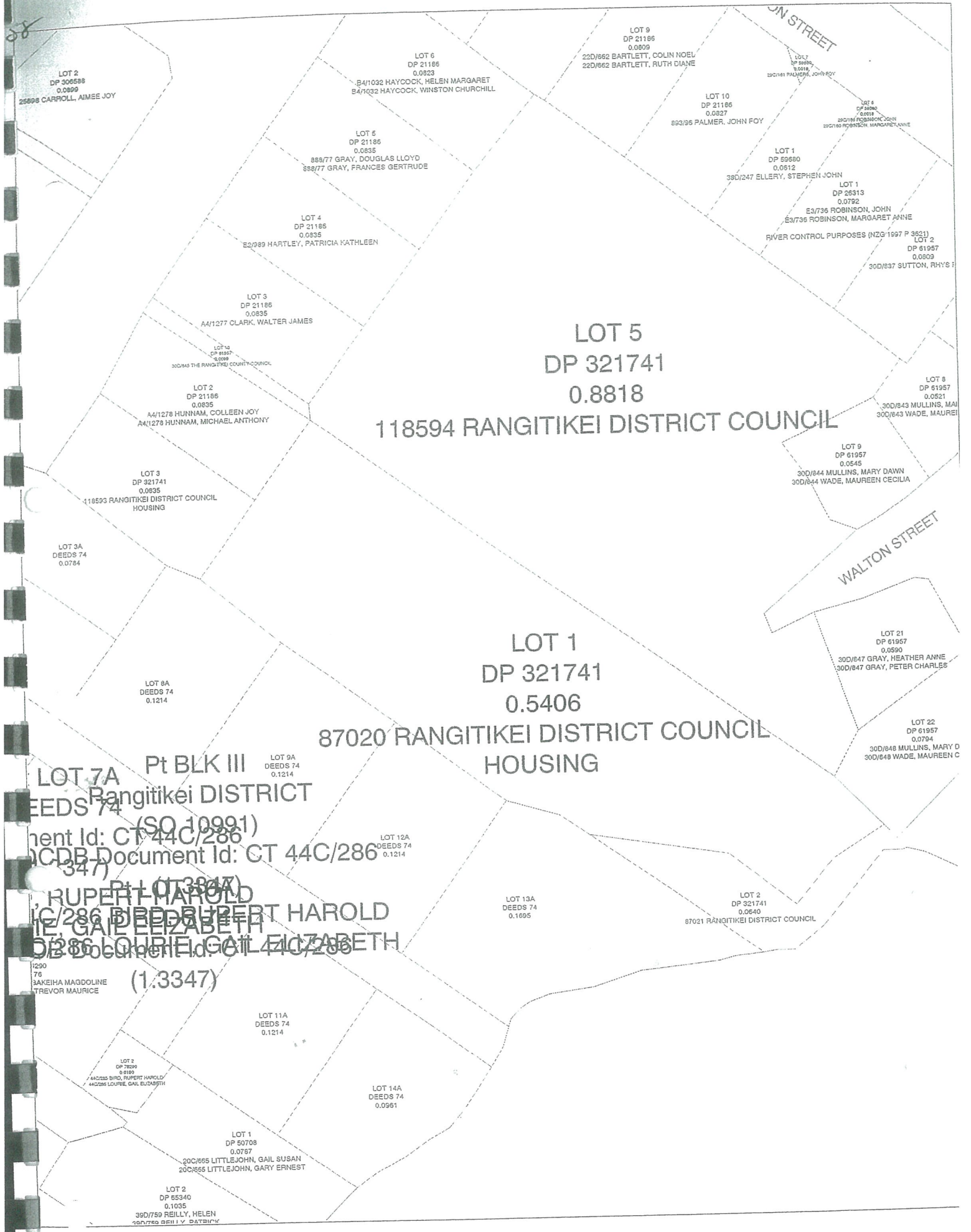
BRUCE DOUGLAS
Property Consultant



JACKIE HAYNES
Senior Solicitor

Attachments

| |
|---------------------------------------|
| Terraview Locality print |
| Certificate of title 87021, WN42D/914 |
| GN B160885.1 |
| GN 901593 |



LOT 5
DP 321741
0.8818
118594 RANGITIKEI DISTRICT COUNCIL

LOT 1
DP 321741
0.5406
87020 RANGITIKEI DISTRICT COUNCIL HOUSING

LOT 7A Pt BLK III
DEEDS 74 Rangitikei DISTRICT
(SO 10991)
Document Id: CT 44C/286
Document Id: CT 44C/286
RUPERT HAROLD
GAIL ELIZABETH
Document Id: CT 44C/286
(1.3347)



Rates Account Enquiry

Rates Account: 1365020301

Rangitikei District Council

| | | | |
|---------------------------------|---------------------------------|------------------|------------|
| Payer Name | Rangitikei District Council | Valuation No | 1365020301 |
| Postal Address | Private Bag 1102 Marton 4741 | Schedule No | 3 |
| Customer/Property Relationships | | Old Valuation No | 1365020300 |
| | | Property No | 010261 |
| | | Customer | 000054 |

Property Description Other Property Links

Location (GIS) 15 High Street, Bulls
 Legal Description LOT 2 DP 321741
 Certificate of Title 87021

| | | | |
|---------------|--|----------------|------------------------|
| Use | 55 Recreational: Passive Outdoor | Category | OP |
| TORAS | 141000 | Category Group | Other Passive Reserves |
| Tenure | Property is not leased. Owner is also occupier. | Ward | 3 |
| Ownership | Public: TLA or Regional Council | Region | 8 |
| Rateability | Rateable | Zone | 9A |
| Apportionment | Std property - Not Applicable, Not apportionment | | |

Change Dates Created13/05/05, Ratepayer:27/09/06, Maint:23/07/13

Change Reason postalx Change Source ncs

Valuations Property Database

| | Current | | New |
|------------------------------|---------|----------------|---------|
| Area (Hectares) | 0.0640 | | |
| Land Value | 3,500 | Land Value | 3,500 |
| Improvements Value | | | |
| Capital Value | 3,500 | Capital Value | 3,500 |
| Current Certificate of Title | 87021 | | |
| Valuation Date | 1/07/14 | Valuation Date | 1/07/14 |

Rates for Current Year - 2016/17 Next Year - 2017/18

| Type | Description (Basis) | Factor | Estimated Amount \$ |
|------|---------------------------------|----------|---------------------|
| 003 | Uniform Annual General - - (SU) | 1.00 | 616.40 |
| 004 | General Rate - - (C) | 3,500.00 | 2.40 |
| 023 | Roading District (C) | 3,500.00 | 6.90 |
| 025 | Solid Waste - District (SU) | 1.00 | 67.40 |
| 088 | Wastewater - Public Good (SU) | 1.00 | 77.50 |
| 090 | Water - Public Good (SU) | 1.00 | 121.30 |
| 234 | Stormwater - District (PC) | 1.00 | 152.80 |
| 235 | Stormwater - Public Good (SU) | 1.00 | 27.70 |
| | Estimated Total | | 1,072.40 |
| | Annual Rates Levied | | 0.00 |
| | Rates Last Year | | 1,072.40 |
| | Last Year's Final Instalment | | 268.10 |

Financial Transactions

| | | | | | |
|---------------|----|--------------------|----|---------------------------|----------|
| Year To Date | \$ | Ageing | \$ | Rates, Penalties, Rebates | \$ |
| Year Opening | | Equals Net Balance | | Last Year's Rates | 1,072.40 |
| Balance (Net) | | | | Discount Expired Date | 19/08/16 |
| | | | | Discount Available | |

History

| Year | Land Value | Capital Value | Annual Rates | Postponed |
|---------|------------|---------------|--------------|-----------|
| 2015/16 | 3,500 | 3,500 | 1,072.40 | |

| Year | Land Value | Capital Value | Annual Rates | Postponed |
|---------|------------|---------------|--------------|-----------|
| 2014/15 | 4,000 | 4,000 | 997.10 | |
| 2013/14 | 4,000 | 4,000 | 969.50 | |
| 2012/13 | 4,000 | 4,000 | 937.65 | |
| 2011/12 | 4,500 | 4,500 | 598.80 | |
| 2010/11 | 4,500 | 4,500 | 559.90 | |
| 2009/10 | 4,500 | 4,500 | 663.30 | |
| 2008/09 | 3,000 | 3,000 | 414.65 | |
| 2007/08 | 3,000 | 3,000 | 405.35 | |
| 2006/07 | 3,000 | 3,000 | 398.40 | |

Old Legal Description

Date 7/07/05 LOT 1 DP 21186 LOT 1 DP 25748

Own Use Remarks, References, Alpha, and Values

| Reference Field 66.No | | Alpha Field 67.No | | Value Field 70.No | | Remarks 72.No | |
|-----------------------|-------|-------------------|-------|-------------------|----------|---------------|---------------|
| No | Value | No | Value | No | Value | No | Value |
| | | | | 1 | 1,048.00 | 10 | Riding: Bulls |

Notes

Date Author

© 2015, RDC Christchurch Limited
All rights reserved

PROPOSED TO BE SOLD

15 High Street

**(potentially access to the Walton Street
subdivision)**



 Scale: 1:847
Original Sheet Size A4

Projection: NZGD2000 / New Zealand Transverse Mercator 2000
Bounds: 1803319.89780188, 5550360.14613298
1803476.46324492, 5550554.11705382

Digital map data sourced from Land Information New Zealand. CROWN COPYRIGHT RESERVED.
The information displayed in the GIS has been taken from Rangitikei District Council's databases and maps.
It is made available in good faith but its accuracy or completeness is not guaranteed.
All excavations near council assets to be undertaken with due care. Contractors will be liable for damages.
If the information is relied on in support of Resource Consent it should be verified by independent survey.



Corporate Property Advisors and Negotiators

3 October 2005

The Property Group Limited

Level 3, Dalton House
Cor Dalton & Vautier Streets
PO Box 49
Napier, New Zealand
Phone: 64-6-834 1232
Facsimile: 64-6-834 4213

Our Reference: RAN002-70-706307

LAND STATUS INVESTIGATION REPORT

| | |
|-----------------------------|---|
| RDC Property I.D. | 59 |
| Property Description | Walton Street Subdivision, Bulls Ward |
| Client | Rangitikei District Council |
| Authority | Instruction dated 2 September 2005 |
| Location | High Street, Bulls |
| Land Status | Fee simple in Rangitikei District Council |
| Purpose | Land acquired for housing purposes |
| Comprised In | CFR 118593 (Part GN B160885.1 (Gaz 1991 P1541)) |
| Statutory Authority | Local Government Act 2002 and Public Works Act 1981 |
| Zoning/Designation | Bulls Urban Zone |
| Legal Description | Lot 3 DP 321741 |
| Area | 835 m ² |
| Survey Plan | DP 321741 |
| Acquisition History | GN B160885.1 on Historical CT 42D/914 GN B160885.1 acquired land for housing purposes and vested in Rangitikei District Council pursuant to the Public Works Act 1981. GN 901593 (1971 p2678). Her Majesty the Queen took part of the land for better utilisation, pursuant to the Public Works Act 1928. |
| Encumbrances | Subject to Part IV A Conservation Act 1987 Subject to Section 11 Crown Minerals Act 1991 |

Contamination issues

Not known.

Comments

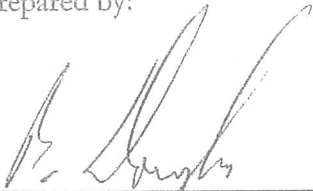
Council records land acquired for housing purposes.

The land would have originally been acquired under the Housing provisions of the Local Government Act 1974, which authorised the purchase, subdivision and sale of land for housing. The Local Government Act 2002 has now repealed those provisions.

If the land is now surplus to requirements it would need to be dealt with under section 40 Public Works Act 1981.

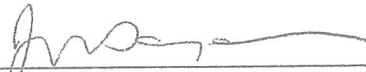
If the Council is still considering subdivision/ sale by allotments, further investigation is required of the Local Government Act 2002.

Prepared by:



BRUCE DOUGLAS
Property Consultant

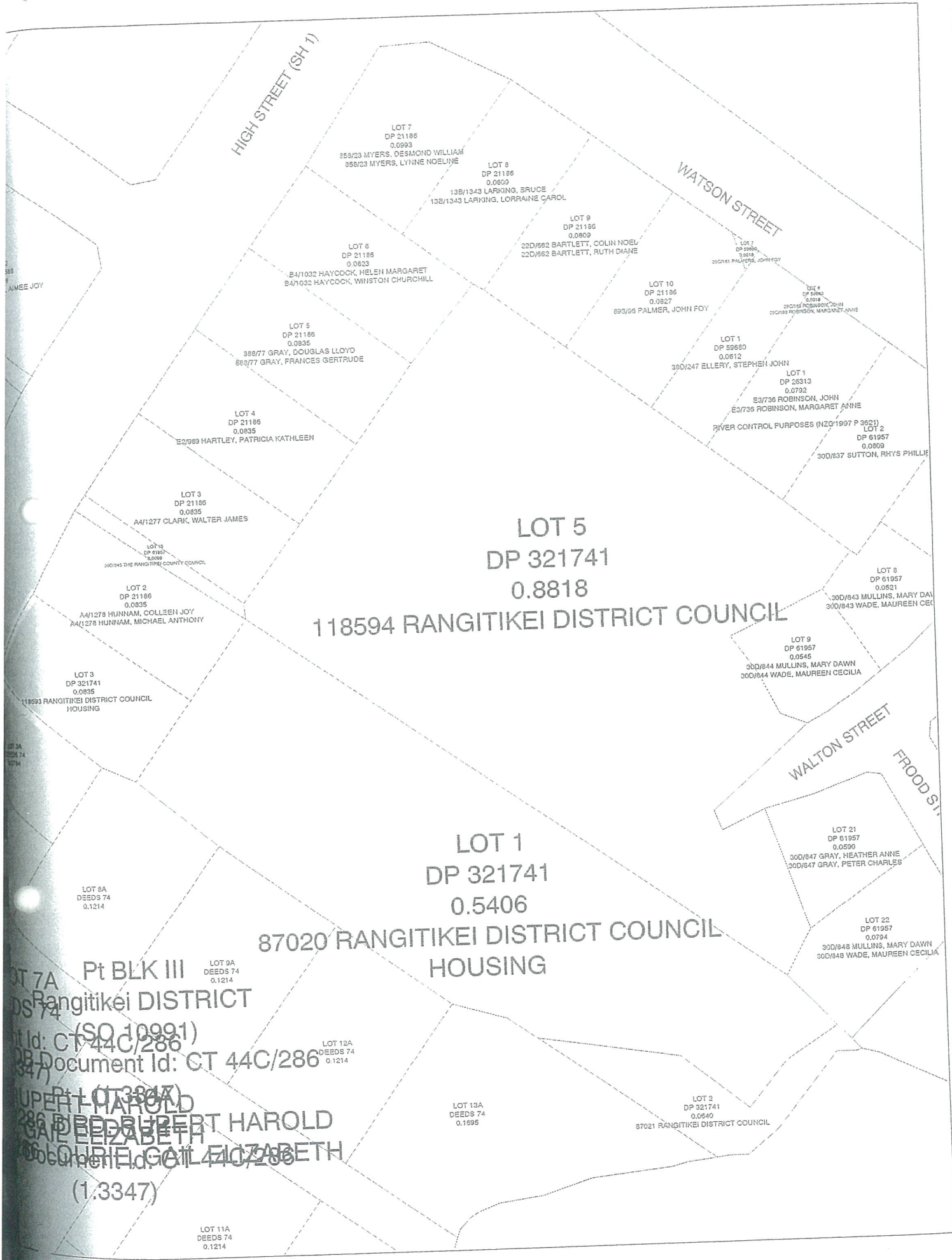
Peer reviewed by:



JACKIE HAYNES
senior Solicitor

Attachments

| |
|--|
| Terraview Locality print |
| Certificate of title 118593, WN42D/914 |
| GN B160885.1 |
| GN 901593 |



HIGH STREET (SH 1)

WATSON STREET

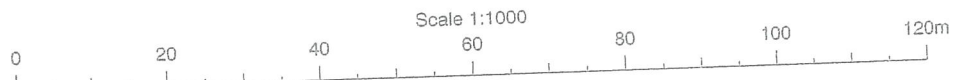
WALTON STREET

FROOD ST.

LOT 5
DP 321741
0.8818
118594 RANGITIKEI DISTRICT COUNCIL

LOT 1
DP 321741
0.5406
87020 RANGITIKEI DISTRICT COUNCIL
HOUSING

LOT 7A
 DS 74
 Pt BLK III
 Rangitikei DISTRICT
 (SO 10991)
 Id: CT 44C/286
 Document Id: CT 44C/286
 (1.3347)
 SUPERB HAROLD
 SUPERB HAROLD
 GAIL ELIZABETH
 GAIL ELIZABETH
 Document Id: CT 44C/286
 (1.3347)



Rates Account Enquiry

Rates Account: 1365020302

Rangitikei District Council

| | | | |
|---------------------------------|---------------------------------|------------------|------------|
| Payer Name | Rangitikei District Council | Valuation No | 1365020302 |
| Postal Address | Private Bag 1102 Marton 4741 | Schedule No | 3 |
| Customer/Property Relationships | | Old Valuation No | 1365020301 |
| | | Property No | 010262 |
| | | Customer | 000054 |

Property Description Other Property Links

Location (GIS) 15 High Street, Bulls
 Legal Description LOT 3 DP 321741
 Certificate of Title 118593

| | | | |
|---------------|--|----------------|--|
| Use | 99 Residential: Vacant | Category | RV |
| TORAS | 141000 | Category Group | Residential Vacant Land for Normal Residential |
| Tenure | Property is not leased. Owner is also occupier. | Ward | 3 |
| Ownership | Public: TLA or Regional Council | Region | 8 |
| Rateability | Rateable | Zone | 9A |
| Apportionment | Std property - Not Applicable, Not apportionment | | |

Change Dates Created 13/05/05, Ratepayer: 27/09/06, Maint: 23/07/13

Change Reason postalx Change Source ncs

Valuations Property Database

| | Current | | New |
|------------------------------|---------|----------------|---------|
| Area (Hectares) | 0.0835 | | |
| Land Value | 45,000 | Land Value | 45,000 |
| Improvements Value | | | |
| Capital Value | 45,000 | Capital Value | 45,000 |
| Current Certificate of Title | 118593 | | |
| Valuation Date | 1/07/14 | Valuation Date | 1/07/14 |

Rates for Current Year - 2016/17 Next Year - 2017/18

| Type | Description (Basis) | Factor | Estimated Amount \$ |
|------|---------------------------------|-----------|---------------------|
| 003 | Uniform Annual General - - (SU) | 1.00 | 616.40 |
| 004 | General Rate - - (C) | 45,000.00 | 31.30 |
| 023 | Roading District (C) | 45,000.00 | 88.20 |
| 025 | Solid Waste - District (SU) | 1.00 | 67.40 |
| 088 | Wastewater - Public Good (SU) | 1.00 | 77.50 |
| 090 | Water - Public Good (SU) | 1.00 | 121.30 |
| 234 | Stormwater - District (PC) | 1.00 | 152.80 |
| 235 | Stormwater - Public Good (SU) | 1.00 | 27.70 |
| | Estimated Total | | 1,182.60 |
| | Annual Rates Levied | | 0.00 |
| | Rates Last Year | | 1,182.60 |
| | Last Year's Final Instalment | | 295.60 |

Financial Transactions

| | | | | | |
|---------------|----|--------------------|----|---------------------------|----------|
| Year To Date | \$ | Ageing | \$ | Rates, Penalties, Rebates | \$ |
| Year Opening | | Equals Net Balance | | Last Year's Rates | 1,182.60 |
| Balance (Net) | | | | Discount Expired Date | 19/08/16 |
| | | | | Discount Available | |

History

| Year | Land Value | Capital Value | Annual Rates | Postponed |
|---------|------------|---------------|--------------|-----------|
| 2015/16 | 45,000 | 45,000 | 1,182.60 | |

| Year | Land Value | Capital Value | Annual Rates | Postponed |
|---------|------------|---------------|--------------|-----------|
| 2014/15 | 53,000 | 53,000 | 1,139.20 | |
| 2013/14 | 53,000 | 53,000 | 1,107.45 | |
| 2012/13 | 53,000 | 53,000 | 1,072.60 | |
| 2011/12 | 59,000 | 59,000 | 778.30 | |
| 2010/11 | 59,000 | 59,000 | 735.65 | |
| 2009/10 | 59,000 | 59,000 | 832.10 | |
| 2008/09 | 39,000 | 39,000 | 560.45 | |
| 2007/08 | 39,000 | 39,000 | 522.45 | |
| 2006/07 | 39,000 | 39,000 | 511.00 | |

Old Legal Description

Date 7/07/05 LOT 1 DP 21186 LOT 1 DP 25748

Own Use Remarks, References, Alpha, and Values

| Reference Field 66.No | | Alpha Field 67.No | | Value Field 70.No | | Remarks 72.No | |
|-----------------------|-------|-------------------|-------|-------------------|----------|---------------|---------------|
| No | Value | No | Value | No | Value | No | Value |
| | | | | 1 | 1,158.00 | 10 | Riding: Bulls |

Notes

Date Author

© 2015, RCS Chameleon Limited. All rights reserved.