

Rangitikei
UNspoilt...



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

Part 3: Criterion Street car park, Haylock Park¹, Daniell Street, Clifton Road reserve²

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.

¹ Larger portion only (currently leased) proposed for sale.

² Proposed not to be sold

Intentionally blank

PROPOSED TO BE SOLD

Criterion Street carpark





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. | 39 |
| Property Description | Criterion Street Carpark, Bulls Ward |
| Client | Rangitikei District Council |
| Authority | Instruction dated 2 September 2005 |
| Location | Criterion Street, Bulls |
| Land Status | Fee Simple in Rangitikei District Council |
| Purpose | Public carpark. |
| Comprised In | GN 568206.1 (Gazette 1987 p2319) shown as area B on SO 33972 |
| Statutory Authority | Public Works Act 1981 |
| Zoning/Designation | Bulls Urban Zone |
| Legal Description | Part Lots 25 & 26 Deeds Plan 479 |
| Area | 435 m2 |
| Survey Plan | SO 33972 |
| Acquisition History | GN 568206.1 acquires 435 m2 for car parking purposes and vests in the Rangitikei County Council, pursuant to Sections 20 & 50 of the Public Works Act 1981. Part GN 846874.1 sets apart 435 m2 for Post Office purposes (Telephone exchange) and vests in Her Majesty the Queen, pursuant to Section 52 of the Public Works Act 1981. |
| Encumbrances | Nil |

Contamination issues

Not known

Comments

Sealed carpark for the benefit of Bulls township.

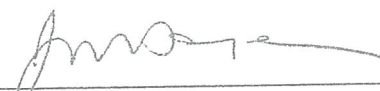
Section 40 report estimated at \$1,000 plus disbursements & GST. Disposal costs estimated at \$2,000 plus disbursements & GST.

Prepared by:

Peer reviewed by:



BRUCE DOUGLAS
Property Consultant



JACKIE HAYNES
Senior Solicitor

Attachments

| |
|---|
| Terraview Locality print |
| GN 568206.1 (Gaz 1987 p2319), GN 846874.1 (Gaz1987 p1313) |
| SO 33972 |
| |

HIGH STREET (SH 1)

LOT 3
DP 13958
0.1009

120/614 BULLS RETURNED SERVICES ASSOCIATION INC

LOT 2
DP 13958
0.0191
LOT 1
DP 13958
0.0191
568/105 PLATT, AVERIL KAY
568/105 PLATT, GRAEME STANLEY

LOT 7 Bik A
DEEDS 44
0.0853

330/208 THE RANGITIKEI COUNTY COUNCIL

Sec 1
SO 33972
0.0853

32D/679 BALDWIN, DAVID EDWARD
32D/679 BALDWIN, SANDRA LYN
32D/679 GLENDINNING, HUGH KENNETH

Pt LOT 7
DP 13958
0.0383

539/261 BULLS RETURNED SERVICES ASSOCIATION

Pt LOT 6
DP 13958
0.0410
551/179 PLATT, AVERIL KAY
551/179 PLATT, GRAEME STANLEY

Pt LOT 1
DP 22222
0.0577

959/82 PINNACLE PROPERTIES NZ LIMITED

DP 8010
0.0244
REAL ESTATE LIMITED

Pt LOT 22 Bik A
DEEDS 44
(0.0853)

330/208 THE RANGITIKEI COUNTY COUNCIL

Pt LOT 25 Bik A
DEEDS 44

CAR PARKING PURPOSES (GAZ 1987 P 2319)
Pt LOT 26 Bik A
DEEDS 44

CAR PARKING PURPOSES (GAZ 1987 P 2319)

Sec 2
SO 33972
0.0361

36A/594 TELECOM NEW ZEALAND LIMITED

POST OFFICE PURPOSES (PHONE EXCHANGE) (GAZ 1987 P 1313)

Pt LOT 2
DP 22222
0.0853

959/32 MICHELSEN, LAURENS JOHN

CRITERION STREET

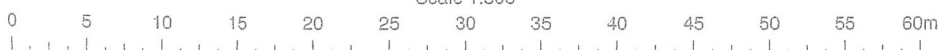
LOT 23 Bik A
DEEDS 44

DCDB Document Id:
(0.2054)

LOT 24 Bik A
330/197 THE RANGITIKEI COUNTY COUNCIL
DEEDS 44

DCDB Document Id: CT 330
LOT 27 Bik A
DEEDS 44 (0.2054)

Scale 1:500



Rates Account Enquiry

Rates Account: 1365030600

Rangitikei District Council

| | | | |
|---------------------------------|---------------------------------|--------------|------------|
| Payer Name | Rangitikei District Council | Valuation No | 1365030600 |
| Postal Address | Private Bag 1102 Marton 4741 | Schedule No | 3 |
| Customer/Property Relationships | | Property No | 008959 |
| | | Customer | 000054 |

Property Description Other Property Links

| | |
|----------------------|--|
| Location (GIS) | Criterion Street, Bulls |
| Legal Description | PT LOTS 25 26 DEEDS PLAN 479 -SUBJ TO RO W A ON SO 34680 |
| Certificate of Title | No title |

| | | | |
|---------------|--|----------------|----------------------------------|
| Use | 32 Transport: Parking | Category | CPP |
| TORAS | 141000 | Category Group | Commercial Parking Buildings etc |
| Tenure | Property is not leased. Owner is also occupier. | Ward | 3 |
| Ownership | Public: TLA or Regional Council | Region | 8 |
| Rateability | Rateable | Zone | 8B |
| Apportionment | Std property - Not Applicable, Not apportionment | | |

Change Dates Ratepayer:27/09/06, Maint:4/06/13

Change Reason postalx Change Source ncs

Valuations Property Database

| | Current | | New |
|------------------------------|----------|------------------------|---------|
| Area (Hectares) | 0.0435 | | |
| Land Value | 19,000 | Land Value | 19,000 |
| Improvements Value | 46,000 | Improvements Value | 46,000 |
| Capital Value | 65,000 | Capital Value | 65,000 |
| Nature of Improvements | FG OI | Nature of Improvements | FG OI |
| Current Certificate of Title | No title | | |
| 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 | 19,000 | 65,000 | 1,235.60 | |
| 2014/15 | 22,000 | 65,000 | 1,174.00 | |
| 2013/14 | 22,000 | 65,000 | 1,141.25 | |
| 2012/13 | 22,000 | 65,000 | 1,105.65 | |
| 2011/12 | 24,000 | 68,000 | 807.85 | |
| 2010/11 | 24,000 | 68,000 | 764.75 | |
| 2009/10 | 24,000 | 68,000 | 859.90 | |
| 2008/09 | 12,000 | 54,000 | 621.35 | |
| 2007/08 | 12,000 | 54,000 | 571.20 | |
| 2006/07 | 12,000 | 54,000 | 557.90 | |

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 |
|------|--------|
| | |

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PROPOSED TO BE SOLD

Haylock Park

(the larger part, currently leased)



Scale: 1:2147
Original Sheet Size A4

Projection: NZGD2000 / New Zealand Transverse Mercator 2000
Bounds: 1802509.93547659, 5549981.01408317
1802907.03454981, 5550472.98518103

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.



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3 October 2005

Our Reference: RAN002-70-706307

LAND STATUS INVESTIGATION REPORT

| | |
|-----------------------------|--|
| RDC Property I.D. | 32 |
| Property Description | Johnson Street, Haycock Park, Bulls Ward |
| Client | Rangitikei District Council |
| Authority | Instruction dated 2 September 2005 |
| Location | Johnson Street, Bulls |
| Land Status | Fee Simple in Rangitikei District Council (in Trust) for Council owned reserve. |
| Purpose | Reserve purposes (incomplete action). |
| Comprised In | CFR WN29D/443 (T 759098.1 and T812578.3) |
| Statutory Authority | Local Government Act 2002, but see "Comments". |
| Zoning/Designation | Bulls Urban Zone |
| Legal Description | Part Section 69 Application Plan 2923 and Lot 2 DP 60507. |
| Area | 1.8861 ha |
| Survey Plan | SO 10586 and DP 60507 |
| Acquisition History | Part Section 69 Application Plan 2923 on CT 21B/804 Transfer 759098.1 on Historical CT 21B/804. 1.0840 ha from Victor Goodman and Stephen Taylor to the Rangitikei County Council for \$25,000.00, dated 30/7/1985. Lot 2 DP 60507 on CT 17A/1104 Transfer 812578.3 on Historical CT 17A/1104. 8021 m2 from Paul deans and Christine Deans to the Rangitikei County Council for \$15,000.00, dated 24/9/1986. |

Encumbrances Electric power rights in T183941.1

Contamination issues Not known.

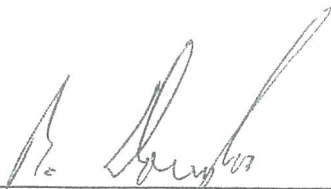
Comments Council records of Bulls District community reveal that funds were supplied by Dr Haylock of \$35,000 to purchase the land as a green area for future domain. The County paid in total \$40,00.00 for this area of land using \$35,000.00 grant. Possible trust. Dr Haylock gave money to purchase land for a reserve. It is not however held as a reserve under the Reserves Act 1977 and it appears that there is an incomplete action under that Act. Although the land is not currently subject to the Reserves Act 1977, it may be prudent to complete the action under that Act, and then revoke the reserve status to dispose of it.

In addition, there is no information on the circumstances of the original acquisition. It is necessary to determine whether there was an element of compulsion in that acquisition as part of the section 40 investigation process.

Section 40 report estimated at \$2,000 plus disbursements & GST. Disposal costs estimated at \$2,000 plus disbursements & GST.

Prepared by:

Peer reviewed by:



BRUCE DOUGLAS
Property Consultant



JACKIE HAYNES
Senior Solicitor

Attachments

| |
|-------------------------------------|
| Terraview Locality print |
| CFR W29D/443, WN21B/804, WN17A/1104 |
| T 759098.1, T812578.3 |

0.2802 DP 25816
6C/228 DAVIS, MARJORIE 0.3085
6D/22 GRAHAM, DWIGHT IAN
6D/22 GRAHAM, JANET LEONIE

LOT 2
DP 60507
0.8021

29D/443 THE RANGITIKEI COUNTY COUNCIL

Pt Sec 69
Rangitikei DISTRICT
(SO 10586)
1.0840

LOT 1
DP 45493
0.0897
29C/854 LEAN, GLENYS VALERIE
29C/855 HAZELWOOD, DOROTHY IRENÉ
29C/855 HAZELWOOD, RAYMOND HARRY

LOT 1
DP 60507
0.1362
29D/442 TWEEDDALE, SHANE NORMAN

LOT 1
DP 45493
0.0897
29C/854 LEAN, GLENYS VALERIE
29C/855 HAZELWOOD, DOROTHY IRENÉ
29C/855 HAZELWOOD, RAYMOND HARRY

Johnson Street

LOT 1
DP 44065
0.0417
E4/1138 YEATES, KELVIN RONALD
E4/1138 YEATES, LISA GAYE

LOT 1
DP 51325
0.0411
21B/803 RANGITIKEI COUNTY COUNCIL
6D/593 REGAN, RODNEY WALTER

LOT 23
DP 44065
0.1222

LOT 18
DP 44065
0.0915
15D/682 PARRIS, JEAN ANNE/
15D/682 PARRIS, WILLIAM TREVOR

LOT 1
DP 27678
0.1103
E4/1138 YEATES, KELVIN RONALD
E4/1138 YEATES, LISA GAYE

LOT 27
DP 44065
0.0003
ROAD (VESTED ON DEPOSIT)
ROAD RESERVE (DOC 450235.1)
ROAD RESERVE (99994)
ROAD (506844)

LOT 20
DP 44065
0.0711
15D/684 ELLERY, JOSEPH

LOT 19
DP 44065
0.0800
15D/683 HARNETT, CRAIG WILLIAM
15D/683 HARNETT, TANYA MARIE

LOT 17
DP 44065
0.0820
15D/681 MCCARTHY, HEATHER JUNE
15D/681 MCCARTHY, PATRICK GERALD

LOT 16
DP 44065
0.0693
15D/680 PLATT, AVERIL KAY
15D/680 PLATT, GRAEME STANLEY

LOT 15
DP 44065
0.0645
15D/679 PLATT, AVERIL KAY
15D/679 PLATT, GRAEME STANLEY

LOT 7
DP 44065
0.0750
15D/671 KEEBLE, KATHLEEN SHIRLEY

WALKER CRESCENT

LOT 8
DP 44065
0.0705
15D/672 DUIFKE LIMITED

LOT 9
DP 44065
0.0674
15D/673 ZANDER, JACQUELINE VERNON

MEADY PLACE

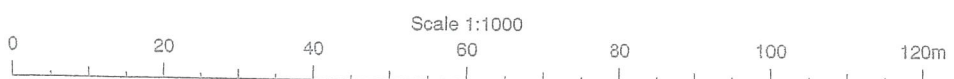
LOT 10
DP 44065
0.0519
15D/674 MARSH, JOANNE M.
15D/674 TAMATI, KONRAD FREDERIK

LOT 14
DP 44065
0.0636
15D/678 YOUNG, ANTHONY JOHN
15D/678 YOUNG, MAUREEN FAYE

LOT 13
DP 44065
0.0804
15D/677 KIRK, GARY FRANCIS
15D/677 KIRK, GARY FRANCIS

LOT 11
DP 44065
0.0809
15D/669 TOLHURST, E.
15D/669 TOLHURST, F.

LOT 6
DP 44065
0.0711
15D/670 COLEMAN, J.



Rates Account Enquiry

Rates Account: 1365009601

Rangitikei District Council

| | | | |
|---------------------------------|---------------------------------|---------------------|------------|
| Payer Name | Rangitikei District Council | Valuation No | 1365009601 |
| Postal Address | Private Bag 1102 Marton 4741 | Schedule No | 3 |
| Customer/Property Relationships | | Customer | 000054 |
| | | Water Account | 210253001 |
| | | W:Has water account | |

Property Description Other Property Links

Location (GIS) 18 Johnson Street, Bulls
 Legal Description LOT 27 DP 44065 LOT 2 DP 60507 PT SEC 69 APPLICATION PLAN 2923
 Certificate of Title 29D/443

| | | | |
|---------------|--|----------------|--------------------------------|
| Use | 29 Lifestyle: Vacant | Category | LV |
| TORAS | 145000 | Category Group | Lifestyle Vacant or Unimproved |
| Tenure | Property is not leased. Owner is also occupier. | Ward | 3 |
| Ownership | Public: TLA or Regional Council | Region | 8 |
| Rateability | Non-rateable: Non-Grant paying | Zone | 9A |
| Apportionment | Std property - Not Applicable, Not apportionment | | |

Rating Flags NON-Rateable
 Service Flags Water
 Change Dates Ratepayer:27/09/06, Maint:8/06/15
 Change Reason Amend legal ex Ct

Change Source QV

Valuations

| | Current | | New |
|------------------------------|---------|------------------------|---------|
| Area (Hectares) | 1.8864 | | |
| Land Value | 175,000 | Land Value | 175,000 |
| Improvements Value | 5,000 | Improvements Value | 5,000 |
| Capital Value | 180,000 | Capital Value | 180,000 |
| Nature of Improvements | OI | Nature of Improvements | OI |
| Current Certificate of Title | 29D/443 | | |
| Valuation Date | 1/07/14 | Valuation Date | 1/07/14 |

Rates for Current Year - 2016/17

| Type | Description (Basis) | Factor | Estimated Amount \$ |
|------|---------------------|--------|---------------------|
| | Total Rates Levied | | 0.00 |

Financial Transactions

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

Debt Collection Data Value

Water

| Account | Location | Meter ID | Last Read | Tariff | Balance | Charged YTD | Last Year |
|--------------|-------------------|------------|-----------|--------|---------|-------------|-----------|
| WT 210253001 | 18 Johnson Street | 10M1535544 | 30/09/00 | 21 | | | |

History

| Year | Land Value | Capital Value | Annual Rates | Postponed |
|---------|------------|---------------|--------------|-----------|
| 2015/16 | 175,000 | 180,000 | | |
| 2014/15 | 175,000 | 180,000 | | |
| 2013/14 | 175,000 | 180,000 | | |
| 2012/13 | 175,000 | 180,000 | | |
| 2011/12 | 195,000 | 198,000 | | |

| Year | Land Value | Capital Value | Annual Rates | Postponed |
|---------|------------|---------------|--------------|-----------|
| 2010/11 | 195,000 | 198,000 | | |
| 2009/10 | 195,000 | 198,000 | | |
| 2008/09 | 130,000 | 132,000 | | |
| 2007/08 | 130,000 | 132,000 | | |
| 2006/07 | 130,000 | 132,000 | | |

Old Legal Description

Date 8/07/13 LOT 2 DP 60507 LOT 27 DP 44065 PT SEC 69 BLK XI RANGITOTO SD

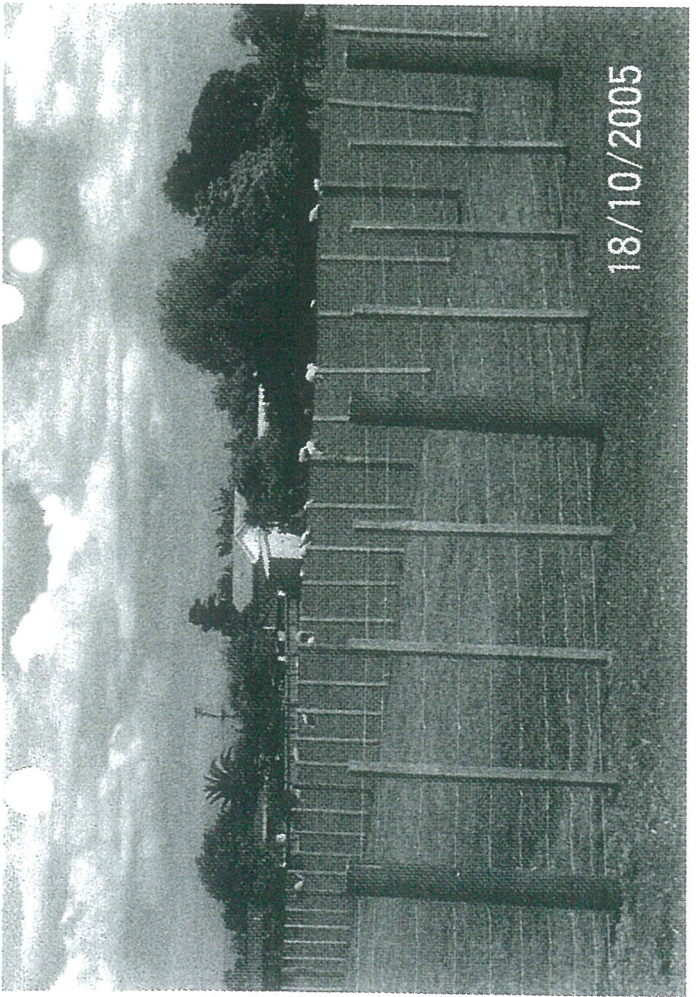
Own Use Remarks, References, Alpha, and Values

| Reference Field 66.No | | Alpha Field 67.No | | Value Field 70.No | | Remarks 72.No | |
|-----------------------|-------|-------------------|-------|-------------------|-------|---------------|---------------------|
| No | Value | No | Value | No | Value | No | Value |
| | | | | | | 1 | W:Has water account |
| | | | | | | 10 | Riding: Bulls |

Notes

Date Author

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PROPOSED NOT TO BE SOLD

Haylock Park

**(the smaller part, potentially a neighbourhood
recreational area)**



Scale: 1:449
Original Sheet Size A4

Projection: NZGD2000 / New Zealand Transverse Mercator 2000
Bounds: 1802671.60031317, 5550080.48954932
1802754.63802363, 5550183.36602608

Digital map data sourced from Land Information New Zealand CROWN COPYRIGHT RESERVED
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3 October 2005

Our Reference: RAN002-70-706307

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| RDC Property I.D. | 31 |
| Property Description | Johnson Street, Haycock Park, Bulls Ward |
| Client | Rangitikei District Council |
| Authority | Instruction dated 2 September 2005 |
| Location | Johnson Street, Bulls |
| Land Status | Fee Simple in Rangitikei District Council (in Trust) for Council owned reserve |
| Purpose | Reserve purposes (incomplete action). |
| Comprised In | CFR WN21B/803 |
| Statutory Authority | Local Government Act 2002, but see "Comments" |
| Zoning/Designation | Bulls Urban Zone |
| Legal Description | Lot 1 DP 51375. |
| Area | 411 m2 |
| Survey Plan | DP 51375 |
| Acquisition History | Transfer 781912.1 on Historical CT 21B/803. 411 m2 from Carol Lunn, Nigel Escott & Garth Escott to the Rangitikei County Council for \$4,600.00, dated 30/4/1986. |
| Encumbrances | Nil |
| Contamination issues | Not known. |
| Comments | Council records of Bulls District community reveal that funds |

were supplied by Dr Haylock to purchase the land as a reserve area for Bulls. The County paid \$4,600.00 for this area of land using those supplied funds.

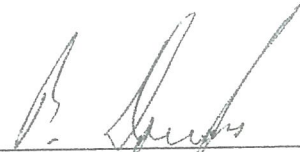
Possible trust. Dr Haylock gave money to purchase land for a reserve. It is not however held as a reserve under the Reserves Act 1977 and it appears that there is an incomplete action under that Act. Although the land is not currently subject to the Reserves Act 1977, it may be prudent to complete the action under that Act, and then revoke the reserve status to dispose of it.

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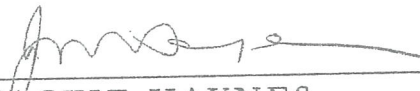
Section 40 report estimated at \$2,000 plus disbursements & GST. Disposal costs estimated at \$2,000 plus disbursements & GST

Prepared by:

Peer reviewed by:



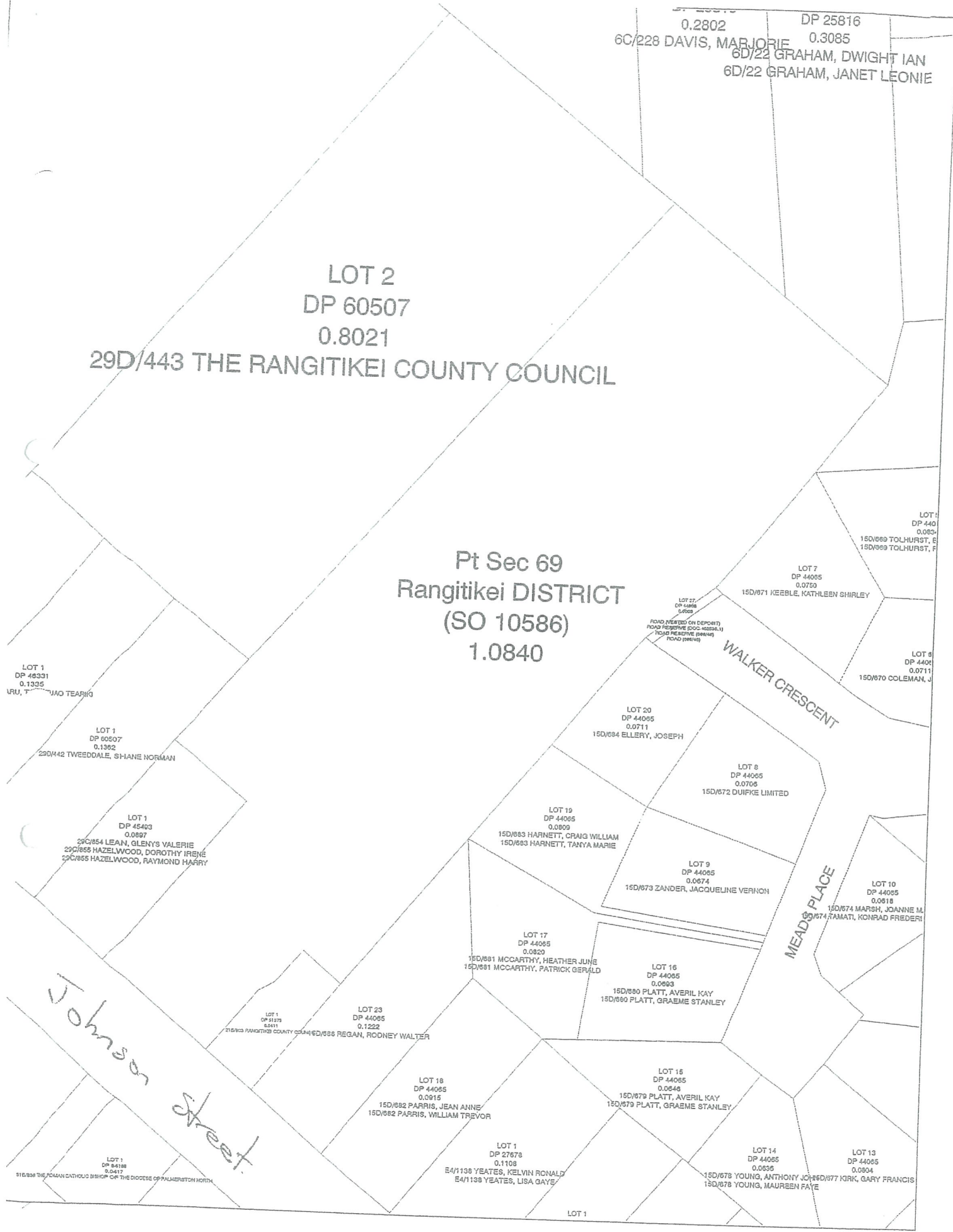
BRUCE DOUGLAS
Property Consultant



JACKIE HAYNES
Senior Solicitor

Attachments

| |
|--------------------------|
| Terraview Locality print |
| CFR W21B/803 |
| T 781912.1 |
| |



0.2802 DP 25816
 6C/228 DAVIS, MARJORIE 0.3085
 6D/22 GRAHAM, DWIGHT IAN
 6D/22 GRAHAM, JANET LEONIE

LOT 2
 DP 60507
 0.8021
 29D/443 THE RANGITIKEI COUNTY COUNCIL

Pt Sec 69
 Rangitikei DISTRICT
 (SO 10586)
 1.0840

LOT 1
 DP 48331
 0.1335
 URU, TUAO TEARHI

LOT 1
 DP 60507
 0.1382
 29D/442 TWEEDDALE, SHANE NORMAN

LOT 1
 DP 45403
 0.0887
 29D/854 LEAN, GLENYS VALERIE
 29D/855 HAZELWOOD, DOROTHY IRENE
 29D/855 HAZELWOOD, RAYMOND HARRY

LOT 1
 DP 41272
 0.2411
 21D/133 RANGITIKEI COUNTY COUNCIL
 15D/888 REGAN, RODNEY WALTER

LOT 18
 DP 44065
 0.0915
 15D/882 PARRIS, JEAN ANNE
 15D/882 PARRIS, WILLIAM TREVOR

LOT 1
 DP 27678
 0.1109
 E4/1138 YEATES, KELVIN RONALD
 E4/1138 YEATES, LISA GAYE

LOT 20
 DP 44065
 0.0711
 15D/684 ELLERY, JOSEPH

LOT 19
 DP 44065
 0.0809
 15D/683 HARNETT, CRAIG WILLIAM
 15D/683 HARNETT, TANYA MARIE

LOT 9
 DP 44065
 0.0674
 15D/673 ZANDER, JACQUELINE VERNON

LOT 17
 DP 44065
 0.0820
 15D/681 MCCARTHY, HEATHER JUNE
 15D/681 MCCARTHY, PATRICK GERALD

LOT 16
 DP 44065
 0.0993
 15D/690 PLATT, AVERIL KAY
 15D/690 PLATT, GRAEME STANLEY

LOT 15
 DP 44065
 0.0646
 15D/679 PLATT, AVERIL KAY
 15D/679 PLATT, GRAEME STANLEY

LOT 7
 DP 44065
 0.0750
 15D/671 KEEBLE, KATHLEEN SHIRLEY

WALKER CRESCENT

MEADS PLACE

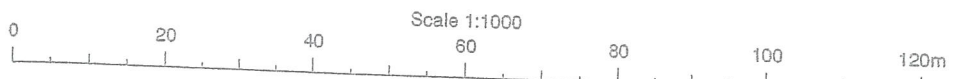
LOT 4
 DP 44065
 0.0820
 15D/669 TOLHURST, B
 15D/669 TOLHURST, F

LOT 6
 DP 44065
 0.0711
 15D/670 COLEMAN, J

LOT 10
 DP 44065
 0.0618
 15D/674 MARSH, JOANNE M
 15D/674 TAMATI, KONRAD FREDERI

LOT 14
 DP 44065
 0.0636
 15D/678 YOUNG, ANTHONY JOHN
 15D/678 YOUNG, MAUREEN FAYE

LOT 13
 DP 44065
 0.0904
 15D/677 KIRK, GARY FRANCIS



Rates Account: 1365009502

Rangitikei District Council

| | | | |
|---------------------------------|---------------------------------|---------------|------------|
| Payer Name | Rangitikei District Council | Valuation No | 1365009502 |
| Postal Address | Private Bag 1102 Marton 4741 | Schedule No | 3 |
| Customer/Property Relationships | | Customer | 000054 |
| | | Water Account | 010253102 |

Property Description Other Property Links

Location (GIS) Johnson Street, Bulls
 Legal Description LOT 1 DP 51375
 Certificate of Title 21B/803

| | | | |
|---------------|--|----------------|--|
| Use | 99 Residential: Vacant | Category | RV |
| TORAS | 115000 | Category Group | Residential Vacant Land for Normal Residential |
| Tenure | Property is not leased. Owner is also occupier. | Ward | 3 |
| Ownership | Private: Individual | Region | 8 |
| Rateability | Non-rateable: Non-Grant paying | Zone | 9A |
| Apportionment | Std property - Not Applicable, Not apportionment | | |

Rating Flags NON-Rateable
 Service Flags Water
 Change Dates Ratepayer:27/09/06, Maint:9/10/15
 Change Reason Amend legal

Change Source QV

Valuations

| | Current | | New |
|------------------------------|---------|----------------|---------|
| Area (Hectares) | 0.0411 | | |
| Land Value | 36,000 | Land Value | 36,000 |
| Improvements Value | | | |
| Capital Value | 36,000 | Capital Value | 36,000 |
| Current Certificate of Title | 21B/803 | | |
| Valuation Date | 1/07/14 | Valuation Date | 1/07/14 |

Rates for Current Year - 2016/17

| Type | Description (Basis) | Factor | Estimated Amount \$ |
|------|---------------------|--------|---------------------|
| | Total Rates Levied | | 0.00 |

Financial Transactions

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

Debt Collection Data Value

Water

| Account | Location | Meter ID | Last Read | Tariff | Balance | Charged YTD | Last Year |
|--------------|----------------|----------|-----------|--------|---------|-------------|-----------|
| WT 010253102 | Johnson Street | | 27/01/98 | 1 | | | |

History

| Year | Land Value | Capital Value | Annual Rates | Postponed |
|---------|------------|---------------|--------------|-----------|
| 2015/16 | 36,000 | 36,000 | | |
| 2014/15 | 42,000 | 42,000 | | |
| 2013/14 | 42,000 | 42,000 | | |
| 2012/13 | 42,000 | 42,000 | | |
| 2011/12 | 47,000 | 47,000 | | |
| 2010/11 | 47,000 | 47,000 | | |
| 2009/10 | 47,000 | 47,000 | | |

Rates Account Enquiry

| Year | Land Value | Capital Value | Annual Rates | Postponed |
|---------|------------|---------------|--------------|-----------|
| 2008/09 | 30,000 | 30,000 | | |
| 2007/08 | 30,000 | 30,000 | | |
| 2006/07 | 30,000 | 30,000 | | |

Old Legal Description

Date 12/07/12 LOT 1 DP 51375 BLK VI RANGITOTO SD

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 |
| | | | | | | 10 | Riding: Bulls |

Notes

Date Author

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07/12/2005



PROPOSED NOT TO BE SOLD

Daniell Street. Clifton Road Reserve



 Scale: 1:1906
Original Sheet Size A4

Projection: NZGD2000 / New Zealand Transverse Mercator 2000
Bounds: 1803069.65442788, 5550352.21560559
1803422.17787572, 5550788.96139361

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

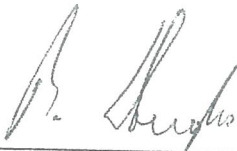
| | |
|-----------------------------|--|
| RDC Property I.D. | 33 |
| Property Description | Daniell Street, Clifton Road Reserve, Bulls Ward |
| Client | Rangitikei District Council |
| Authority | Instruction dated 2 September 2005 |
| Location | Daniell Street, Bulls |
| Land Status | Fee Simple in Rangitikei District Council (in Trust) for Council owned reserve |
| Purpose | Reserve purposes (incomplete action) |
| Comprised In | CFR WN660/55 (T 467071) |
| Statutory Authority | Local Government Act 2002, but see "Comments". |
| Zoning/Designation | Bulls Urban Zone |
| Legal Description | Lot 1 DP 17953. |
| Area | 3813 m ² (0a 3r 30.75p) |
| Survey Plan | DP 17953 |
| Acquisition History | Transfer 467071 on Historical CT 660/55. (0a 3r 30.75p) from Jean Wilson to the Rangitikei County Council without consideration and by way of a gift, dated 28/6/1960. |
| Encumbrances | Building line restriction in K36535 |
| Contamination issues | Not known. |
| Comments | Council records indicate land was gifted for passive recreation. |

Grazed by a relative of the donor. No development of the reserve has taken place since granted.

The initial investigation discloses that the land was not acquired for a public work. Investigation is required as to the requirements for completion of reserve/ revocation action.

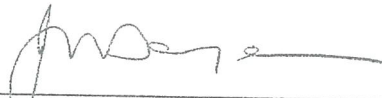
Section 40 report estimated at \$2,000 plus disbursements & GST. Disposal costs estimated at \$2,000 plus disbursements & GST.

Prepared by:



BRUCE DOUGLAS
Property Consultant

Peer reviewed by:



JACKIE HAYNES
Senior Solicitor

Attachments

| |
|--------------------------|
| Terraview Locality print |
| CFR WN660/55 |
| T 467071 |
| |

LOT 41 Bik D
 DEEDS 44
 Document Id: CT F4/934
 (0.8058)
 LOT 39 Bik D
 DEEDS 44
 Document Id: CT F4/934
 (0.8058)
 804/90 WILSON, CECILY MARY
 804/90 WILSON, ROBERT MURRAY ADAMS
 WILSON, CECILY MARY
 DEEDS 44
 ROBERT MURRAY ADAMS
 Document Id: CT F4/934
 (0.8058)
 WILSON, CECILY MARY
 WILSON, ROBERT MURRAY ADAMS
 DEEDS 44
 0.2023
 F4/935 HAYLOCK, ROSE HILARY ADAMS

 LOT 33 Bik D
 DEEDS 44
 0.2023
 F4/935 HAYLOCK, ROSE HILARY ADAMS

 LOT 31 Bik D
 DEEDS 44
 0.2023
 F4/935 HAYLOCK, ROSE HILARY ADAMS

 LOT 29 Bik D
 DEEDS 44
 0.2023
 F4/935 HAYLOCK, ROSE HILARY ADAMS

 LOT 27 Bik D
 DEEDS 44
 0.2023

 LOT 25 Bik D
 DEEDS 44
 0.2023
 398/195 GEORGE, DESMOND MICHAEL
 398/195 GEORGE, LORRAINE HEATHER

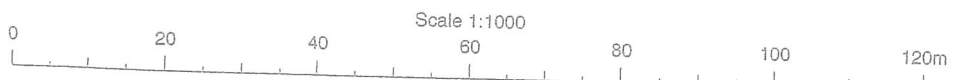
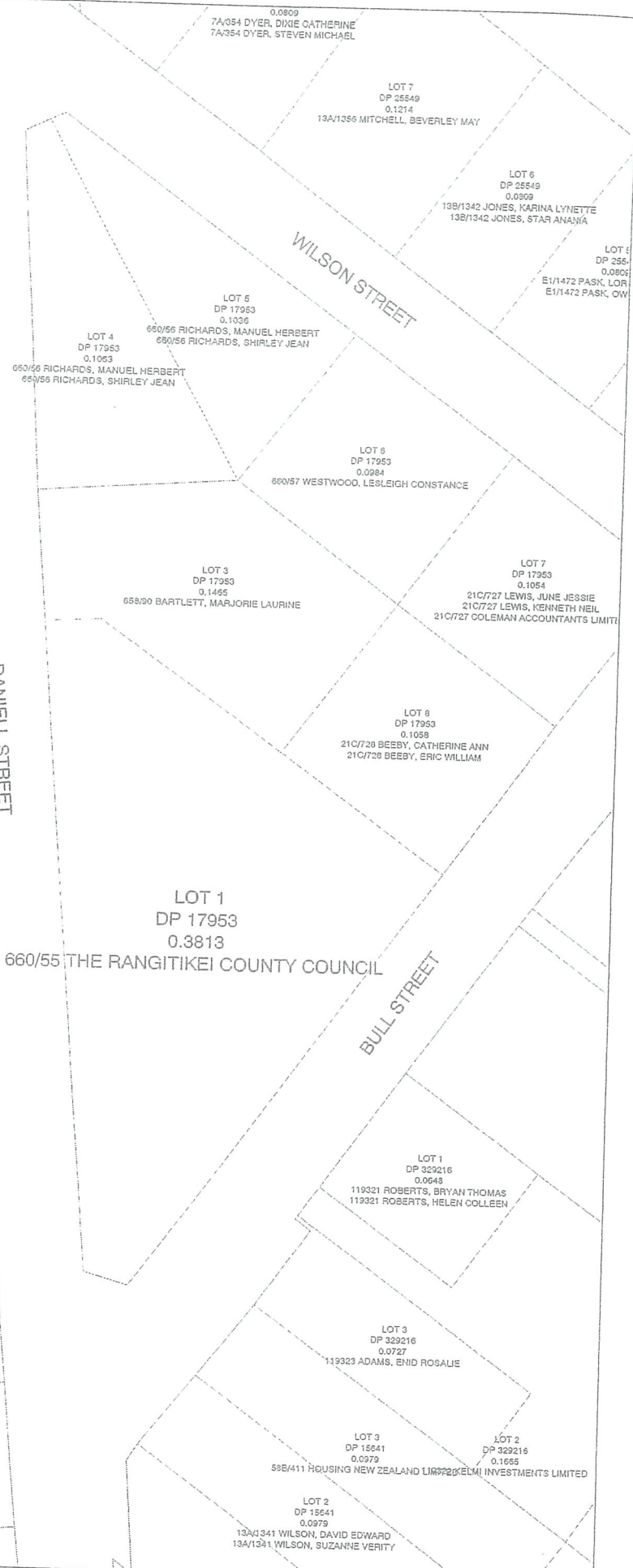
 LOT 23 Bik D
 DEEDS 44
 0.2023

DANIELL STREET

LOT 1
 DP 17953
 0.3813
 660/55 THE RANGITIKEI COUNTY COUNCIL

WILSON STREET

BULL STREET



Rates Account Enquiry

Rates Account: 1365016400

Rangitikei District Council

| | | | |
|---------------------------------|---------------------------------|--------------|------------|
| Payer Name | Rangitikei District Council | Valuation No | 1365016400 |
| Postal Address | Private Bag 1102 Marton 4741 | Schedule No | 3 |
| Customer/Property Relationships | | Customer | 000054 |

Property Description Other Property Links

Location (GIS) Daniell Street, Bulls
 Legal Description LOT 1 DP 17953
 Certificate of Title 660/55

| | | | |
|---------------|--|----------------|------------------------|
| Use | 55 Recreational: Passive Outdoor | Category | OP |
| TORAS | 145000 | 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 | Non-rateable: Non-Grant paying | Zone | 9A |
| Apportionment | Std property - Not Applicable, Not apportionment | | |

Rating Flags NON-Rateable
 Change Dates Ratepayer:27/09/06, Maint:4/06/13
 Change Reason postalx Change Source ncs

Valuations

| | Current | | New |
|------------------------------|---------|------------------------|---------|
| Area (Hectares) | 0.3813 | | |
| Land Value | 33,000 | Land Value | 33,000 |
| Improvements Value | 2,000 | Improvements Value | 2,000 |
| Capital Value | 35,000 | Capital Value | 35,000 |
| Nature of Improvements | OI | Nature of Improvements | OI |
| Current Certificate of Title | 660/55 | | |
| Valuation Date | 1/07/14 | Valuation Date | 1/07/14 |

Rates for Current Year - 2016/17

| Type | Description (Basis) | Factor | Estimated Amount \$ |
|------|---------------------|--------|---------------------|
| | Total Rates Levied | | 0.00 |

Financial Transactions

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

Debt Collection Data Value

History

| Year | Land Value | Capital Value | Annual Rates | Postponed |
|---------|------------|---------------|--------------|-----------|
| 2015/16 | 33,000 | 35,000 | | |
| 2014/15 | 39,000 | 41,000 | | |
| 2013/14 | 39,000 | 41,000 | | |
| 2012/13 | 39,000 | 41,000 | | |
| 2011/12 | 43,000 | 45,000 | | |
| 2010/11 | 43,000 | 45,000 | | |
| 2009/10 | 43,000 | 45,000 | | |
| 2008/09 | 27,000 | 28,000 | | |
| 2007/08 | 27,000 | 28,000 | | |
| 2006/07 | 27,000 | 28,000 | | |

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 | Gifted to RDC in 1960 by Miss Jean Wilson |
| | | | | | | 2 | as a Recreation Reserve - See prop file |
| | | | | | | 10 | Riding: Bulls |

Notes

| Date | Author |
|------|--------|
| | |

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18/10/2005



End of document