

APPENDIX "A" – INVENTORY – COUNCIL OWNED LAND

(As at July 2012) **UPDATE REQUIRED**

No	Physical Address	Current Stage	Area (ha)	Legal description	Strategic Position	Lots	Rating Valuation
2	111 Acacia Bay Road	12. Sold/Leased	0.10	Rangatira A1	Sold, now a roading maintenance aspect	1	\$ 268,000
17b	1 Brompton Close	12. Sold/Leased	571m ²	Lots 26, DP369258	Sold	1	\$ 365,000
17c	3 Windsor Street	12. Sold/Leased		Lots 54 DP369258	Sold	1	133000
35	72 Lake Terrace	7. Site works underway	0.4938	Lots 25, 26, 27 DP 17109	Project Completed	1	4900000
15	Lot 5 (SH1/Crown Rd)	12. Sold/Leased	23.718	Lot 4 DPs 84206	S&P Advanced Property Group, discussion on stormwater management	1	
8	18 Broadlands Road	10. Negotiations	4.375	Sec 4 SO 58811	Tenants to be approached	1	2055000
12	10 Te Moenga Park	6. Consents Process	1.247	Lots 8, 15 DPs 64304	Purchased for roading.	1	725000
31	1A Pukenuamu	8. For Sale	0.165	Sec 4 SO 376319	Consent granted for residential, on market with Ray White	1	150000
13a	Lots 30 - 33 Tauhara Ridge	8. For Sale	~600-700m ²	Lots 30-46 DP 423710	Agreement to market with Pinnacle Living	4	507000
1	256 Spa Road	8. For Sale	0.4467	Sec 62 SO 40938	For Sale - TDC currently	1	307000
3	29 Tuwharetoa Street	3. Offer back underway	0.1103	Pt Lots 1,2 DP 26140	Easement in place for access, external real estate agents considered for future sale if o/b not accepted	1	1320000
9	50 Broadlands Road		10.00 approx	Part Lot 2 DP 306768	Contact issues at present to be sorted before full development possible.	1	620000
10	?	0. Research Required	6.00 approx	Part Lot 2 DP 306768	Some surplus land on Crown road at end of Ashwood park created from larger block used for ETA. Encumbrance issues to be dealt with before disposal/lease	1	
19	595 SH1	2. Council Approval Obtained	1.8236	Lot 1 DPs 84207	PWA Completed - Crown not interested potential sale to adjoining property owners (PWA related process)	1	80000
23	101-103 Tamamutu Street	2. Council Approval Obtained	0.1012		Purchased for Transport Centre, Jennian homes current tenant COC lodged for offices, medical facilities and accommodation activities	1	650000
24	105 Tamamutu Street	2. Council Approval Obtained	0.1012	Sec 1 & 2 XIV Taupo	Purchased for Transport Centre, community organisation use cottage COC lodged for offices, medical facilities and accommodation activities	1	715000
25	104 Horomatangi Street	2. Council Approval Obtained	0.1012	Sec 10 XIV Taupo	Purchased for Transport Centre, Council approval to sell - arrange paperwork COC lodged for offices, medical facilities and accommodation activities	1	670000
36	440 Clearwater Lane	8. For Sale	4.8948	Lot 3 DPs 80939	On market with Bayleys - little interest to date at a reasonable price	1	225000
30a	Botanical Heights Drive extn	6. Consents Process	0.191	3 lots	Expressions of interest called for	3	

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13c	Lots 41 - 46 Tauhara Ridge	8. For Sale	~600-700m ²	Lots 30-46 DP 423710	Agreement to market with Pinnacle Living	6	850000
30b	Coproasma Cres extn	6. Consents Process	0.191	3 lots	Expressions of interest called for	3	
4	125 Heuheu Street	8. For Sale	0.10	Lot 11 DP 19927	Undeveloped Residential site for sale - Harcourts	1	\$ 235,800
32	405 SH1	2. Council Approval Obtained	11.00 approx	Pt Lot 1 DP 306294	On hold - long term project due to costs	3	\$529,000
13b	Lots 34- 40 Tauhara Ridge	8. For Sale	~600-700m ²	Lots 30-46 DP 423710	Agreement to market with Pinnacle Living	7	\$1,091,000
17a	13 Victoria Street	8. For Sale	723m ²	Lots 1, DP369258	On Trade Me	1	
47		13. On hold/long term project			Broadlands/View Road		
20	17 Broadlands Road	13. On hold/long term project	4.1100	Lot 1 DP 387954	Previously offered for sale to Mitre 10 but sale wasn't completed	1	\$ 320,000
27	75 Mapara Road	13. On hold/long term project	0.1464 Ha	Lot 1 DPs 14240	Former reservoir site with structure still in place. Currently designated as reserve and requiring PWA offer back. TDC solicitor to proceed once engineers have confirmed no infrastructure still required in property	1	\$ 350,000
39	Nukuhau Boatshed	13. On hold/long term project	0.0094	Lot 4 DPs 7076	Potential to sell to adjoining landowner or retain for future negotiations.	1	
18	449 SH1, Waitahanui	0. Research Required	46.84	Lot 1 DPs 84206	0.3300ha ETA designation, remainder available for development. NCID (educational/conference facility), then possible industrial park.	1	
21a	59 Broadlands Road	13. On hold/long term project	3.00 approx	Pt Sec1 SO 58811	small amount required for ETA designation, majority of the land is available for development	1	\$ 210,000
21b	59 Broadlands Road	13. On hold/long term project				1	\$210,000
22	63 Broadlands Road	13. On hold/long term project	20.9000	Sec 2 SO 58811	Remainder of land after ETA designation	1	\$875,000
34	329 SH1	13. On hold/long term project	4.00 approx	Pt Sec 5 SO 393728	Possible airport development. Some interest from potential purchasers once CISP is finalised	1	
37	Waikato Street	13. On hold/long term project		A' on SO 59991	Possible trade with Ministry of Education	1	
38	Rickit Street	13. On hold/long term project	1.3450	Sec 1 SO 60064	Closed Road, suggested over flow campervan parking for RWC 2011	1	
40	68-80 Heuheu Street	13. On hold/long term project	0.3753	DPS 26976, 16062	Potential development site for retail/parking. PWA process required first	1	\$2,670,000
41	14-18 Taniwha Street	13. On hold/long term project	0.2401	Lots 6,7,8 DPs 38256	Taniwha St car park. Potential uses may come out of the Commercial Industrial Plan process although lower in priority than other sites.	1	\$990,000
29	157 Aratiatia Road	0. Research Required	25.0340	Sec 1 SO 397435	Acquired as severance, from Landcorp, PWA processes required to dispose, limited access	1	\$435,000

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43	111 Miro Street	12. Sold/Leased	19.7495	Lot 3 DP 306768	15 year lease from 2005. Agreement to be finalised on revised lease of 2 x 14 years. Protected prostrate kanuka and hot ground affects large area of the land. Currently best use of the land is for the motocross track which is attracting significant national and international events. Carter Holt Harvey have an industrial subdivision scheme on the adjoining land and a partial land swap scenario is being explored that results in vastly improved roading access to TDC's land.	1	\$595,000
28		0. Research Required	0.5030	Sec 3, XXIV Taupo	Currently used as a car park and recent seal improvements made. Largest vacant CBD site available for development. Very good candidate for retail, car parking and hotel/visitor accommodation development.	1	\$2,820,000
44	329 SH1	0. Research Required	27.3330	Sec 4 SO 393728	Rough contour and difficult access. Possible forestry until other more accessible land is filled then potential airport development land	1	
42	11 Manuka Street	2. Council Approval Obtained	0.2837	Lot 7 DPs 90807	Part TDC archives centre and leased to Taupo therapy centre	1	\$740,000
45	2 Ashwood Park	0. Research Required			Encumbrance Issues - to be addressed before disposal		
26a	EUL	13. On hold/long term project	180 Ha approx	Lot 3 DP 306294 Part Lot 307 DP 369258	Licence to occupy in place, some interest likely over time for additional development	1	
26b	EUL	13. On hold/long term project	180ha approx	Lot 3 DP 306294 Part Lot 307 DP 369258		2200	\$7,200,000
33			0.289	Lot 2 DPs 47174	Being prepared for lease – Council commitment to Lake Taupo boating infrastructure	1	
46		13. On hold/long term project			Have been approached by Chocolate Factory		