HARRISON GRIERSON

TAKANINI STRUCTURE PLAN AREA 6 LIMITED

Area 6a & 6b Plan Change

Stage 1 - Preliminary Site Investigation Report

May 2006
HG Ref 1015-122057-01

HARRISON GRIERSON CONSULTANTS LIMITED

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EXECUTIVE SUMMARY

Harrison Grierson Consultants Limited has conducted a Stage 1 – Preliminary Site Investigation for Areas 6a and 6b of the Takanini Structure Plan. Areas 6a and 6b cover the following properties:

- 2 Popes Road (Lot 2 DP 136772);
- 22 Popes Road (Lot 1 DP 163055);
- 354 Porchester Road (Lot 2 DP 163055);
- 296 Porchester Road (Pt Lot 3 DP 36684);
- 55 Takanini School Road, (Lot 1 DP 184486);
- 118 Manuroa Road (Lot 1 DP 346037).
- 122 Manuroa Road (Lot 2 DP 346037);

The objective of this investigation was to identify potential areas of environmental concern associated with the current and historical uses of the site in regards to soil contamination.

Evidence of potential soil contamination, in the form of spilt diesel from an above ground diesel storage tank, was identified adjacent to the main stables at 296 Porchester Road. It is recommended that soil and groundwater sampling take place in the vicinity of the diesel storage tank to determine if the spilt diesel presents a risk to human health or the environment.

No evidence of contamination was identified on any of the other properties assessed during this investigation. However, it should be noted that groundwater and soil chemistry were not assessed as part of this work.

1.0 INTRODUCTION

This report presents the results of a Stage 1 – Preliminary Site Investigation carried out in Area 6a and 6b of the Takanini Structure Plan.

Takanini Structure Plan Area 6 Limited engaged Harrison Grierson Consultants Limited to assess the likelihood of soil contamination at the site, for the purpose of supporting a plan change application to Papakura District Council.

All work was carried out in accordance with the requirements set out in the Ministry for the Environment document *Contaminated Land Management Guidelines 1 – Reporting on Contaminated Sites in New Zealand* (2003). The guideline sets out the scope of work required to complete a Stage 1 – Preliminary Site Investigation.

Harrison Grierson Consultants Limited has undertaken the following tasks for this project:

- A review of information held by Papakura District Council concerning the site;
- A review of Papakura District Council's contaminated sites policy;
- A contaminated site search of Auckland Regional Council records;
- A review of historical aerial photographs;
- A historical land title search;
- Discussions with the former land owners;
- A site walkover, including shallow excavations.

It should be noted that no chemical sampling or testing was undertaken for this Stage 1 assessment. No work was undertaken on any of the adjoining sites and no groundwater contamination assessment has been carried out.

2.0 SITE DESCRIPTION

2.1 SITE LOCATION

The site encompasses the following properties:

- 2 Popes Road (Lot 2 DP 136772);
- 22 Popes Road (Lot 1 DP 163055);
- 354 Porchester Road (Lot 2 DP 163055);

- 296 Porchester Road (Pt Lot 3 DP 36684);
- 55 Takanini School Road, (Lot 1 DP 184486);
- 118 Manuroa Road (Lot 1 DP 346037).
- 122 Manuroa Road (Lot 2 DP 346037);

A site location map is presented below in Figure 1. The site is bordered on the west by Takanini School Road, on the south by a row of residential properties adjacent to Manuroa Road, to the east by Porchester Road and to the north by Papakura Stream.

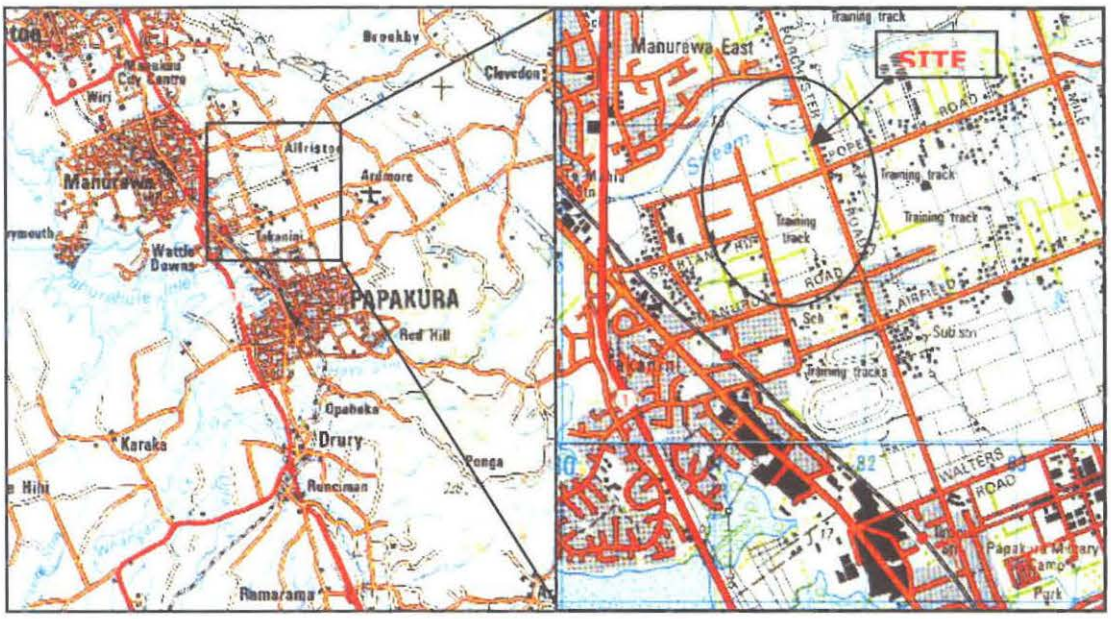


Figure 1: Site Location Map (taken from NZMG series 260 and 262)

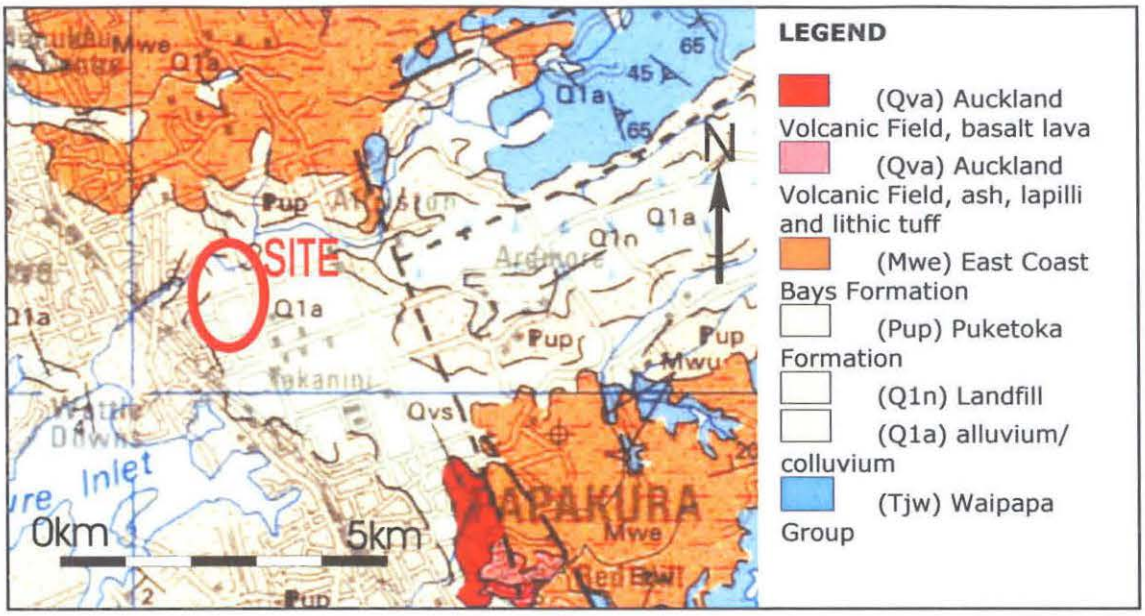


Figure 2: Geological Map Showing the local Geology at the Site (from IGNS, 2001)

2.2 PHYSICAL SETTING AND FEATURES

The site is located on the fringe of the residential area of Takanini, Auckland. Both the local and regional topography is flat. A number of shelter belts and other mature trees are located around the site, with residential buildings present on most of the properties, along with a number of sheds and stables. Site features of individual properties are discussed in more detail in sections 3.3 and 4.0.

2.3 GEOLOGY

According to the published geological information (Institute of Geological and Nuclear Sciences (IGNS), 2001), the site is shown to be located on the alluvial/colluvial deposits of the Tauranga Group (see Figure 2).

Furthermore, the site is shown to be located very close to a geological boundary with sediments of the Puketoka Formation of the Tauranga Group. The Puketoka Formation has been interpreted as estuarine deposits and described as:

"pumiceous mud, sand and gravel with muddy peat and lignite; rhylolite pumice, including non-welded ignimbrite, tephra and alluvial pumice deposits; massive micaceous sand".

2.4 SITE SURROUNDINGS

The following land uses are located in the immediate vicinity of the site:

NORTH: Papakura Stream with residential houses beyond

SOUTH: Residential properties

EAST: Rural/residential

WEST: Industrial warehouses and residential properties.

2.5 GROUNDWATER

Groundwater was not addressed during this investigation. However, groundwater was encountered during the drilling of exploratory boreholes for a geotechnical investigation at 55 Takanini School Road (see Harrison Grierson Consultants Limited report 1130-120393-01, September 2005) at levels of between 0.5m and 1.1m below the existing ground level. It is important to note that groundwater levels and flows are generally transient and are affected by such factors as soil and rock permeability, integrity of buried services and preceding climatic conditions.

2.6 ZONING

Under the Papakura District Council's Operative District Plan the site is zoned as "Rural Takanini/Drury".

The Takanini Structure Plan identifies the site (referred to as Area 6a and 6b) as an area for development between 2000 and 2020. Area 6a (the part of the site south of a realigned Popes Rd) is highlighted for development as low density development. Area 6b (the part of the site north of a realigned Popes Rd) is highlighted as part of an "employment zone", with 354 Porchester Rd highlighted for "mixed use". The relevant District Plan and Takanini Structure Plan maps are attached in Appendix 1.

3.0 SITE HISTORY

3.1 REVIEW OF PAPAKURA DISTRICT COUNCIL RECORDS

The property files for each of the properties were viewed at Papakura District Council on 1 March 2006 and 10 March 2006. A summary of the information contained in each file is provided below.

3.1.1 2 Popes Road

The property file for 2 Popes Road contained references to the property being declared surplus to requirements by the Minister of Education in March 1988. There were also building consents for the construction of a residential house and horse stables in 1994. It is evident from the file that the property used to be part of a larger site encompassing 22 Popes Road and 354 Porchester Road.

3.1.2 22 Popes Road

The property file for 22 Popes Road shows that the property (and 354 Porchester Road) was subdivided from 2 Popes Road in 1994. The file also contained building consents for the construction of a dwelling and shed in 1995. There was also a reference to the harvesting of "plantings" in 1994 and the 1995/1996 financial year, however there was no explanation as what the "plantings" were.

3.1.3 354 Porchester Road

The property file for 354 Porchester Road shows that the property was subdivided from 22 Popes Road in 1994 (apparently this took place after the property incorporating 22 Popes Road and 354 Porchester Road was subdivided from 2 Popes Road). The file contains a building permit application, septic tank application and geotechnical report from 1983. There was also a building consent for the construction of a poultry shed in 1989.

The property file also contains a letter dated April 1991 concerning the sale of produce not grown on the site. It was unclear if any produce was grown on the site as well. There also appears to have been some form of saw milling or firewood operation on the property from around 1995/1996 until around 2000/2001.

3.1.4 296 Porchester Road

The property file for 296 Porchester Road contains building consents for the construction of an ablution block, a loose horse box (1965), a cook house (1981) a hay and implement shed (1985) and horse stables (1993).

3.1.5 55 Takanini School Road

The property file for 55 Takanini School Road contained building consents and documents relating to a circular hay storage building (1998), a 3 bedroom dwelling (1997) and a 6m by 6m car shed (2002).

3.1.6 118 Manuroa Road

The property file for 118 Manuroa Road contained building consents and documents for the relocation of a dwelling to the site and installation of a septic tank (1998).

There was also reference to the construction of an additional dwelling (1965), additions to a horse shelter (1966) and additions to stables (1968). These appear to refer to activities on the site when it was part of 122 Manuroa Road and do not appear to refer to the portion of that site that is now 118 Manuroa Road.

3.1.7 122 Manuroa Road

The property file for 122 Manuroa Road does not contain any references to the buildings and additions detailed for 118 Manuroa Road, when the sites were a single site. The property file does contain a reference to a complaint about dust from the site causing a nuisance at the nearby Lady Elizabeth Rest Home.

3.2 REVIEW OF AUCKLAND REGIONAL COUNCIL RECORDS

Auckland Regional Council was asked to search it's site contamination records for the site (2 & 22 Popes Road, 296 & 354 Porchester Road, 55 Takanini School Road and 118 & 122 Manuroa Road). Auckland Regional Council's reply can be found in Appendix 3 and is summarised below:

- No pollution incident files were found for the site;
- No individual horticultural sites have been identified in the region;
- Stormwater discharge consents are held by Papakura District Council for areas within 200m of the site;
- Ottogi New Zealand Ltd holds a consent to discharge contaminants to air from a site on Rangi Road;
- BP Oil NZ Ltd holds a stormwater discharge consent for a site in Heb Place.

3.3 REVIEW OF AERIAL PHOTOGRAPHS

A number of aerial photographs were reviewed as part of this investigation. A selection of aerial photographs are attached in Appendix 2. Details of the aerial photographs reviewed are provided below:

- 1959: from Auckland Regional Council website Geographical Information System database, black and white;
- 1964: Manukau City Council sheet reference 2, 1:25,000, black and white;
- 1977: Survey number 2975, photo number D/3, 1:8,000, black and white;
- 1980: Survey number 5783, photo number S/18, Manukau City Council reference number 53, 1:5,000, black and white;
- 1996: Manukau City Council sheet reference)5, negative number 310825, 1:5,000, colour;
- 2001: from Auckland Regional Council website Geographical Information System database, colour.

3.3.1 1959 Aerial Photograph

The 1959 aerial photograph shows the area of the site north of Popes Road as grassland or pasture. An area stretching approximately 400m west from Porchester Road and approximately 150m north from Popes Road appears to be pasture and may be fenced (see Appendix 2). A patch of trees is present near the northern boundary of what will become 354 Porchester Road, approximately midway between the western and eastern boundaries.

296 Porchester Road has a horse track covering the majority of the site, with a building (it appears to be stables) near the boundary in the southwestern corner. A number (5) of what appear to be small buildings are also present in the southwestern corner, although these are hard to distinguish. Trees are present along the northern and southern boundaries, in two strips in the middle of the horse track and in two patches along the western boundary.

122 Porchester Road is predominantly vacant pasture. A row of trees divide the site from north to south in approximately the middle of the site. There are also trees along the majority of the western boundary and along the northern boundary (mentioned above on 296 Porchester Road). A building, which may be a house, is present in the southwestern corner of the site on what is now 124 Manuroa Road.

55 Takanini School Road is predominantly vacant pasture. A number of shelter belts divide the site into a number of paddocks, however there is no evidence of agricultural use of the site. Two small buildings exist on the eastern boundary of the site, approximately 150m from Manuroa Road. These buildings line up with the buildings in the adjacent horse club (296 Porchester Road). Two buildings are present in the southeastern corner of the site on what are now 108 and 120 Manuroa Road.

3.3.2 1964 Aerial Photograph

The 1964 aerial photograph shows the site predominantly unchanged from the 1959 aerial photograph. The pasture in the area north of Popes Road now appears to extend the length of Popes Road. A further area of pasture has also been formed north of this area on the site to become 2 Popes Road.

3.3.3 1977 Aerial Photograph

The 1977 aerial photograph shows the area north of Popes Road unchanged from the 1964 aerial photograph. 296 Porchester Road and 55 Takanini School Road also appear unchanged from the previous aerial photographs. Further houses appear to have been subdivided off the southern end of 122 Porchester Road (now 124-160 Manuroa Road).

3.3.4 1980 Aerial Photograph

The 1980 again shows the majority of the site unchanged from the previous aerial photographs. Some trees have been removed from 55 Takanini School Road and 296 Porchester Road. At 122 Manuroa Road, a long building has been constructed along the western boundary and the site appears to have been divided into areas for crops.

3.3.5 1996 Aerial Photograph

The 1996 aerial photograph shows a round track in the middle of the portion of the site to become 2 Popes Road. A building forming a square ring that may be stables is present in the southwestern quarter of this site. A residential building is also present in the southeastern quarter of the site. A row of trees separate 2 and 22 Popes Road.

22 Popes Road has a house in the southwestern quarter of the site, adjacent to the western boundary. Another building is present further north along the western boundary, which appears to be a shed or barn. Rows of vines or crops appear to be planted in a north-south direction through the middle of the site. What appears to be a small shed is also present in the middle of eastern third of the site. The majority of the site appears to be well grassed or in crops.

354 Porchester Road is divided into 4 approximately equal segments by rows of trees running north to south. A driveway or track runs through the middle of the site from Porchester Road to the western boundary with 22 Popes Road. A shed is present on the northern side of the driveway approximately halfway between Porchester Road and the western boundary. A house is present in the northwestern corner of the southeastern quarter of the site. A larger shed is present along the western boundary in the northwestern quarter.

296 Porchester Road is similar to the previous aerial photographs. An "L" shaped building along the southern boundary is clearer at this scale and is assumed to be the cookhouse and dormitory. Two large sheds or barns are visible along the western boundary at the southern end of the site. The inside of the horse track has been divided into eight paddocks.

Two buildings have been removed from the eastern boundary of 55 Takanini School Road. The remainder of the site is unchanged.

122 Manuroa Road is unchanged from the previous aerial photograph. Houses are now present along the length of the southern boundary along Manuroa Road.

3.3.6 2001 Aerial Photograph

2 and 22 Popes Road appear unchanged from the previous aerial photograph.

354 Porchester Road has a large number of logs and piles of firewood (presumably the result of cutting and splitting the logs) in the northwestern quarter of the site. Additional trees appear to have been planted in the southeastern quarter of the site.

296 Porchester Road and 122 Manuroa Road appear unchanged from the previous aerial photograph.

55 Takanini School Road has a house and barn constructed in the southwestern corner. The majority of the site appears to be used for growing crops.

3.4 HISTORIC LAND TITLES SEARCH

A historic land titles search of the site was performed using the Landonline titles register provided by Land Information New Zealand (LINZ). Results of the search are presented in Appendix 4. The records give details of previous landowners and their occupations, these are summarised below.

3.4.1 118 Manuroa Road

2005 – present	Sandra McLean,
2002 – 2005	Suvarno Holdings Limited,
1993 – 2002	Antony and Vicky Parker,
1981 – 1993	Brian (horse trainer) and Pauline Deacon (along with others at times),
1966 – 1981	James Jenkins (horse trainer),
1965 – 1966	MacPope Properties Limited,
1949 – 1965	John burns (confectioner) and/or Frank Hall (horse trainer),
1949 – 1949	Annie Smith (widow),
1935 – 1949	Frederick Smith (trainer),
1935 – 1935	The Guardian Trust and Executors Company of New Zealand Limited,
1921 – 1935	James Sinclair (farmer)

3.4.2 122 Manuroa Road

2002 – present	Suvarno Holdings Limited,
1993 – 2002	Antony and Vicky Parker,
1981 – 1993	Brian (horse trainer) and Pauline Deacon (along with others at times),

1921 – 1981	As detailed for 118 Manuroa Road – original owner James Sinclair (farmer).

3.4.3 296 Porchester Road

1980 – Present[1]	Bruce (builder) and Sarah Wallace
1966 – 1980	John (surgeon) and Mary (wife) Indyk
1965 – 1966	MacPope Properties Limited
1921 – 1965	As detailed for 118 Manuroa Road – original owner James Sinclair (farmer)

3.4.4 55 Takanini School Road

2005 – Present	Takanini Industrial Limited
2005 – 2005	Northland Shelf Company No 155 Limited
1997 – 2005	Yen and Soi Dang, David Vlatkovich
1994 – 1997	The New Zealand Guardian Trust Company Limited
(unclear[2]) – 1994	Longford Park Limited
1949 – (unclear)	Marion Davis (married woman)
1949 – 1949	Annie Smith (widow),
1921 – 1949	As detailed for 118 Manuroa Road – original owner James Sinclair (farmer)

3.4.5 354 Porchester Road

2005 – Present	Zabeel Investments Limited and Goldstein and Company Limited
1995 – 2005	Mark Willis (food importer) and (initially) Jonathan Nilsson (food importer), followed by Christine Nilsson (widow)
1982 – 1995	Richard E. A. Worth (company director), Patricia Worth (wife), Richard J Worth (horticulturalist)
1981 – 1982	Richard E. A. Worth and Patricia Worth

[1] NB. The property had been held in trust since 2004.
[2] Date cannot be distinguished, but is deduced to be prior to 1973

1978 – 1981	Raymond Kendall, William Wilson, Roderick Sturm, John Strong, Alan Galbraith (solicitors)
1973 – 1978	Mercantile Developments Limited
1973 – 1973	Oxton Properties Limited
1968 – 1973	Lloyd Brown (barrister and solicitor)
1935 – 1968	John Coombes (farmer)
1935 – 1935	The Guardian Trust and Executors Company of New Zealand Limited
1920 – 1935	James Sinclair (farmer)

3.4.6 22 Popes Road

2006 – Present	Mellviews Limited
1995 – 2006	William and Jillian Mellow (managers) and (from 2003) David Gibbs
1982 – 1995	Richard E. A. Worth, Patricia Worth and Richard J. Worth
1920 – 1982	As detailed for 354 Porchester Road – original owner James Sinclair (farmer)

3.4.7 2 Popes road

1997 – Present	Li Chun Fa Chan
1996 – 1997	Siu Kuen Leung and Chao Kuang Chi (married women)
1993 – 1996	Colin Curnow (horse trainer) and Suzanne Curnow (wife)
1988 – 1993	T. J. McKee Limited
1967 – 1988	Ownership unclear – presumably Ministry of Education or similar (gazette notice identifying site as required for a secondary school dated 1967)
1935 – 1967	John Coombes (farmer)
1920 – 1935	As detailed for 354 Porchester Road – original owner James Sinclair (farmer)

3.5 DISCUSSIONS WITH SITE REPRESENTATIVES

Discussions were held with representatives of three of the sites – 22 Popes Road, 354 Porchester Road and 296 Porchester Road – to clarify aspects of the property histories. Discussions were also held with the former owners of 55 Takanini School Rd during Harrison Grierson's contamination for that property, information from that discussion is also summarised below.

3.5.1 22 Popes Road

Jillian Mellow was present at 22 Popes Road when the site walkover was conducted on 10 March 2006. Jillian provided the following information at this time:

- The grape vine root stock is grown under contract and tended by someone else;
- The grape vine root stock is treated with "Nufarm Glyphosate Gold";
- The site is used to graze cattle and emu;
- Ostriches used to be raised on the property;
- The previous site owner (Richard Worth) had grown raspberries, beans and gooseberries;
- It was unclear how long the property had been used for horticulture prior to the Mellows buying the property;

3.5.2 354 Porchester Road

Daniel Nahkle of Zabeel Investments Limited was contacted on 23 March 2006 to discuss the property at 354 Porchester Road and his knowledge of activities on the property. The pertinent information provided by Daniel is summarised below:

- His company has owned the property for the past six months;
- He is unaware of the source of the empty chemical containers, or if any chemicals have been used on the property;
- He is not aware of any fill having been imported onto the property.

Andrew of Camellia Haven was contacted on 24 March 2006 to discuss the camellia seedlings being grown at 354 Porchester Road. Andrew confirmed that no environmentally persistent chemicals have been used to treat the camellias.

3.5.3 296 Porchester Road

Bruce Wallace, owner of 296 Porchester Road since 1980, was emailed a series of questions regarding activities on his property on 21 March 2006. His responses are summarised below:

- Up to 40 horses have been housed at the stables at any one time;
- Fill has been used on site in the form of a "rotten rock" base for the inside sand horse track;
- Fertiliser has been used bi-annually on the site;
- The diesel tank has been on site for about ten years and the diesel staining around the tank is the result of the normal use of the tank during this time;
- No asbestos containing material has been used or buried on site;
- Water from a drain running around the entire horse track goes to a series of drainage pits at the north end of the track to settle before discharging to the Popes Road drain, outside the boundary;
- Water from the horse wash down area goes to soak holes behind the sand roll.

3.5.4 55 Takanini School Road [from previous Contamination Investigation]

At the time of reporting, the site was occupied by Yen Dang, Soi Thi Dang and David Stan Vlatkovich. Yen Dang was contacted by phone on 7 September 2005 to discuss issues relating to the previous and current use of the site (to the best of his knowledge). The salient data advised by Yen Dang are summarised below:

- Yen Dang has occupied the site since 1997 and has used the site to grow vegetables since this date.
- Vegetables grown on the site include cauliflower, broccoli, beetroot, spinach, silver beet, pumpkin and leeks.
- Fertilisers that have been used on the site include Nitrophoska, superphosphate and urea. Chicken manure was used once in 1997, just after the purchase of the site.
- Insecticides and weed killers have been used on the site, these include runoff, lassor, prynaman and frontier.
- The previous owners used the site for grazing a couple of horses and a cow. Yen had noticed a few small areas had been ploughed.

- Fill has not been used on the site.
- There have been no chemical spills on the site.
- There are no sheep dips on site.
- There has been no asbestos-containing material used on site.
- Yen is not aware of any other activity carried out on the site which may have led to contamination.

4.0 RESULTS OF SITE WALKOVER

The majority of the site was subject to an investigative walkover on 10 March 2006. Particular attention was given to tracks, troughs, gateways and areas where potential contaminants may have been stored.

Results of the site walkover for each property are provided below.

4.1 118 MANUROA ROAD

118 Manuroa Road was a residential property that appears to be attached to the Lady Elizabeth Retirement Village. The majority of the site was taken up by a residential house, with mature trees, shrubs and lawn covering the rest of the site. A driveway leads to the site from the retirement village.

4.2 122 MANUROA ROAD

122 Manuroa Road was used for the grazing and stabling of horses. Stables and an implement shed run along the western boundary with the remainder of the site divided into paddocks with a dirt track leading to each paddock. Shelter belt trees are present on part of the northern boundary with 296 Porchester Road and running north-south through the middle of the site. Scrap timber and other scrap materials are located at the rear of the stables, along the driveway (see photograph 2, Appendix 5).

The floor of the implement shed and stables was concrete. There was no evidence of any contaminants spills or that asbestos had been used in the tracks and gateways on site.

4.3 296 PORCHESTER ROAD

296 Porchester Road also had horse stables and an implement shed on site. The majority of the site was taken up by a horse training track, the interior of which had been divided into a series of paddocks with tracks leading to each one. Accommodation was provided on site (presumably for workers). Horse wash down areas are present on either side of an octagonal building that contains a sand roll for the horses. A number of mature trees are located on the

site, with a shelter belt present on the southern boundary with 122 Manuroa Road (previously mentioned).

The floor of the stables and implement shed are concrete, with gravel covering the areas surrounding the stables and implement shed and along the driveway. Water from the horse wash down areas runs into settling tanks before discharging into a stormwater pipe. It was unclear where the stormwater pipe discharges.

Two drums of what appears to be oil are present on a concrete pad at the rear of the main stables (see photograph 3, Appendix 5). An above ground diesel fuel tank, presumably used to fuel machinery used on site, was also present at the rear of the main stables. This fuel tank was not on a concrete pad. Diesel from the fuel tank appears to have spilt onto the ground, either as a result of the use of the tank or through a spill (see photo 4, Appendix 5). The area visibly affected by the diesel spill was approximately 6m long and 3m wide (see Drawing 122057-GE02), however it was possible that diesel may have seeped beneath the stables and even into the groundwater.

4.4 354 PORCHESTER ROAD

354 Porchester Road was surrounded on all four boundaries by shelter belt trees (mature pine trees), a series of shelter belts run north-south across the site, with a driveway running across the middle of the site from east to west and then along the northern boundary. A residential house was located towards the southeastern corner of the site, with a garage on the opposite side of the driveway, approximately in the middle of the site. A shed was present near the western boundary, on the northern half of the site. An excavator was parked near the garage, along with a machine that appears to be used to excavate mature palm trees.

A large number of seedlings growing in plastic bags are present near the eastern boundary of the site (see photographs 5 and 6, Appendix 5). Palm trees have been planted in a series of rows on the site, presumably for harvest and sale (see photographs 7 and 8, Appendix 5).

In the northwestern corner of the site, it was apparent that a large volume of firewood had been created. Firewood was stacked in the two sheds in this part of the site and sawdust was present in large piles (see photographs 9 to 13, Appendix 5). Piles and bundles of timber was also present in this part of the site (see photographs 13 to 16, Appendix 5). An empty 20L plastic container was found amongst the bundles of timber. "H2O" had been spray painted on the side of the container (see photograph 17, Appendix 5). A drum with "United Oil" printed on the outside and containing oil was found outside the shed (see photograph 10, Appendix 5). There was no evidence that these containers had leaked, or caused contamination of the soil.

Two empty bulk liquid containers (approximately 1000L), along with three smaller (approximately 20L) containers were present in an area adjacent to the western boundary (see photographs 18 and 19, Appendix 5). It was unclear what chemicals, if any, were stored in the bulk liquid containers. One of the smaller containers appears to have contained drilling fluid (see photographs 21 and 22, Appendix 5). PVC pipes and general waste were also found in the same part of the site (see photographs 24 and 25, Appendix 5). There was also evidence that rubbish had been burnt on site (see photograph 26, Appendix 5). There was no evidence of soil contamination associated with these containers or the general waste.

A large hole had been excavated in the southwestern quarter of the site. It was unclear when this hole was excavated, but it assumed to have been relatively recently - the pile of excavated soil looked freshly disturbed and no new growth had taken place around the edge of the excavation. A buried tree trunk had been exposed near the base of the hole and groundwater was present at a depth of approximately 1.5m beneath the ground surface (see photographs 27 to 29, Appendix 5).

A room had been added to the side of the garage on the site. The room did not appear to be in use for anything at the time of the site walkover. The garage itself contained, amongst other things, a ride-on lawnmower, a backpack sprayer and four empty kegs. A number of tyres, some with rims, was piled in front of the room attached to the garage (see photograph 30, Appendix 5).

4.5 22 POPES ROAD

22 Popes Road was surrounded on all four boundaries by mature shelter belt trees. A residential house was present in the southwestern corner of the site, with an implement shed nearby. The property had been divided up into a number of paddocks, some of which held emu or cattle (see photographs 31 and 32, Appendix 5). A series of grape vines were growing in approximately five rows in a north-south direction across the middle of the site (see photograph 33, Appendix 5).

The implement shed contained, amongst other things, a 20L container labelled "Nufarm Glyphosate Gold" (see photograph 34, Appendix 5). Glyphosate (the active ingredient in "Roundup") is a general purpose herbicide used by many farmers to control pest plants. The floor of the implement shed is concrete. A room within the implement shed appears to be used as an office.

4.6 55 TAKANINI SCHOOL ROAD

An investigative walkover at 55 Takanini School Road was conducted on 1 September 2005, as part of a previous contamination investigation (see Harrison Grierson Consultants Limited report *Marlin Group - 55 Takanini School*

Road, Stage One Contamination Assessment dated September 2005). The results of this investigative walkover are summarised below.

- The majority of the site had been used for growing crops. Vegetables grown on the site were pumpkins, beetroot, cauliflower and silver beet;
- A shelter belt ran from east to west across the southern third of the site;
- There was a dwelling, garage and barn in the southwestern corner of the property;
- Empty fertiliser bags were found in a number of locations around the site. An area (approximately 3m by 3m) was discovered near the western boundary of the property where empty fertiliser bags had been burnt;
- An abandoned car was present near the western end of the shelter belt.

The site appeared to be relatively unchanged when it was viewed on 10 March 2006, although cropping had ceased and the site had become overgrown.

5.0 DISCUSSION AND CONCLUSIONS

One of the key concerns regarding greenfields sites is the potential for contamination to have taken place as a result of market gardening operations. In particular the chemicals that were used to control weeds and pests prior to 1975 (most notably dieldrin, DDT and lead-arsenic compounds) are now known to be persistent in the soil and present risks to human health and the environment.

Soil on two of the properties in this investigation were previously used for horticulture – 55 Takanini School Road and 22 Popes Road. In the case of 55 Takanini School Road, in light of the fact that the property has only been used for horticulture since 1997 and the types of chemicals used during this time, it has been previously concluded that there is no evidence of contamination of the soils at 55 Takanini School Road (see Harrison Grierson Consultants Limited report *Marlin Group – 55 Takanini School road, Stage One Contamination Assessment*, reference number 1130-120393-01). No evidence was identified during this investigation that would contradict this conclusion.

In the case of 22 Popes Road, the site history is a little less clear. The present site owners were aware that the site was used to grow raspberries, beans and gooseberries, but did not know when this activity started, how long it carried on for, or when it stopped. A review of the historic title for the property shows that Richard J Worth (horticulturalist) owned the property, along with Richard E. A. Worth and Patricia Worth between 1982 and 1995. It is unclear what purpose the owners prior to the Worth's used the property for (they were solicitors), however the 1980 aerial photograph shows the property being used for pasture.

On this basis it can be assumed that the property was not used for horticulture prior to 1980 and probably 1982. As a result it is considered unlikely that soil contamination has occurred as a result of the historic use of this property.

An area of potential contamination of the soil by diesel was identified during the site walkover at 296 Porchester Road. This potential contamination is understood to have taken place over the past ten years, as a result of the spillage of diesel during the regular use of an above ground diesel storage tank. The area has been identified as a result of staining of the soil around the diesel storage tank and is approximately 6m by 3m. It is possible that diesel spilt in this area may have migrated vertically through the soil profile and reached the groundwater, which is thought to be 1m – 2m beneath the surface.

No evidence of potential soil contamination was identified on any of the other properties in this investigation.

6.0 RECOMMENDATIONS

It is recommended that soil sampling take place in the vicinity of the above ground diesel storage tank on 296 Porchester Road, to determine the horizontal and vertical extent of any soil contamination.

In the event that soil sampling shows the presence of contaminants in the soil at or about the depth of groundwater, it is recommended that groundwater sampling take place to determine if groundwater is also contaminated. Groundwater sampling could initially be undertaken at 296 Porchester Road, but should then be extended away from the property, in the direction of groundwater flow, if elevated levels of contaminants are found to be present in groundwater beneath the site.

7.0 LIMITATIONS

This report has been prepared for the particular project described to us and its extent is limited to the scope of work agreed between the client and Harrison Grierson Consultants Limited. No responsibility is accepted by Harrison Grierson Consultants Limited or its directors, servants, agents, staff or employees for the accuracy of information provided by third parties and/or the use of any part of this report in any other context or for any other purposes.

The recommendations and opinions contained in this report are based on our visual reconnaissance of the site, historical information review, information from geological maps, Papakura District Council and Auckland Regional Council. The assessment was limited to assessing the likelihood of soil contamination only. Inferences about the nature and continuity of subsurface conditions are made, but cannot be guaranteed.

In all circumstances, if variations in the subsurface conditions occur, which differ from those described or are assumed to exist, then the matter should be referred back to Harrison Grierson Consultants Limited.

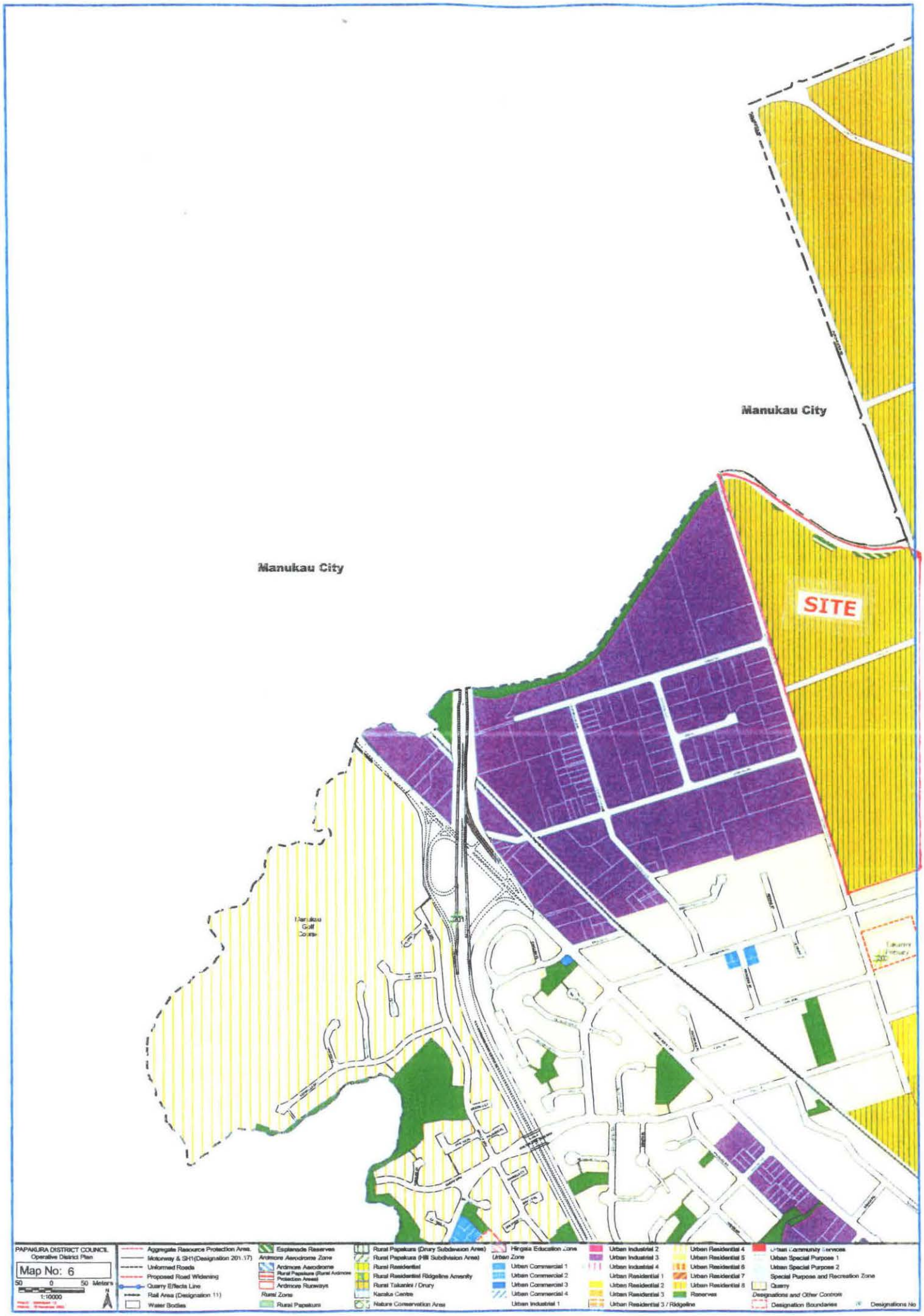
While a rigorous attempt has been made to investigate the site, using the methods described, for potential soil contamination, the findings provided in this report do not guarantee that the entire site is free from contamination.

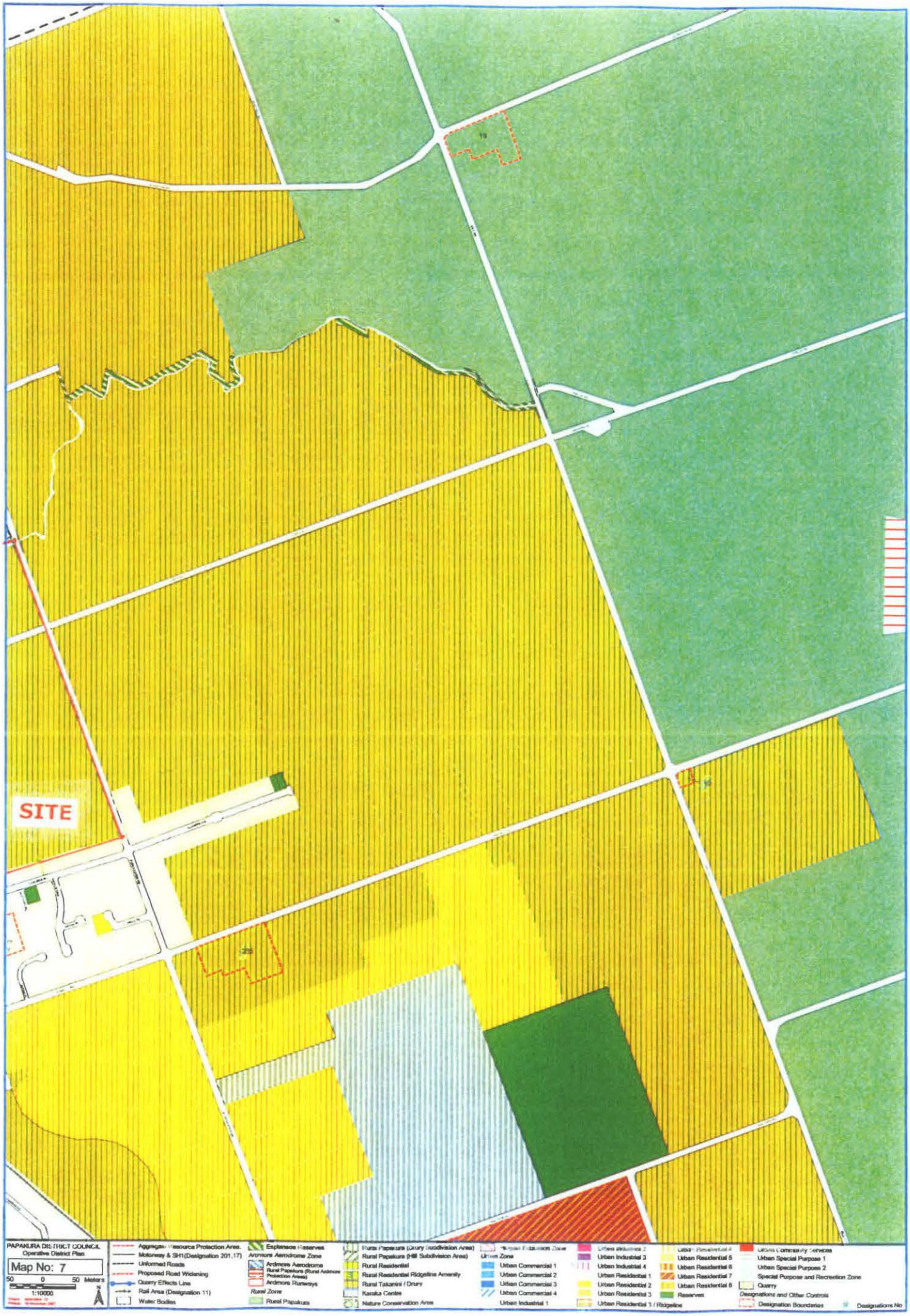
This report is for the use by Takanini Structure Plan Area 6 Limited only, and should not be used or relied upon by any other person or entity, other than the relevant territorial authority, or for any other project.

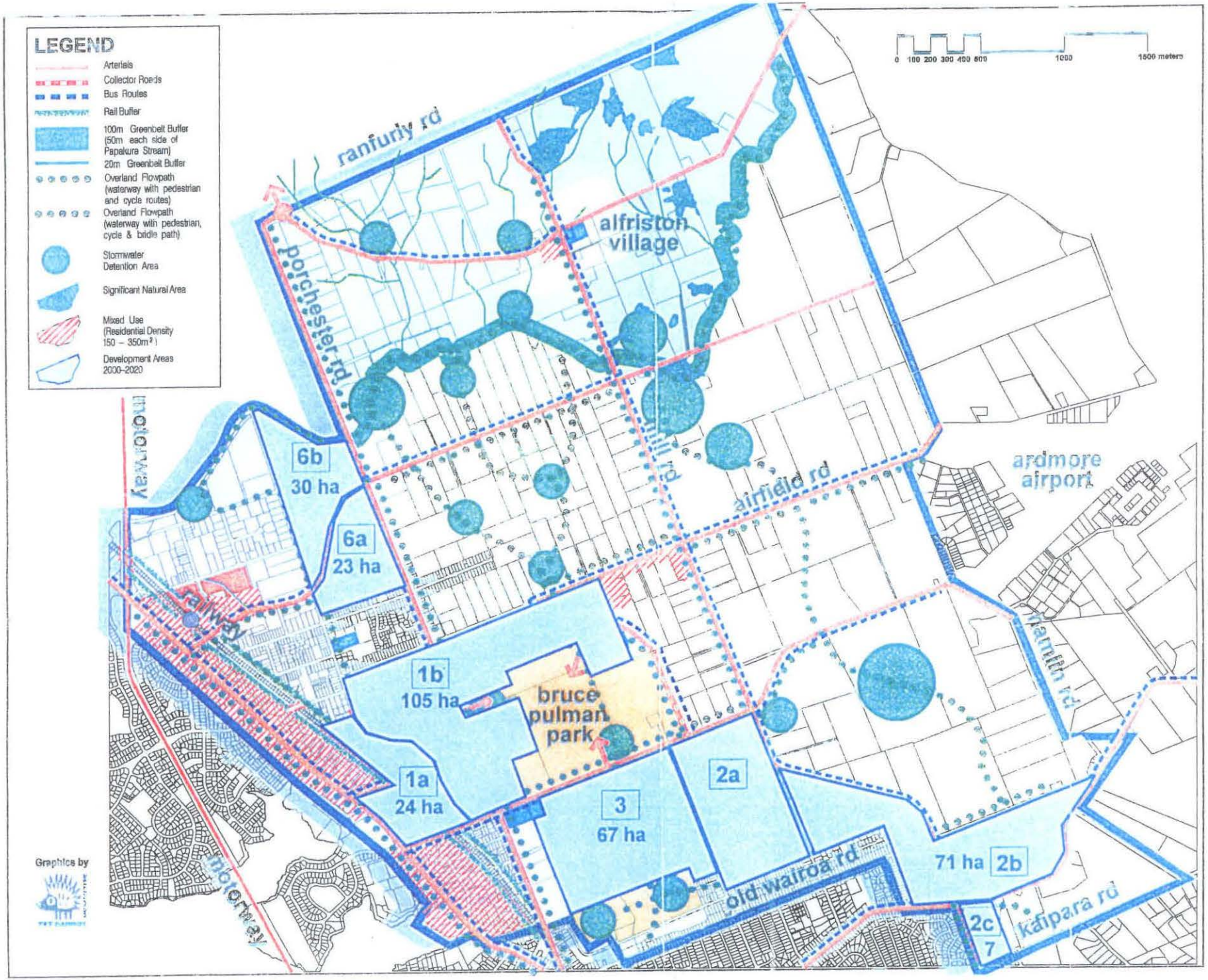
N:\1015\122057_01\500 Del\510 Rpts\rep-tsp-001-snb-final.doc

APPENDIX 1

District Plan And Takanini Structure Plan Maps


Manukau City
Manukau City
SITE
Manukau Golf Course
PAPAKURA DISTRICT COUNCIL
Operative District Plan
Map No: 6
50 0 50 Meters
1:10000
Aggregate Resource Protection Area
Motorway & SH1(Designation 201.17)
Unformed Roads
Proposed Road Widening
Quarry Effects Line
Rail Area (Designation 11)
Water Bodies
Esplanade Reserves
Ardmore Aerodrome Zone
Ardmore Aerodrome
Rural Papakura (Rural Ardmore Protection Areas)
Ardmore Runways
Rural Zone
Rural Papakura
Rural Papakura (Drury Subdivision Area)
Rural Papakura (Hill Subdivision Area)
Rural Residential
Rural Residential Ridgeline Amenity
Rural Takanini / Drury
Karaka Centre
Nature Conservation Area
Hingaia Education Zone
Urban Zone
Urban Commercial 1
Urban Commercial 2
Urban Commercial 3
Urban Commercial 4
Urban Industrial 1
Urban Industrial 2
Urban Industrial 3
Urban Industrial 4
Urban Residential 1
Urban Residential 2
Urban Residential 3
Urban Residential 3 / Ridgeline
Urban Residential 4
Urban Residential 5
Urban Residential 6
Urban Residential 7
Urban Residential 8
Reserves
Urban Community Services
Urban Special Purpose 1
Urban Special Purpose 2
Special Purpose and Recreation Zone
Quarry
Designations and Other Controls
Designation Boundaries
Designations No


SITE
PAPAKURA DISTRICT COUNCIL
Operative District Plan
Map No: 7
50 0 50 Meters
1:10000
Aggregate Resource Protection Area
Motorway & SH1(Designation 201,17)
Unformed Roads
Proposed Road Widening
Quarry Effects Line
Rail Area (Designation 11)
Water Bodies
Esplanade Reserves
Ardmore Aerodrome Zone
Ardmore Aerodrome
Rural Papakura (Rural Ardmore Protection Areas)
Ardmore Runways
Rural Zone
Rural Papakura
Rural Papakura (Drury Subdivision Area)
Rural Papakura (Hill Subdivision Area)
Rural Residential
Rural Residential Ridgeline Amenity
Rural Takanini / Drury
Karaka Centre
Nature Conservation Area
Urban Zone
Urban Commercial 1
Urban Commercial 2
Urban Commercial 3
Urban Commercial 4
Urban Industrial 1
Urban Industrial 3
Urban Industrial 4
Urban Residential 1
Urban Residential 2
Urban Residential 3
Urban Residential 5
Urban Residential 6
Urban Residential 7
Urban Residential 8
Reserves
Urban Residential 3 / Ridgeline
Urban Community Services
Urban Special Purpose 1
Urban Special Purpose 2
Special Purpose and Recreation Zone
Quarry
Designations and Other Controls
Designation Boundaries
Designations No

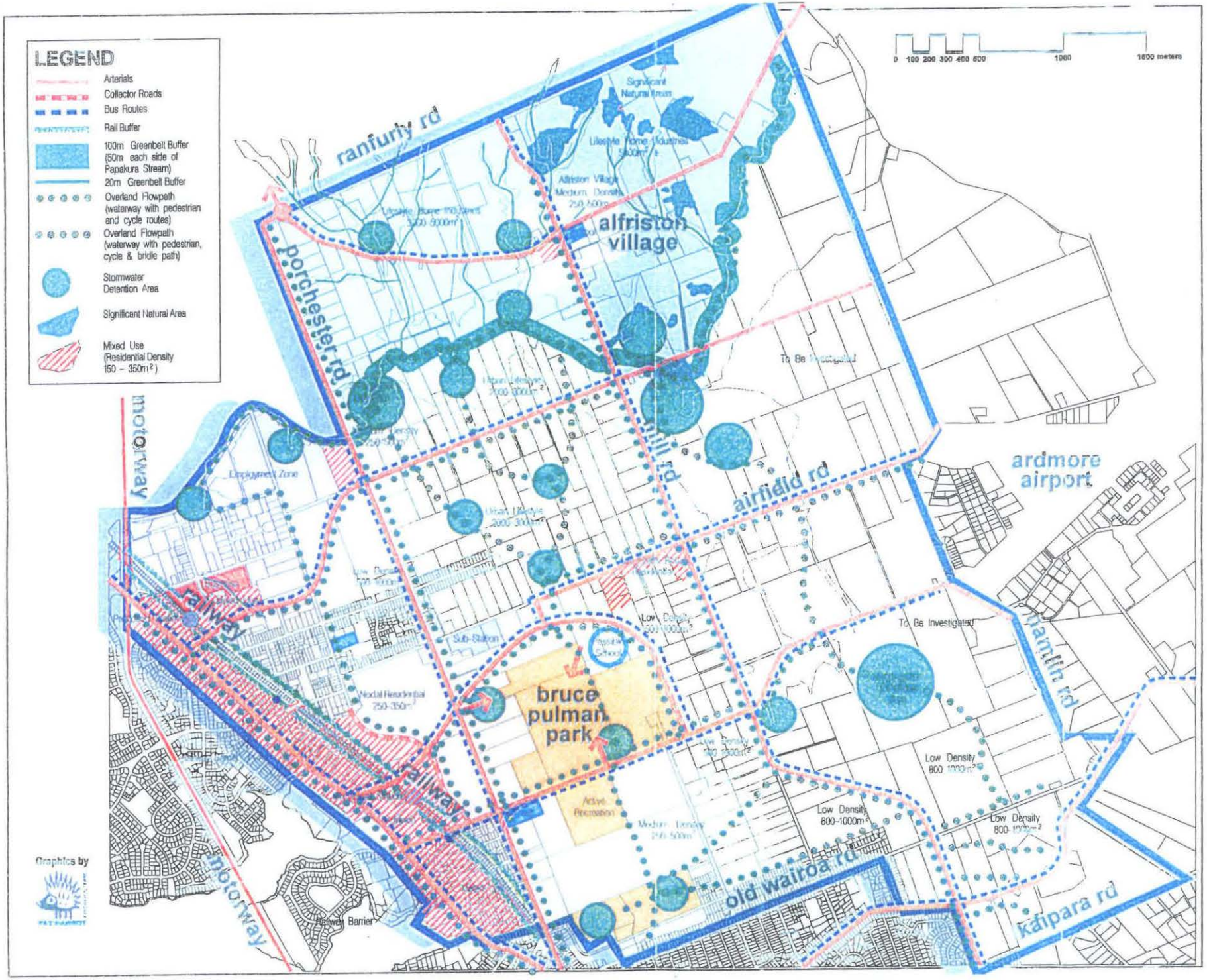


DEVELOPMENT AREAS 2000-2020

TAKANINI STRUCTURE PLAN

URBAN

Fig. 7



TAKANINI STRUCTURE PLAN

URBAN

Fig. 5

APPENDIX 2

Aerial Photographs

Takanini Structure Plan Area 6a & 6b, 1959

Note: Aerial imagery may not be spatially accurate.

Source

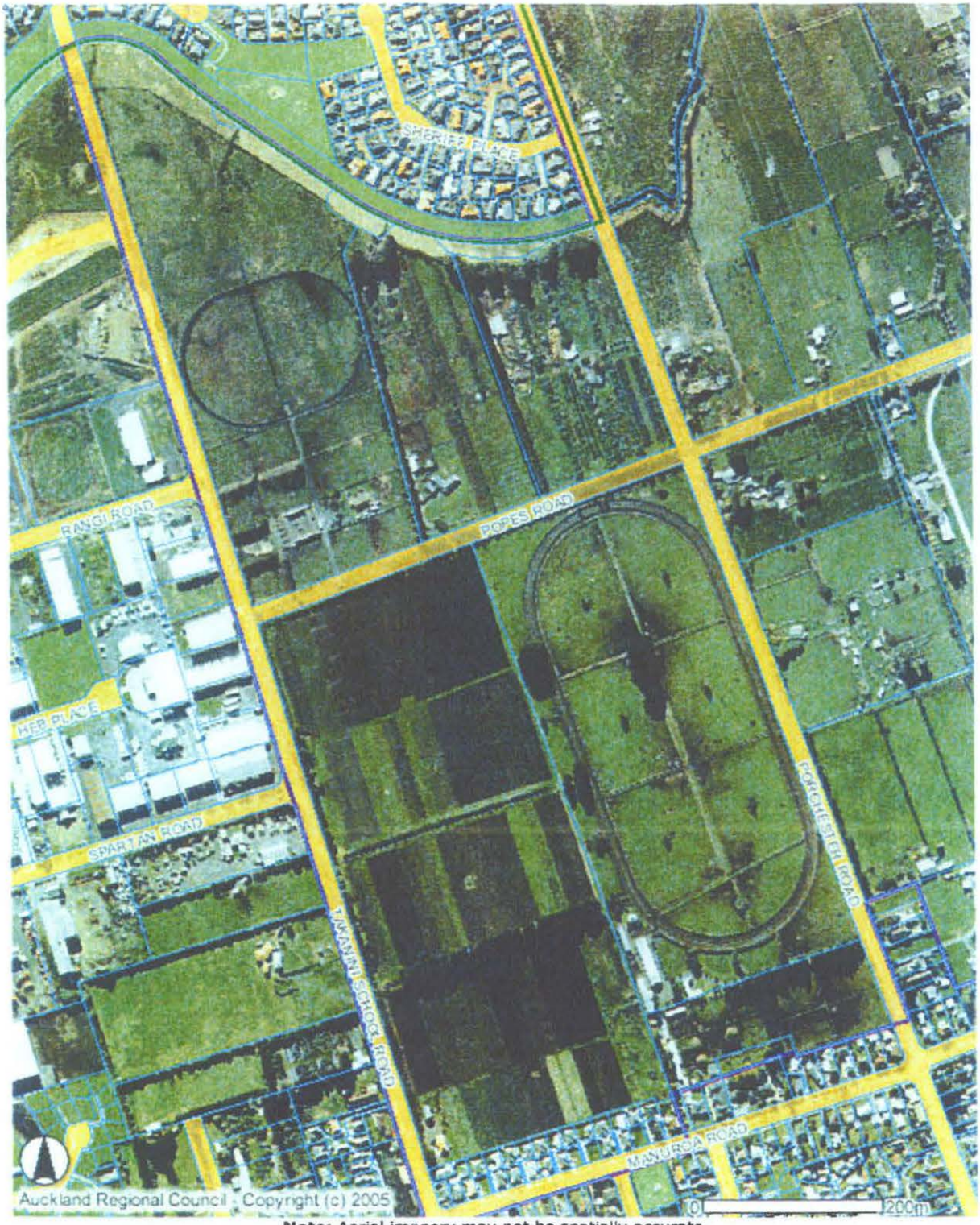
Land Parcels, LINZ CRS. Crown Copyright Reserved, supplied by Ollivier & Co NZ Ltd
Aerial Imagery (2001), joint Copyright ARC and Precision Aerial Survey Ltd, Auckland
Aerial Imagery (1960), Crown Copyright Reserved.
Statistical Boundaries, Statistics NZ Ltd
Transport Networks, NRCD, Terralink Ltd
All base datasets, ARC GIS Database, various licensing applies.

Legend

- Address
- Place Name
- Rail Station
- Railway
- Coastline
- Roads
- Parcel Boundaries
- Motorways
- Metro Limits
- Local Authority Boundary
- Roads
- Open Space

Auckland Regional Council

Takanini Structure Plan Area 6a & 6b, 2001



Note: Aerial imagery may not be spatially accurate.

Source

Land Parcels, LINZ CRS. Crown Copyright Reserved, supplied by Ollivier & Co NZ Ltd
Aerial Imagery (2001), joint Copyright ARC and Precision Aerial Survey Ltd, Auckland
Aerial Imagery (1960), Crown Copyright Reserved.
Statistical Boundaries, Statistics NZ Ltd
Transport Networks, NRCD, Terralink Ltd
All base datasets, ARC GIS Database, various licensing applies.

Legend

- Address
- Place Name
- Rail Station
- Railway
- Coastline
- Roads
- Parcel Boundaries
- Motorways
- Metro Limits
- Local Authority Boundary
- Roads
- Open Space

Auckland Regional Council

APPENDIX 3

Auckland Regional Council Site Contamination Enquiry Letter

Auckland
Regional Council
TE RAUHITANGA TAIAO

21 Pitt Street
Private Bag 92 012, Auckland
New Zealand
DX CP 28 008 Pitt St
Telephone +64 9 366 2000
Facsimile +64 9 366 2155
www.arc.govt.nz

15 March 2006

Harrison Grierson
P O Box 5760
Wellesley Street
AUCKLAND

HARRISON GRIERSON
RECEIVED
21 MAR 2006

Attention: Simon Berryman

File Ref I032-05

Dear Simon

Site Enquiry – 2 & 22 Popes Road, 296 & 354 Porchester Road, 55 Takanini School Road and 118 & 122 Manuroa Road, Takanini

In response to your inquiry regarding the above site, we were unable to locate any information on our files regarding spills/contamination.

No pollution incident files were found for the above site. The general catchment file, and site visit file for the catchment (7-36 and 7-36-SV respectively) were not searched. These files contain pollution incidents where the source of pollution was not traced to a particular site, site visits where no follow-up correspondence was required from the Auckland Regional Council, and some information from archived files.

If the above site is coastal or beside a river, it is possible that historic, unconsented reclamation may have occurred. The Auckland Regional Council Coastal Team may be able to provide further information.

The Auckland Regional Council has not identified individual horticultural sites in the region. Therefore, there is a possibility that horticultural activities may have occurred on these sites. Papakura District Council may have mapped former horticultural sites and be able to provide you with information on this site.

If you are concerned that a historical land use (such as a fill site) may have caused the underlying soils to become contaminated, the cautious way to proceed would be an independent audit of the site. Staff from the Auckland Regional Council Land Contamination Management Team shall provide advice on the results of any evaluation in terms of site remediation and/or potential permit requirements.

The consents database was searched for contaminated site, landfill, air, borelog and industrial waste consents within approximately 200m of the site. The following consents were identified.

Type	Comprehensive stormwater discharge	**Consent No**	24814	**File No**	15292
Holder	Papakura District Council			**Status**	Issued
Address					
Purpose	Stormwater discharge for Papakura Stream – Takanini catchment				

Type	Comprehensive stormwater discharge	**Consent No**	5533	**File No**	BR865533
Holder	Papakura District Council			**Status**	Issued
Address					
Purpose	To divert and discharge stormwater from a 125.3 ha residential, reserves and schools developed catchment				

Type	Air discharge	**Consent No**	25096	**File No**	10930
Holder	Ottogi New Zealand Ltd			**Status**	Issued
Address	76 Rangi Road, Takanini				
Purpose	To discharge contaminants to air from the reduction of animal matter				

Type	Stormwater discharge	**Consent No**	30913	**File No**	18398
Holder	BP Oil NZ Ltd			**Status**	Issued
Address	7 Heb Place, Takanini				
Purpose	To discharge stormwater from a proposed fuelling area at BP Murphy Buses				

In addition, the Auckland Regional Council recommends that you contact the Papakura District Council who hold files for sites within their area.

I trust that this answers your query. If you wish to discuss the matter further, please contact Rebecca Cleghorn on 3662000 ext. 8061. Should you wish to view any Auckland Regional Council files, please contact the ARC Call Centre on 3662000 to arrange a suitable time (our Records department requires 3 working days' notice to ensure files will be available).

Please note: the Auckland Regional Council cost recovers officer's time for all site inquiries. A basic enquiry takes approximately 0.5-1.5 hours to search the files and databases in which information is held. As such an invoice for the time involved in this inquiry will follow this letter shortly.

Yours sincerely

Rebecca Cleghorn
Contaminated Sites Officer
Contaminated Land Management Team

APPENDIX 4

Historic Land Title Records

COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **188816**
Land Registration District **North Auckland**
Date Issued 30 June 2005

Prior References
NA120B/193 NA124B/411

Estate	Fee Simple
Area	2680 square metres more or less
Legal Description	Lot 2 Deposited Plan 190143 and Lot 1 Deposited Plan 346037

Proprietors
Sandra Elizabeth McLean

Interests

D374175.7 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 1.4.1999 at 1.55 pm (affects part formerly NA120B/193)

Appurtenant to Lot 2 DP 190143 is a drainage right created by Transfer D374175.16 - 1.4.1999 at 1.55 pm

Subject to a right to convey water and power over part Lot 2 marked A on DP 190143 created by Transfer D374175.16 - 1.4.1999 at 1.55 pm

The easements created by Transfer D374175.16 are subject to Section 243 (a) Resource Management Act 1991

D385683.2 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - produced 6.5.1999 at 2.01 pm and entered 13.5.1999 at 9.00 am (affects part formlery NA124B/411)

D400717.4 Mortgage to BNZ Finance Limited - 17.6.1999 at 3.24 pm (affects part formerly NA120B/193)

Subject to Section 241(2) and Sections 242(1) and (2) Resource Management Act 1991(affects DP 346037)

Appurtenant hereto are right to convey water, electricity, telecommunications & computer media easements created by Easement Instrument 6577008.1 - 19.9.2005 at 9:00 am(affects part)

6577008.2 CERTIFICATE PURSUANT TO SECTION 37 (2) BUILDING ACT 1991 (ALSO AFFECTS NA124B/410) - 19.9.2005 at 9:00 am

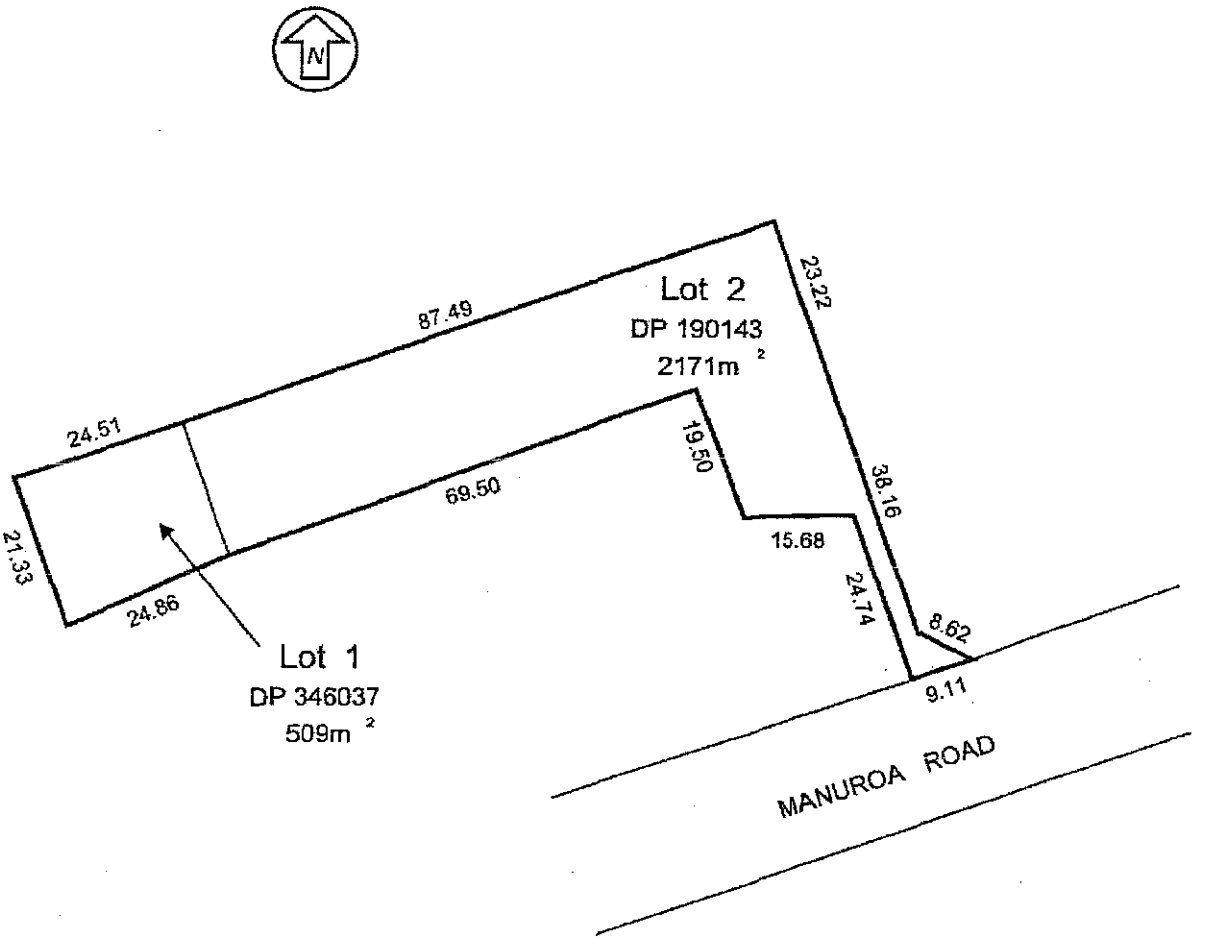
Title Diagram CT188816

Cpy – 01/01, Pgs – 001, 07/07/05, 08:41

DocID 312009810

CT 188816

N6461



TOTAL CT AREA: 2680m²

COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **188817**
Land Registration District **North Auckland**
Date Issued 30 June 2005

Prior References
NA124B/411

Estate	Fee Simple
Area	2.2653 hectares more or less
Legal Description	Lot 2 Deposited Plan 346037

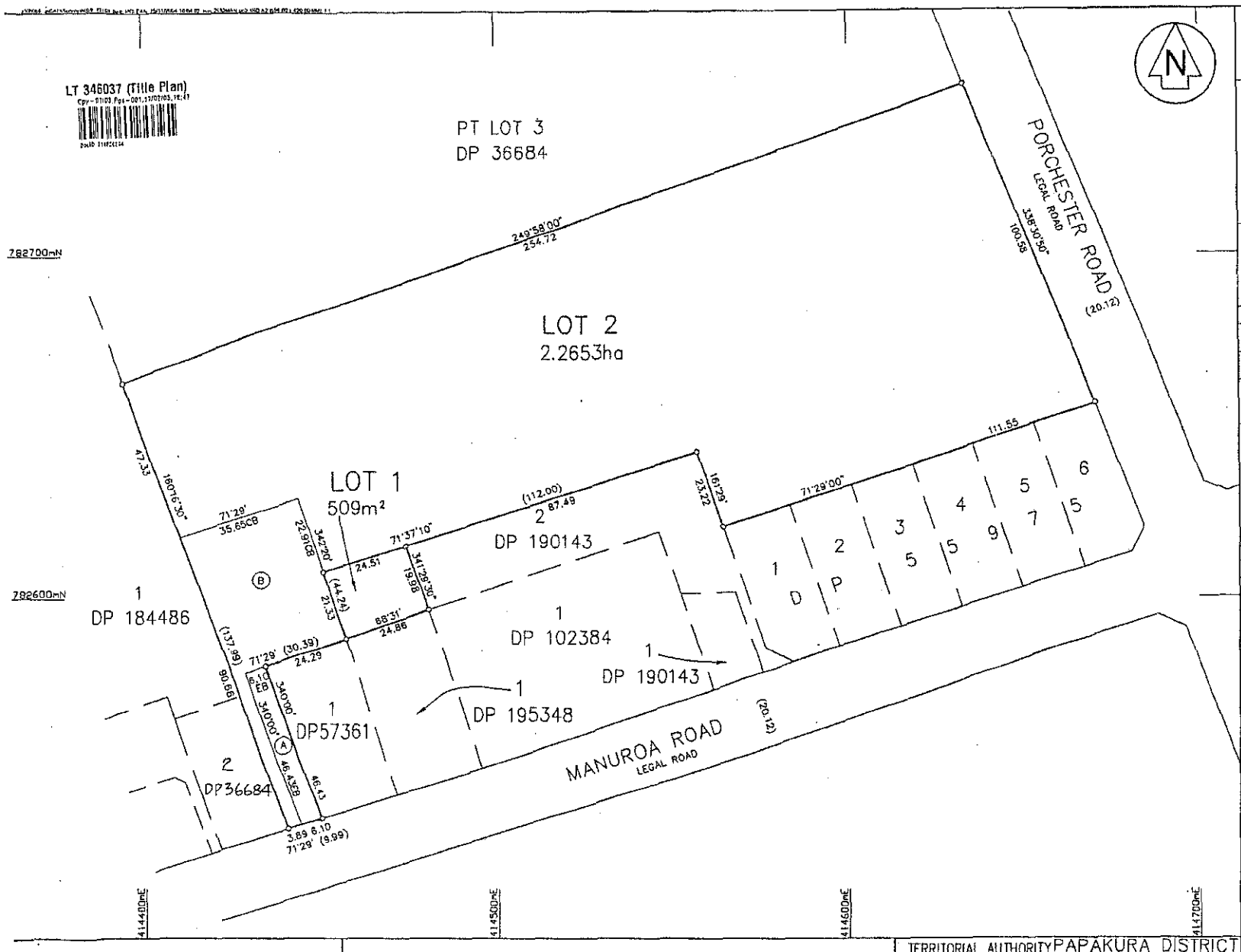
Proprietors
Suvarno Holdings Limited

Interests

Subject to a right of way over part marked A on DP 346037 created by Transfer A341064 - 12.3.1969 at 11.45 am

D385683.2 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - produced 6.5.1999 at 2.01 pm and entered 13.5.1999 at 9.00 am

LT 346037 (Title Plan)



Approvals REGISTERED OWNERS

.....

I hereby certify that this plan was approved by the PAPAKURA DISTRICT Council pursuant to Section 223 of the Resource Management Act 1991 on the 4 day of December 2004 subject to the amalgamation condition(s) set out hereon.

Authorised Officer to the Papakura District Council

AMALGAMATION CONDITION

That Lot 1 hereon and Lot 2 DP 190143 (CT120B/193) shall be held in the same ownership and one Certificate of Title be issued in accordance therewith.

see DLR REF 378310

EXISTING EASEMENT

PURPOSE	SHOWN	SERVIENT TENEMENT	CREATED BY
RIGHT OF WAY	(A)	LOT 2 HEREON	A341064

AREA MARKED (B) IS SUBJECT TO LAND COVENANT

NEW CT ALLOCATED

LOT 1 & LOT 2 DP 190143 – 185816

LOT 2 – 185517

Survey Class 1

Total Area 2.3162ha

Comprised in CT NA 120B/411

I, JOHN NORTON GINN

being a person entitled to practise as a licensed cadastral surveyor, certify that –

(a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002/2:

(b) This dataset is accurate, and has been created in accordance with that Act and those Rules.

Date 16th February 2005 Signature

Field Book ..... p. ..... Traverse Book ..... p. .....

Reference Plans DP's 195348, 190143, 189895 & 316367

Examined ..... Correct .....

Approved as to Survey by Land Information NZ on 28/2/2005

Deposited by Land Information NZ on 30/2/2005

File 23_08059_TILO1

Received 17 FEB 2005

Instructions

DP346037

LAND DISTRICT NORTH AUCKLAND

PLAN OF LOTS 1 & 2 BEING A SUBDIVISION OF LOT 2 DP 195348

TERRITORIAL AUTHORITY PAPAKURA DISTRICT

Surveyed by HARRISON GRIERSON CONSULTANTS LTD

Scale 1:750 Date NOVEMBER 2004

T. BEVIN, SURVEYOR GENERAL, LAND INFORMATION NEW ZEALAND, NEW ZEALAND

Approved AKLM 98/05

COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Historical Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **NA120B/193** **Cancelled**
Land Registration District **North Auckland**
Date Issued 01 April 1999

Prior References
NA79D/761 NA87C/100

Estate Fee Simple
Area 2171 square metres more or less
Legal Description Lot 2 Deposited Plan 190143
Original Proprietors
Sandra Elizabeth McLean

Interests

D374175.7 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 1.4.1999 at 1.55 pm

Appurtenant hereto is a drainage right created by Transfer D374175.16 - 1.4.1999 at 1.55 pm

Subject to a right to convey water and power over part marked A on DP 190143 created by Transfer D374175.16 - 1.4.1999 at 1.55 pm

The easements created by Transfer D374175.16 are subject to Section 243 (a) Resource Management Act 1991

D400717.4 Mortgage to BNZ Finance Limited - 17.6.1999 at 3.24 pm

6478714.5 CTs issued - 30.6.2005 at 9:00 am

Legal Description	Title
Lot 2 Deposited Plan 190143 and Lot 1 Deposited Plan 346037	188816

CANCELLED

Reference:
Prior CT: 79D/761 & 87C/100
Document No.: D374175.12

REGISTER

LT69

120B/193

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT 1952

This Certificate dated the 1st day of April One Thousand Nine Hundred and Ninety Nine under the seal of the Registrar-General of Land, New Zealand, for the Land Registration District of NORTH AUCKLAND
WITNESSETH that **SANDRA ELIZABETH MCLEAN**
is seised of an estate in **fee simple** (subject to such reservations, restrictions, encumbrances and interests as are notified by memorial endorsed hereon) in the land hereinafter described, delineated on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 2171 square metres, more or less being **LOT 2 DEPOSITED PLAN 190143**

REGISTRAR-GENERAL OF LAND NEW ZEALAND

For Registrar-General of Land

D374175.7 Consent Notice under Section 221(1) Resource Management Act 1991

D374175.15 Mortgage to UDC Finance Limited

Appurtenant hereto is a drainage easement over part Lot 1 marked C on DP190143 (CT120B/192) created by Transfer D374175.16

Subject to a right to convey water and power over part herein marked A on DP190143 appurtenant to Lot 1 DP190143 (CT120B/192) created by Transfer D374175.16

The above easements are subject to Section 243(a) Resource Management Act 1991

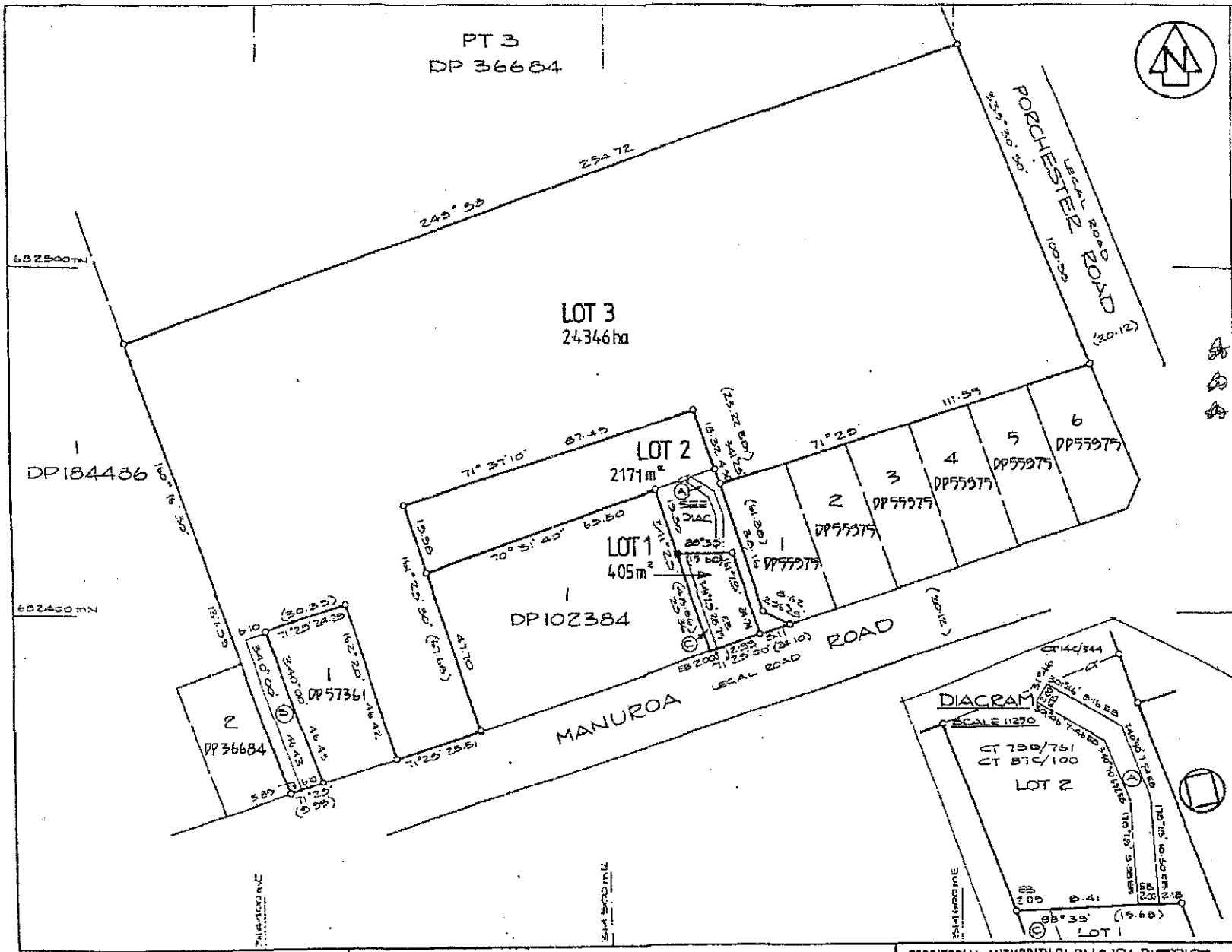
All 1.4.1999 at 1.55

For RGL

D400717.4 Mortgage to BNZ Finance Limited
17.6.1999 at 3.24

for RGL

120B/193



Approvals REGISTERED OWNERS

Approved pursuant to Section 223 of the Resource Management Act 1991 on the 14th day of May 1998. Subject to the granting or reserving of the easements set out in the Memorandum hereon

Director of Regulation & Planning

Acting Chief Executive Officer

MEMORANDUM OF EASEMENT

PURPOSE	SHOWN	DOMINANT TENEMENT	SERVIENT TENEMENT
Drainage	A	LOT 1 HEREON	LOT 2 HEREON
Power & Water	C	LOT 2 HEREON	LOT 1 HEREON

EXISTING EASEMENT

PURPOSE	SHOWN	CREATED BY
Right of Way	B	A341064

NEW C/ST ALLOCATED

LOT 1 — 120B/192
LOT 2 - 120B/193
LOT 3 - 120B/194

Total Area 2.6922 ha

Comprised in CT 14C/344 (Part) 79B/761 (Part) & CT 87C/100 (Part)

I John Norton Cinn

Registered Surveyor and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to section 26 of the Survey Act 1986 hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

Dated at AUCKLAND this 13th day of July 1998 Signature

Field Book p. Traverse Book p.
Reference Plans
Examined Correct

Approved as to Survey 13/8/98 Chief Surveyor

Deposited this 1st day of April 1999

District Land Registrar

File 23.63/OREWA
Received 16 JUN 1998
Instructions

DP 190143

LAND DISTRICT NORTH AUCKLAND
SURVEY BLK. & DIST. XIV OTAHUHU
NZMS 261 SHT RECORD MAP No

PLAN OF LOTS 1, 2 & 3 BEING A SUBDIVISION OF PT LOT 1 DP 56480 & LOT 2 DP 102384

TERRITORIAL AUTHORITY PAPAKURA DISTRICT
Surveyed by HARRISON CRIERSON CONSULTANTS LTD
Scale 1:750 Date FEBRUARY 1998

W.K. ROBERTSON, SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND

References
Prior C/T 56C/174
Lease No. C.079703.1
Transfer No.
N/C. Order No.

Land and Deeds 69

No. 790/761

REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 12th day of December one thousand nine hundred and eightynine under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that MILLWOOD BUILDERS LIMITED at Palmerston North is seised of an estate in fee simple as to an undivided one-half share

~~is seised 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: All that parcel of land containing 900 square metres more or less being Lot 2 Deposited Plan 102384 and being part Allotment 26 Parish of Papakura and THIS CERTIFICATE FURTHER WITNESSETH that the aforenamed MILLWOOD BUILDERS LIMITED is seised of an estate of leasehold (subject as aforesaid) created by Lease C.079703.1 for the term of 999 years commencing on 1st November 1989 in Flat 1 Deposited Plan 135456 situated on the above described land.

CT File 4/12/90

DISTRICT LAND REGISTRAR NORTH AUCKLAND

Assistant Land Registrar

Memorials affecting the fee simple estate:

Fencing covenant in Transfer B.330559.2

Land covenant in Lease C.079703.1 and C.079703.2

Subject to the following leasehold interests:

Lease	Flat	Composite C.T.
C.079703.1	1	herein
C.079703.2	2	79D/762

A.L.R.

Memorials affecting both estates:

C.269901.1 Surrender of Lease C.079703.2 - 29.5.1991 at 2.56 o'c and new C.T. issued: 80D/787

A.L.R.

C.309909.1 Transfer to Christine Lynne Goodman of Auckland housewife - 2.10.1991 at 1.43 o'c

A.L.R

C.309909.2 Mortgage to The Housing Corporation of New Zealand - 2.10.1991 at 1.43 o'c

DISCHARGED A.L.R.

Measurements are Metric

A.L.R

C.309909.3 Mortgage to The Housing Corporation of New Zealand - 2.10.1991 at 1.43 o'c

A.L.R

Memorials affecting the fee simple estate:

C.367526.2 Lease of Flat 3 Plan 146719 to Valaeo Florence Watts for the term of 997 years 5 months commencing on the 1st July 1991 - 24.4.1991 at 11.41 oc
See C.T. 87C/100

A.L.R.

Land covenant in Lease C.367526.2

A.L.R.

Memorials affecting both estates:

C.367526.4 Variation of terms of Lease C.079703.1 - 24.4.1992 at 11.41 oc

A.L.R.

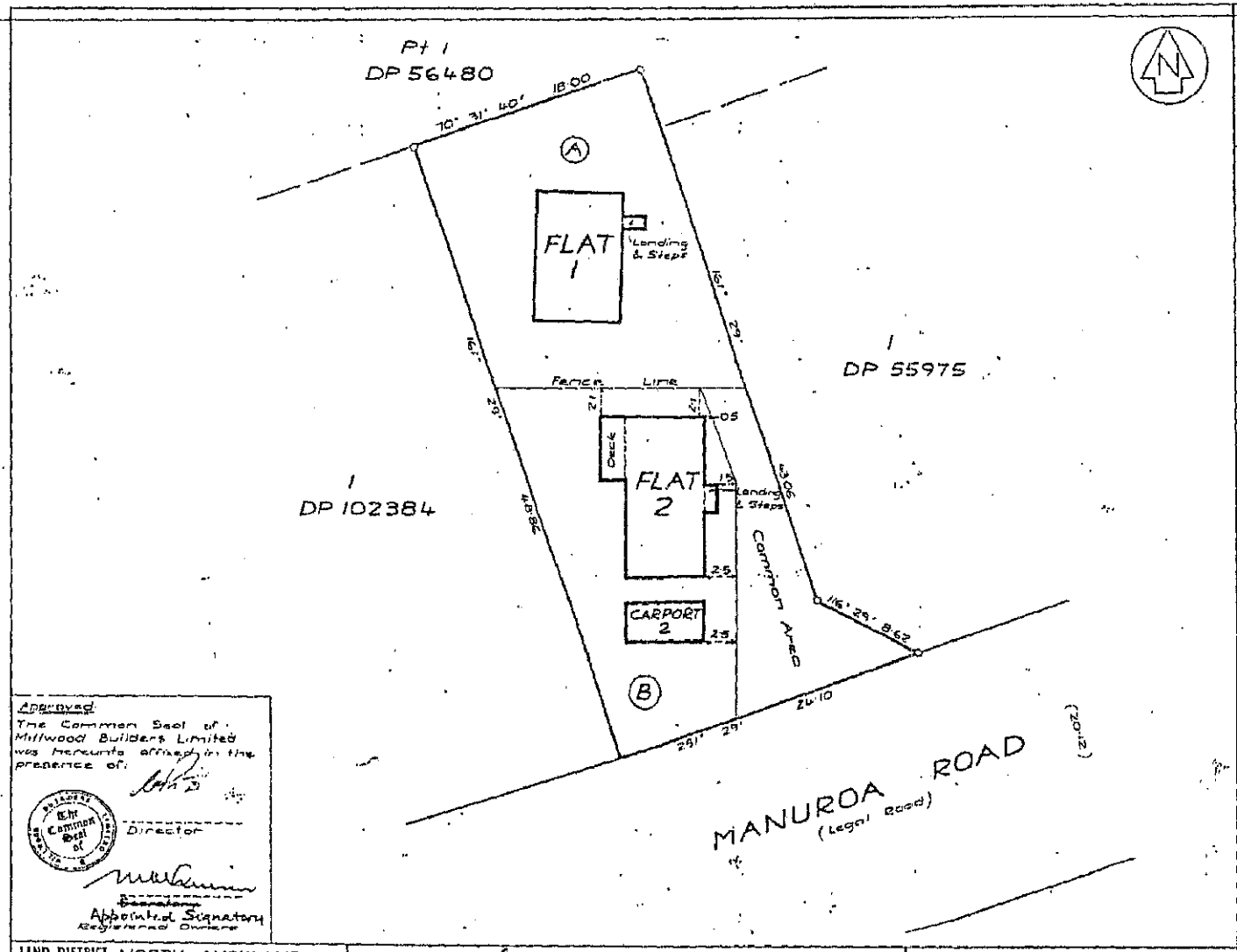
C.652720.2 Mortgage to The Housing Corporation of New Zealand - 9.9.1994 at 11.13 o'c

DISCHARGED A.L.R

A.L.R.

sms

No. 79D/761



Approved:
The Common Seal of Millwood Builders Limited was hereunto affixed in the presence of:

Director

Secretary

Appointed Signatory
Registered Owners

Approvals
Boundaries of areas to be leased are the external faces of walls or structures unless shown otherwise
Areas marked (A) & (B) to be subject to restricted covenants
Covenant boundaries are not visibly defined unless shown otherwise

Pursuant to Section 314 of the Local Government Act 1974, I hereby certify that construction of the buildings depicted hereon commenced on or after 1 April 197[illegible] and a building permit for the construction of the buildings depicted has been issued by the Manukau City Council pursuant to its By-Laws
Dated this 19th day of OCTOBER 198[illegible]

Associate Manager

I, John Haslock Yeoman of Auckland Registered Surveyer and holder of an annual practising certificate hereby certify that the buildings shown hereon were erected in the positions shown and are situated within the boundaries of CT 56C/171 and that the plan is correct
Dated 21st September 1989

New C.T.s issued
Flat 1 — 79D/161
Flat 2 — 79D/162

Total Area 900 m²

Comprised in CT 56C/174 (All)

Registered Surveyor and holder of an annual practising certificate pursuant to section [illegible] of the Survey Act 1986 hereby certify that this plan has been prepared from surveys executed by me or under my direction, that such plan and surveys are correct and have been made in accordance with the Survey Regulations 1972 or any regulations amending or substituted for them

Date at ... this ... day of ... 19 ... Signature

Field Book # Traverse Book #
Reference Plans

Examined M.A. Chambers Correct T. Marvin

Approved as to Survey this plan is subject to existing interests only
21/11/89
Chief Surveyor

Deposited this 21st day of November 1989
District Land Registrar

File 3435
Received
Examined

DP 135456

LAND DISTRICT NORTH AUCKLAND
SURVEY BLK. & DIST. XIV OTAHUHU
NZMS 261 SHT RECORD MAP No

PLAN OF FLATS ON LOT 2 DP102384

TERRITORIAL AUTHORITY MANUKAU CITY
Surveyed by Yeoman & Assoc. Ltd
Scale 1:200 Date September 1989

CERTIFICATE OF TITLE

© A. ROBERTSON SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND

D.050728.3 Transfer to Sandra Elizabeth McLean of Manurewa company director - 1.10.1996 at 11.38 o'c

A.L.R.

D.050728.4 Mortgage to UDC Finance Limited - 1.10.1996 at 11.38

DISCHARGED 7/4/97 FOR RGL

A.L.R.

79D/761

D374175.3 Surrender of Lease C079703.1

D374175.4 Surrender of Lease C367526.2

D374175.6 Certificate under Section 224(c) Resource Management Act 1991 (affects DP190143)

D374175.7 Consent Notice under Section 221(1) Resource Management Act 1991

D374175.9 Transfer of Lot 1 DP190143 to Valaeo Florence Watts

D374175.10 Transfer of Lot 2 DP190143 to Sandra Elizabeth Mc Lean

D37417511 CT120B/192 issued for Lot 1 DP190143

D374175.12 CT120B/193 issued for part Lot 2 DP190143

All 1.4.1999 at 1.55

For RGL

CANCELLED
DUPLICATE DESTROYED

D/D.

Prev. C.T. 14C/344

Transfer No.
N.C. Order No. B.295773.2

REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 5th day of June one thousand nine hundred and eighty four under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that BRIAN FREDERICK DEACON of Takanini, horse trainer (one-sixth share) and PAULINE MARGARET DEACON his wife (one-sixth share), DAVID GARDINER ROACHE of Eltham, solicitor and JAMES WILSON BAXTER of New Plymouth, chartered accountant (two-sixths share jointly) and PETER DAVID ROMERIL MILLER of Eltham, solicitor and JAMES WILSON BAXTER abovenamed (two-sixths share jointly) are seised of an estate in fee simple as tenants in common in the said shares

~~seised 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: All that parcel of land containing 900 square metres more or less being Lot 2 Deposited Plan 102384 and being part Allotment 26 Parish of Papakura

DISTRICT LAND REGISTRAR

Assistant Land Registrar

785769.3 Mortgage to K.F. Doherty Nominees Limited - 18.3.1981 at 2.31 o'c
A.L.R.

B.780294.2 Variation of terms of Mortgage B.629933.2 - 9.2.1988 at 2.26 oc
A.L.R.

B.330559.2 Transfer to Richard Allan Findlay of Auckland teacher and Judith Margery Findlay his wife -18.9.1984 at 11.10oc
A.L.R

B.986289.2 Transfer to Millwood Builders Limited at Palmerston North - 3.5.1989 at 9.01 o'c
A.L.R.

Fencing covenant in Transfer B.330559.2
A.L.R

B.629933.1 Transfer to Brian Archibald Maclean and Sandra Elizabeth Maclean both of Auckland company directors - 16.2.1987 at 2.36 o'c
A.L.R.

The following leases are to Millwood Builders Limited for the term of 999 years commencing on 1st November 1989

Lease	Flat	Plan	Composite C.T.
C.079703.1	1	135456	79D/761
C.079703.2	2 and	135456	79D/762d

(includes ½ share in fee simple) - 12.12.1989 at 9.00o'c.
A.L.R.

B.629933.2 Mortgage to Jackson Russell Nominees Limited - 16.2.1987 at 2.36 o'c
A.L.R.

B.629933.3 Mortgage to Richard Allan Findlay and Judith Margery Findlay - 16.2.1987 at 2.36 o'c
A.L.R.

Land covenants in Leases C.079703.1 and C.079703.2
A.L.R.

Measurements are Metric

CANCELLED
DUPLICATE DESTROYED

56C/174

Pt. 1
D.P. 56480
CT 14C/344 Bal

1
3355 m²

2
900 m²

1
D.P. 55975

SEE DIAG.

MANUROA ROAD
Legal Road

DIAGRAM - Not to Scale

1 2

MANUROA RD

Approved

Registered Surveyor

New CoT Allocated
Lot 1 - 5GC/173
Lot 2 - 5GC/174

Total Area 4255 m²

Comprised in CT 14C/344 (Pt)

Approved by Survey

DP 101384

Land District North Auckland
Tribal Districts XIV Otahuhu
Sheet 8 Manurua 37

Plan of Lots 1 & 2 being Subdivision of Part Lot 1 D.P. 56480.

LOCAL AUTHORITY MANUKAU CITY
Surveyed by Rowe Mc Innes & Read
Scale 1:500 Date Jan. 1984

References
Prior C/T. 8C/99

Transfer No.
N/C. Order No. A.278529

Land and Deeds 69

No. 14C/344

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

REGISTER

This Certificate dated the 20th day of MARCH one thousand nine hundred and sixty-eight under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that JAMES LESLIE JENKINS of Hamilton, horse trainer

is seised 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: All that parcel of land containing 7 Acres 1 Rood 37.1 Perches more or less being part Lot 1 Plan 56480 and being part Allotment 26 Parish of Papakura

Assistant Land Registrar

DISTRICT LAND REGISTRAR NORTH AUCKLAND, N.Z.

METRIC AREA IS 3.0248ha
2.0278 ha

Conversion Factors:
1 Acre = 4049m²
1 Perch = 25.29m²
1 Link = .2012 metres

Interests at date of issue:-

A.159403 Mortgage to Owen Percival Busley. 5.7.1966 at 2.30 o'c.

Variation of terms of Mortgage A.159403 7.3.1968 at 9.40.o'c.

A.L.R.

A341064 Transfer being a grant of right of way over part appurtenant to Lot 1 Plan 57361 (CT11C/460) 12.3.1969 at 11.45 oc

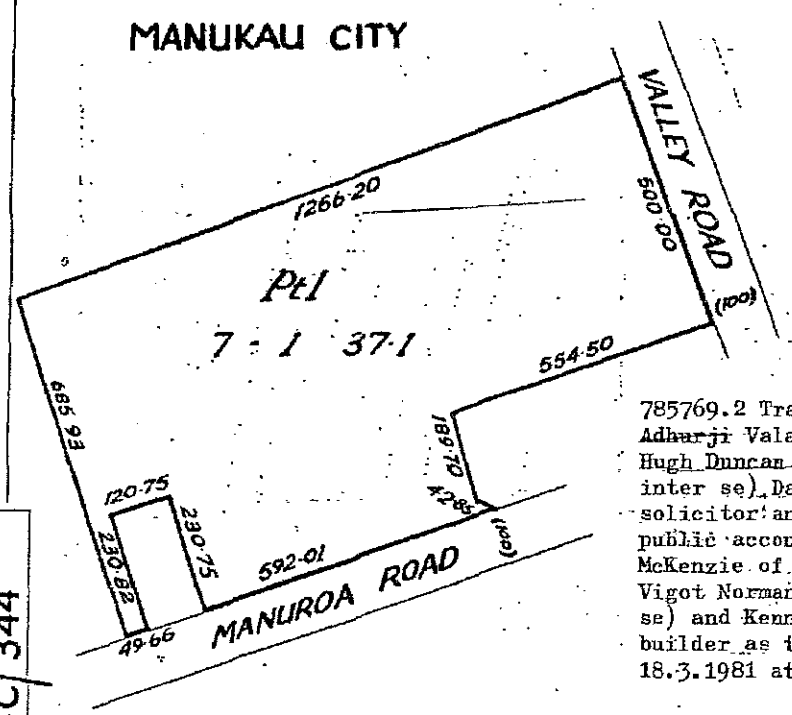
A.L.R

Variation of terms of Mortgage A.159403 - Produced 2.10.1969 at 10.45.o'c.

A.L.R.

785769.2 Transfer to Gordon Robert Pollock, retired ~~Adharji~~ Valabh, chartered accountant Robert Hugh Duncan solicitor all of Auckland (jointly inter se) David Gardiner Roache of Eltham solicitor and James Wilson Baxter of Eltham public accountant (jointly inter se) Peter Leo McKenzie of Patea solicitor and James Pease Vigot Norman of Manutahi, farmer (jointly inter se) and Kenneth Samuel Martin of New Plymouth builder as tenants in common in equal shares - 18.3.1981 at 2.31 o'c

A.L.R.



Scale: 1 inch = 3 chains
Delt AHW

No. 14C/344

OVER....

DN

785769.3 Mortgage to E.F. Doherty Nominees Limited - 18.3.1981 at 2.31 o'c

A.L.R.

~~B.161705.1 Transfer to Brian Fredrick Deacon~~ of an undivided one of Takanini, horse trainer and Pauline Margaret Deacon his wife as tenants in common in equal shares - 29.3.1983 at 11.49 o'c

A.L.R.

B.161705.2 Transfer to Peter David Romeril Miller of Eltham solicitor and James Wilson Baxter of New Plymouth, chartered accountant - 29.3.1983 at 11.49 o'c

Entered in Error.

~~A.L.R.~~

B.161705.1 Transfer of the undivided one-quarter share of Gordon Robert Pollock, Adhurji Valabh and Robert Hugh Duncan to Brian Frederick Deacon of Takanini horse trainer and Pauline Margaret Deacon his wife as tenants in common in equal shares - 29.3.1983 at 11.49 o'c

A.L.R.

B.161705.2 Transfer of the undivided one-quarter share of Peter Leo McKenzie and James Pease Vigot Norman to Peter David Romeril Miller of Eltham solicitor and James Wilson Baxter of New Plymouth chartered accountant - 29.3.1983 at 11.49 o'c

A.L.R.

~~B.222470.1 Transfer of the undivided one quarter~~ share of Kenneth Samuel Martin to Peter David Romeril Miller of Eltham, solicitor and James Wilson Baxter of New Plymouth, chartered accountant (1/3rd share jointly) and David Gardiner Roache of Eltham, solicitor and James Wilson Baxter of Eltham, public accountant (1/3rd share jointly) and Brian Fredrick Deacon of Takanini, horse trainer (1/6th share) and Pauline Margaret Deacon his wife (1/6th share) as tenants in common in the said shares - 6.10.1983 at 1.38 o'c

~~A.L.R.~~

B.222470.1 Transfer of the undivided one quarter share of Kenneth Samuel Martin to Peter David Romeril Miller of Eltham, solicitor and James Wilson Baxter of New Plymouth, chartered accountant (jointly) and David Gardiner Roache of Eltham, solicitor and James Wilson Baxter of Eltham, public accountant (jointly) and Brian Frederick Deacon of Takanini horse trainer (1/6th share) and Pauline Margaret Deacon his wife (1/6th share) - 6.10.1983 at 1.38 o'c as tenants in common in the said shares.

A.L.R.

B.295773.1 Certificate of Compliance under Section 306(1)(f)(i) Local Government Act 1974 (affects Plan 102384) - 5.6.1984 at 11.00 o'c.

A.L.R.

B.295773.2 O.N.C.T. 5.6.1984) Cancelled as to part in terms of Lots 1 and 2 Plan 102384 and new titles issued 56C/173 to 56C/174

A.L.R.

B.330559.3 Mortgage to Bernard Hollard - 18.9.1984 at 11.10 o'c

DISCHARGED 24.6.1993

A.L.R.

B.330559.4 Mortgage to Bank of New Zealand - 18.9.1984 at 11.10 o'c

DISCHARGED 5.12.1993

A.L.R.

C.483030.2 Transfer to Brian Fredrick Deacon of Takanini horse trainer and Pauline Margaret Deacon his wife as tenants in common in equal shares - 24.5.1993 at 2.49 oc

ENTERED IN ERROR

A.L.R.

C.483030.3 Transfer to Antony Hilton Parker of Takanini horse trainer and Vicky Marie Parker his wife - 24.5.1993 at 2.49 oc

ENTERED IN ERROR

A.L.R.

C.483030.2 Transfer of the share of Peter David Romeril Miller and James Wilson Baxter and the share of David Gardiner Roache and James Wilson Baxter to Brian Fredrick Deacon and Pauline Margaret Deacon both abovenamed as tenants in common in equal shares - 24.5.1993 at 2.49 o'c

A.L.R.

C.483030.3 Transfer to ~~Anthony~~ ANTONY Hilton Parker of Takanini horse trainer and Vicky Maree Parker his wife - 24.5.1993 at 2.49 o'c

Corrected 18/6/93

A.L.R.

C.486286.1 Mortgage to Westpac Banking Corporation - 3.6.1993 a 2.23 oc

REJECTED

A.L.R.

C.489335.1 Mortgage to Westpac Banking Corporation - 15.6.1993 at 2.20 oc

Lot 1 DP190143

A.L.R.

D374175.5 Discharge of Mortgage C489335.1as to part Lot 2 DP190143

D374175.6 Certificate under Section 224(c) Resource Management Act 1991 (affects DP190143)

D374175.7 Consent Notice under Section 221(1) Resource Management Act 1991

D374175.8 Transfer of part Lot 2 DP 190143 to Sandra Elizabeth McLean

D374175.12 CT120B/193 issued for part Lot 2 DP190143

D374175.13 CT120B/194 issued for Lot 3 DP190143

All 1.4.1999 at 1.55

For RGL

CANCELLED
DUPLICATE DESTROYED

References
Prior C/T. 947/16

Transfer No.
N/C. Order No.

Land and Deeds 69

No. 8C/99

REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 24th day of May one thousand nine hundred and sixty-six under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that MACPOPE PROPERTIES LIMITED at Auckland

is seised 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: All that parcel of land containing 7 acres 2 roods 39.9 perches more or less being Lot 1 Deposited Plan 56480 and being part Allotment 26 Papakura Parish.

Consent A 188311 25/11/66

Assistant Land Registrar.

DISTRICT LAND REGISTRAR NORTH AUCKLAND

Memorials brought Forward:
A64566 Mortgage to Alessica May Burns. Produced 16/3/1965 at 9.38 o'c.
CLARCE 5/7/1966 A.L.R.

A145444 Encumbrance to the Mayor Councillors and Citizens of the City of Manukau. Produced 29/4/1966 at 10.59 o'c.
A.L.R.

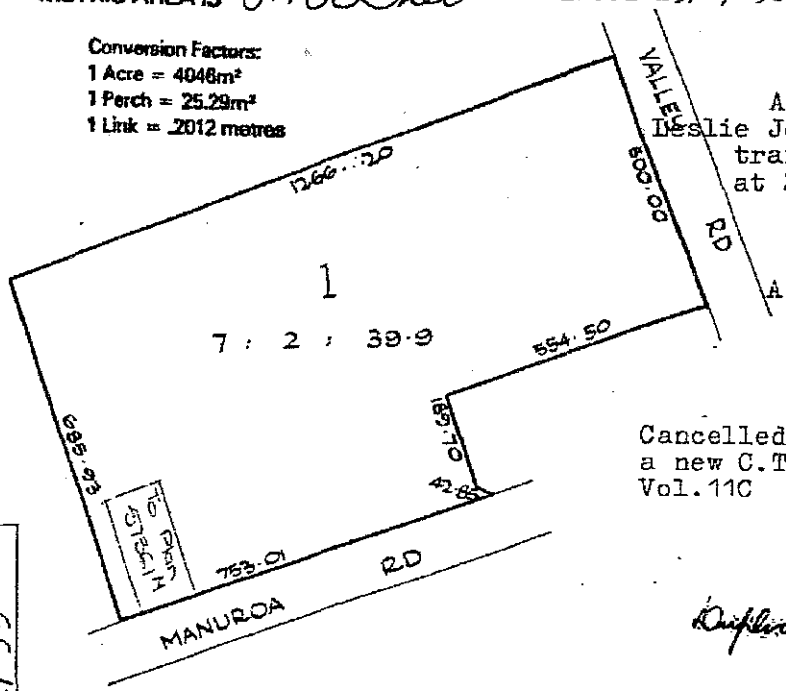
A.159402 Transfer to James Deslie Jenkins of Hamilton, horse trainer produced 5.7.1966 at 2.30 o'c.
A.L.R.

A.159403 Mortgage to Owen Percival Busby Produced 5.7.1966 at 2.30 o c.
A.L.R.

Cancelled as to Lot 1 Plan 57361 and a new C.T. issued.
Vol.11C Fol.460
A.L.R.
18.1.1967

Manukau City
3.1360 ha
METRIC AREA IS 3.1360 ha

Conversion Factors:
1 Acre = 4046m²
1 Perch = 25.29m²
1 Link = .2012 metres



Scale: 1 inch = 3 chains

Duplicate Destroyed

— over —

VM A159403

No. 8C/99

8C/97

CERTIFICATE OF TITLE

Variation of Terms of Mortgage A159403
- 7.3.1968 at 9.40 o'c

A.L.R.

A278529
20-3-1978

Cancelled as to the residue and new CT issued.
14C/344
Acl.

References
Prior C/T 79D/761, 80D/787

Transfer No.
N/C. Order No.
Lease No. C.367526.2

Land and Deeds 69

REGISTER

No. 87C/100

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 24th day of April one thousand nine hundred and ninety two under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that VALAEO FLORENCE WATTS of Auckland retired is seised of an estate in fee simple as to an undivided one-half share

~~[illegible]~~ (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: All that parcel of land containing 900 square metres more or less being Lot 2 Deposited Plan 102384 and being part Allotment 26 Parish of Papakura AND THIS CERTIFICATE FURTHER WITNESSETH that the aforenamed VALAEO FLORENCE WATTS is seised of an estate of leasehold (subject as aforesaid) created by Lease C.367526.2 for the term of 997 years 5 months commencing on the 1st July 1991 in Flat 3 Deposited Plan 146719 situated on the above described land

DISTRICT LAND REGISTRAR NORTH AUCKLAND

Assistant Land Registrar

C.489476.2 Transfer of Mortgage No. C.367526.3 to Mortgage Corporation of New Zealand No. 2 Limited at Auckland — 16 / 6 /1993 at 9:13 p.m. A.L.R.

Memorials affecting the fee simple estate:

Fencing covenant in Transfer B.330559.2

Land covenant in Leases C.079703.1 and C.367526.2

Subject to the following leasehold interests:

Lease	Flat	Plan	Composite C.T.
C.079703.1	1	135456	79D/761
C.367526.2	3	146719	herein

A.L.R.

D.020876.2 Transfer of Mortgage C367526.3 to the Home Mortgage Company Limited - 17.7.1996 at 11.03 o'c

A.L.R.

Memorials affecting both estates:

C.367526.3 Mortgage to the Housing Corporation of New Zealand - 24.4.1992 at 11.41 oc

DISCHARGED 17 APR 1996 FOR A.L.R.

Memorials affecting the fee simple estate:

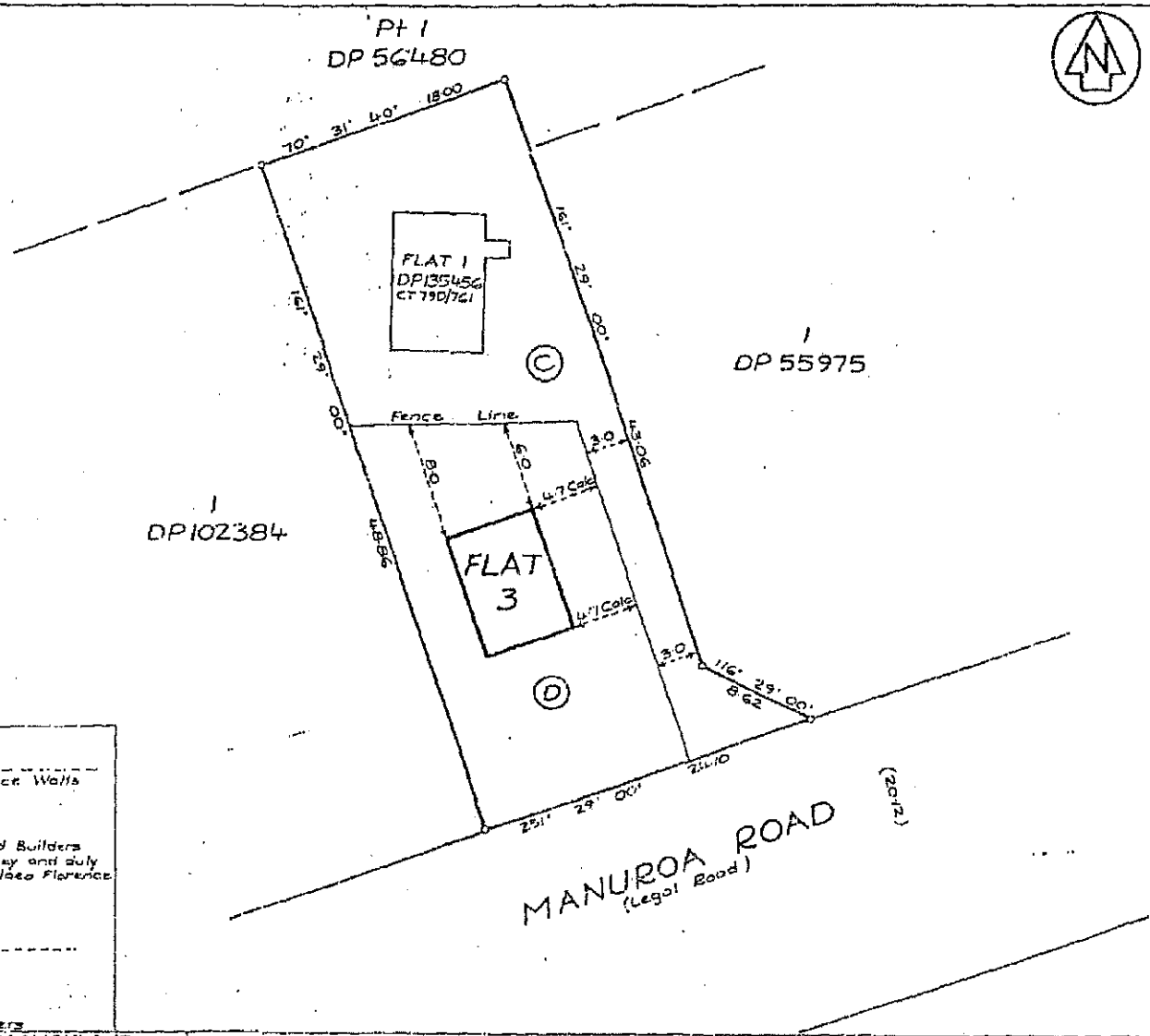
C.367526.4 Variation of terms of Lease C.079703.1 - 24.4.1992 at 11.41 oc

A.L.R.

Memorials affecting both estates:

Measurements are Metric

No. 87C/100



Pursuant to Section 314 of the Local Government Act 1974 I hereby certify that construction of the building depicted hereon commenced on or after 1st April 1979 and a building permit for the construction of the building depicted has been issued by the Papakura District Council pursuant to its by laws.

Dated this 2nd day of July 1991

Chief Executive Officer (T McLean)

Areas shown © & ⓓ to be subject to restrictive covenants

Boundaries of areas to be leased are along the external face of exterior walls, structures and roofs unless otherwise shown.

Restrictive covenant boundaries are not visibly defined unless otherwise shown.

New C T Allocated:

FLAT 3 – CT 870/100

I, John Hoalock Yeoman of Auckland registered surveyor and holder of an annual practising certificate hereby certify that the building shown hereon is erected in the position shown and is situated within the boundaries of CT 800/78 and that the plan is correct.

Dated this 5th day of June 1991

Signature

Total Area 900m²

Comprised in all CT 790/761 & 800/787

I, ... Registered Surveyor and Holder of an annual practising certificate (or who may act as a registered surveyor pursuant to Section 15 of the Survey Act 1986) hereby certify that the plan has been made from surveys executed by me or under my supervision, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

Dated at ..... this ..... day ..... 19..

Signature

Field Book ..... p. ..... Traverse Book ..... p.

Reference Plans .....

Examined ..... Correct .....

Approved as to Survey

9 17 91 Chief Surveyor

Deposited this 2nd day of July 1991

District Land Registrar

Approved:

Valoea Florence Watts

Executed by Millwood Builders Limited by its attorney and duly authorised agent Valoea Florence Watts

Registered Owners

LAND DISTRICT NORTH AUCKLAND

SURVEY BLK. & DIST. XIV OTAHUHU

NZMS 261 SHT RECORD MAP

PLAN OF FLAT 3 ON LOT 2 DP102384

LOCAL BODY PAPAKURA DISTRICT

Surveyed by Yeoman & Assoc. Ltd.

Scale 1:200 Date JUNE 1991

CERTIFICATE OF TITLE No.

DP 146719

For 3435 A

Received

Instructed

87C/100

D374175.3 Surrender of Lease C079703.1

D374175.4 Surrender of Lease C367526.2

D374175.6 Certificate under Section 224(c) Resource Management Act 1991 (affects DP190143)

D374175.7 Consent Notice under Section 221(1) Resource Management Act 1991

D374175.9 Transfer of Lot 1 DP190143 to Valaeo Florence Watts

D374175.10 Transfer of Lot 2 DP190143 to Sandra Elizabeth Mc Lean

D37417511 CT120B/192 issued for Lot 1 DP190143

D374175.12 CT120B/193 issued for Part Lot 2 DP190143

All 1.4.1999 at 1.55

For RGL

CANCELLED
DUPLICATE DESTROYED

References
Prior C/T 79D/762

Transfer No.
N/C. Order No.
Surrender of Lease C.269901.1

Land and Deeds 69

REGISTER

No. 300/187

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 29th day of May one thousand nine hundred and ninety-one under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that MILLWOOD BUILDERS LIMITED at Palmerston North is seised of an estate in fee simple as to an undivided one-half share

~~is seised 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: All that parcel of land containing 900 square metres more or less being Lot 2 Deposited Plan 102384 and being part Allotment 26 Parish of Papakura

DISTRICT LAND REGISTRAR NORTH AUCKLAND NEW ZEALAND

Assistant Land Registrar

Interests at Date of Issue:

Fencing covenant in Transfer B.330559.2

C.079703.1 Lease of Flat 1 Plan 135456 to Millwood Builders Limited for the term of 999 years commencing on the 1.11.1989 - 12.12.1989 at 9.00 o'c
Composite C.T. issued: 79D/761

Land covenant in Lease C.079703.1
A.L.R.

C.367526.1 Transfer to Valaeo Florence Watts of Auckland retired - 24.4.1992 at 11.41 oc
A.L.R.

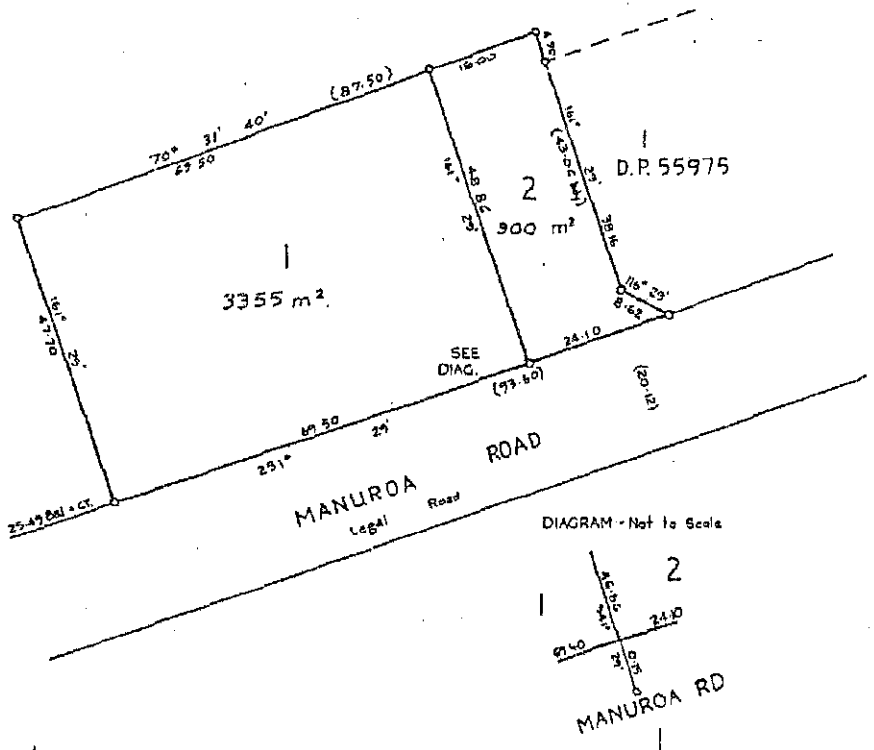
C.367526.2 Lease of Flat 3 Plan 146719 to Valaeo Florence Watts for the term of 997 years 5 months commencing on the 1st July 1991 - 24.4.1991 at 11.41 oc
Composite C.T. issued: 87C/100 (includes 1/2 share in fee simple)
A.L.R.

Land covenant in Lease C.367526.2
A.L.R.

CANCELLED
DUPLICATE DESTROYED

No. 300/187

Measurements are Metric



Approved

Registered Proprietors

PURSUANT TO A RESOLUTION OF THE MANUKAU CITY COUNCIL PASSED ON THE 29 DAY OF MARCH 1984 APPROVING PURSUANT TO SECTION 309 OF THE LOCAL GOVERNMENT ACT 1974 THIS SURVEY PLAN AND CERTIFYING THAT THE PLAN IS IN ACCORDANCE WITH THE REQUIREMENTS AND PROVISIONS OF THE OPERATIVE DISTRICT SCHEME AND THE PROPOSED NEW DISTRICT SCHEME FOR THE AREA TO WHICH THE SURVEY PLAN RELATES THE COMMON SEAL OF THE MANUKAU CITY COUNCIL WAS HERETO AFFIXED IN THE PRESENCE OF

MAYOR

CITY MANAGER

New CT Allocated.
Lot 1 - 56C/173
Lot 2 - 56C/174

Total Area 4255 m²

Comprised in C.T. 14C/344 (Pt.)

I Peter Vernon McInnes of Papakura registered surveyor and holder of an annual practising certificate for and they act as a registered surveyor pursuant to the proviso to section 33 (2) of the Surveyors Act 1969) hereby certify that this plan has been made from surveys executed by me or under my directions, and that both plan and survey are correct and have been made in accordance with the Survey Regulations 1977

Dated at Papakura this 17 day of April 1984 Signature

Field Book # Traverse Book #

Reference Plans

Examined C. WARK Correct

Approved as to Survey

23 5 1984 Chief Surveyor

Deposited this day of 19

District Land Registrar

Fee 2348
Received
Instructions

DP 102384

CERTIFICATE OF TITLE No.

LAND DISTRICT North Auckland
SURVEY BLK.& DIST. XIV Otahuhu
NZMS SHEET No. ~~MANUREWA 37~~

Plan of Lots 1 & 2 being Subdivision of Part Lot 1 D.P 56480

LOCAL AUTHORITY MANUKAU CITY
Surveyed by Rowe McInnes & Read
Scale 1:500 Date Jan. 1984

53010

References
Prior C/T 56C/174
Lease No. C.079703.2
Transfer No.
N/C. Order No.

Land and Deeds 69

No. 79D/762

REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 12th day of December one thousand nine hundred andeightynine under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that MILLWOOD BUILDERS LIMITED at Palmerston North is seised of an estate in fee simple as to an undivided one-half share

~~seised 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: All that parcel of land containing 900 square metres more or less being Lot 2 Deposited Plan 102384 and being part Allotment 26 Parish of Papakura and THIS CERTIFICATE FURTHER WITNESSETH that the aforenamed MILLWOOD BUILDERS LIMITED is seised of an estate of leasehold (subject as aforesaid) created by Lease C.079703.2 for the term of 999 years commencing on 1st November 1989 in Flat 2 and Carport 2 Deposited Plan 135456 situated on the above described land.

CT File 4/12/90

District Land Registrar North Auckland

Assistant Land Registrar

Memorials affecting the fee simple estate:

Fencing covenant in Transfer B.330559.2

Land covenant in Lease C.079703.1 and C.079703.2

Subject to the following leasehold interests:

Lease	Flat	Composite C.T.
C.079703.1	1	79D/761
C.079703.2	2	herein

A.L.R.

Memorials affecting both estates:

~~C.260358.1 CAVEAT BY VALACO FLORENCE WATTS - 1.5.1991 AT 11.44 o'c~~

withdrawn from Register

A.L.R.

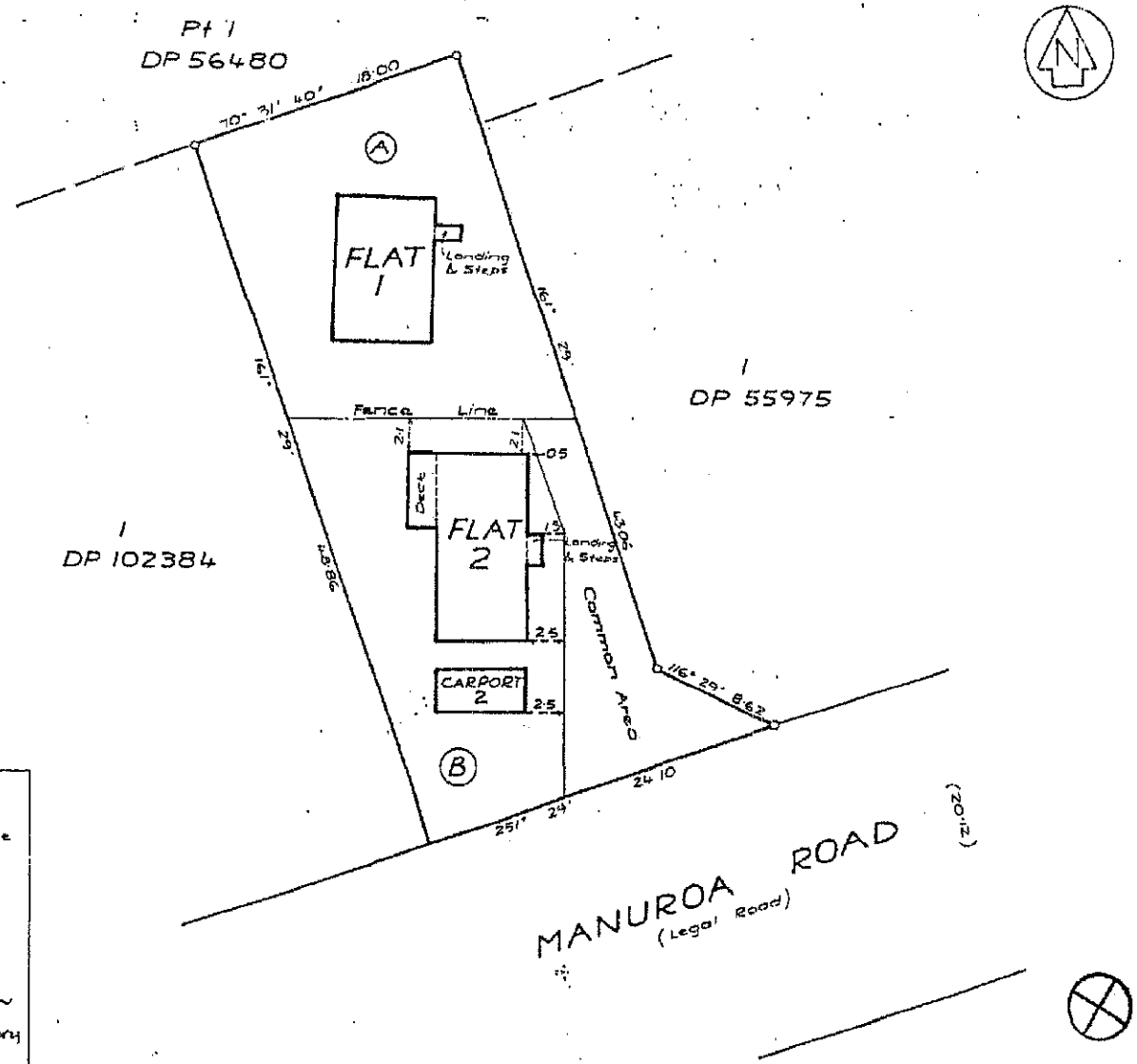
C.269901.1 Surrender of Lease C.079703.2 - 29.5.1991 at 2.56 o'c and new C.T. issued: 80D/787

A.L.R.

CANCELLED
Duplicate Destroyed
Measurements are Metric

sms

No. 79D/762



Approved
Boundaries of units to be leased are the external faces of walls or structures unless shown otherwise
Areas marked (A) & (B) to be subject to restricted covenants
Covenant boundaries are not visibly defined unless shown otherwise

Pursuant to Section 314 of the Local Government Act 1974, I hereby certify that construction of the buildings depicted hereon commenced on or after 1 April 197' and a building permit for the construction of the buildings depicted has been issued by the Manukau City Council pursuant to its By-Laws
Dated this 19th day of OCTOBER 198'

Associate
Chief Manager

I, John Hoslock Yeoman of Auckland Registered Surveyor and holder of an annual practising certificate hereby certify that the buildings shown hereon were erected in the positions shown and are situated within the boundaries of CT 56C/17: and that the plan is correct
Dated 21st September 1989

New Certs Allocated
Flat 1 -- 79D/961
Flat 2 -- 79D/962

Total Area 900 m²
Comprised in CT 56C/174 (All)

I, ... Registered Surveyor and holder of an annual practising certificate who may act as a registered surveyor pursuant to section 2 Cadastral Survey Act 1969 hereby certify that this plan has been made from surveys executed by me or under my direction that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof
Dated at ..... this ..... day of ..... 19 ..... Signature .....
Field Book p Traverse Book p
Reference Plans
Examined M A Chambers Correct T Marvin
Approved as to Survey for purposes of vesting only
21/11/89 Chief Surveyor
Deposited this 24th day of November 1989
District Land Registrar
File 3435
Received
Restrictions
DP 135456

Approved
The Common Seal of Millwood Builders Limited was hereunto affixed in the presence of:
Director
Secretary
Appointed Signatory
Registered Owners

LAND DISTRICT NORTH AUCKLAND
SURVEY BLK. & DIST. XIV OTAHUHU
NZMS 261 SHT RECORD MAP No

PLAN OF FLATS ON LOT 2 DP102384

TERRITORIAL AUTHORITY MANUKAU CITY
Surveyed by Yeoman & Assoc. Ltd
Scale 1:200 Date September 1989

CERTIFICATE OF TITLE

935801—50,000/2/89MK

COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Historical Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **NA124B/411** **Cancelled**
Land Registration District **North Auckland**
Date Issued 13 May 1999

Prior References
NA120B/194

Estate	Fee Simple
Area	2.3162 hectares more or less
Legal Description	Lot 2 Deposited Plan 195348

Original Proprietors
Antony Hilton Parker and Vicky Maree Parker

Interests

Subject to a right of way over part marked A on DP 195348 created by Transfer A341064 - 12.3.1969 at 11.45 am

C489335.1 Mortgage to Westpac Banking Corporation - 15.6.1993 at 2.20 pm

D385683.2 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - produced 6.5.1999 at 2.01 pm and entered 13.5.1999 at 9.00 am

D468451.1 Variation of Mortgage C489335.1 - 7.1.2000 at 3.00 pm

D647891.1 CAVEAT BY SANDRA MCLEAN - 11.10.2001 AT 10.18 AM

5280019.1 Withdrawal of Caveat D647891.1 - 10.7.2002 at 3:18 pm

5280019.2 Discharge of Mortgage C489335.1 - 10.7.2002 at 3:18 pm

5280019.3 Transfer to Suvarno Holdings Limited - 10.7.2002 at 3:18 pm

5280019.4 CAVEAT BY SANDRA ELIZABETH MCLEAN - 10.7.2002 at 3:18 pm

6478714.1 Withdrawal of Caveat 5280019.4 - 30.6.2005 at 9:00 am

6478714.3 Certificate pursuant to Section 224(c) Resource Management Act 1991 (affects DP 346037) - 30.6.2005 at 9:00 am

6478714.4 Transfer of Lot 1 DP 346037 to Sandra Elizabeth McLean - 30.6.2005 at 9:00 am

6478714.5 CTs issued - 30.6.2005 at 9:00 am

Legal Description	Title
Lot 2 Deposited Plan 190143 and Lot 1 Deposited Plan 346037	188816
Lot 2 Deposited Plan 346037	188817

CANCELLED

LT69

124B/411

Reference:
Prior CT: 120B/194
Document No.: D385683.3

REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT 1952

This Certificate dated the 13th day of May One Thousand Nine Hundred and Ninety Nine under the seal of the Registrar-General of Land, New Zealand, for the Land Registration District of NORTH AUCKLAND
WITNESSETH that **ANTONY HILTON PARKER AND VICKY MAREE PARKER**
are seised of an estate in **fee simple** (subject to such reservations, restrictions, encumbrances and interests as are notified by memorial endorsed hereon) in the land hereinafter described, delineated on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 2.3162 hectares, more or less being **LOT 2 DEPOSITED PLAN 195348**

REGISTRAR-GENERAL OF LAND NEW ZEALAND

for Registrar-General of Land

Subject to a right of way over part herein marked A DP 195348 appurtenant to Lot 1 DP 57361 CT 11C/460 created by Transfer A341064 - 12.3.1969 at 11.45

C489335.1 Mortgage to Westpac Banking Corporation - 15.6.1993 at 2.20

D385683.2 Consent Notice under Section 221(1) Resource Management Act 1991 - Produced 6.5.1999 at 2.01 and Entered 13.5.1999 at 9.00

For RGL

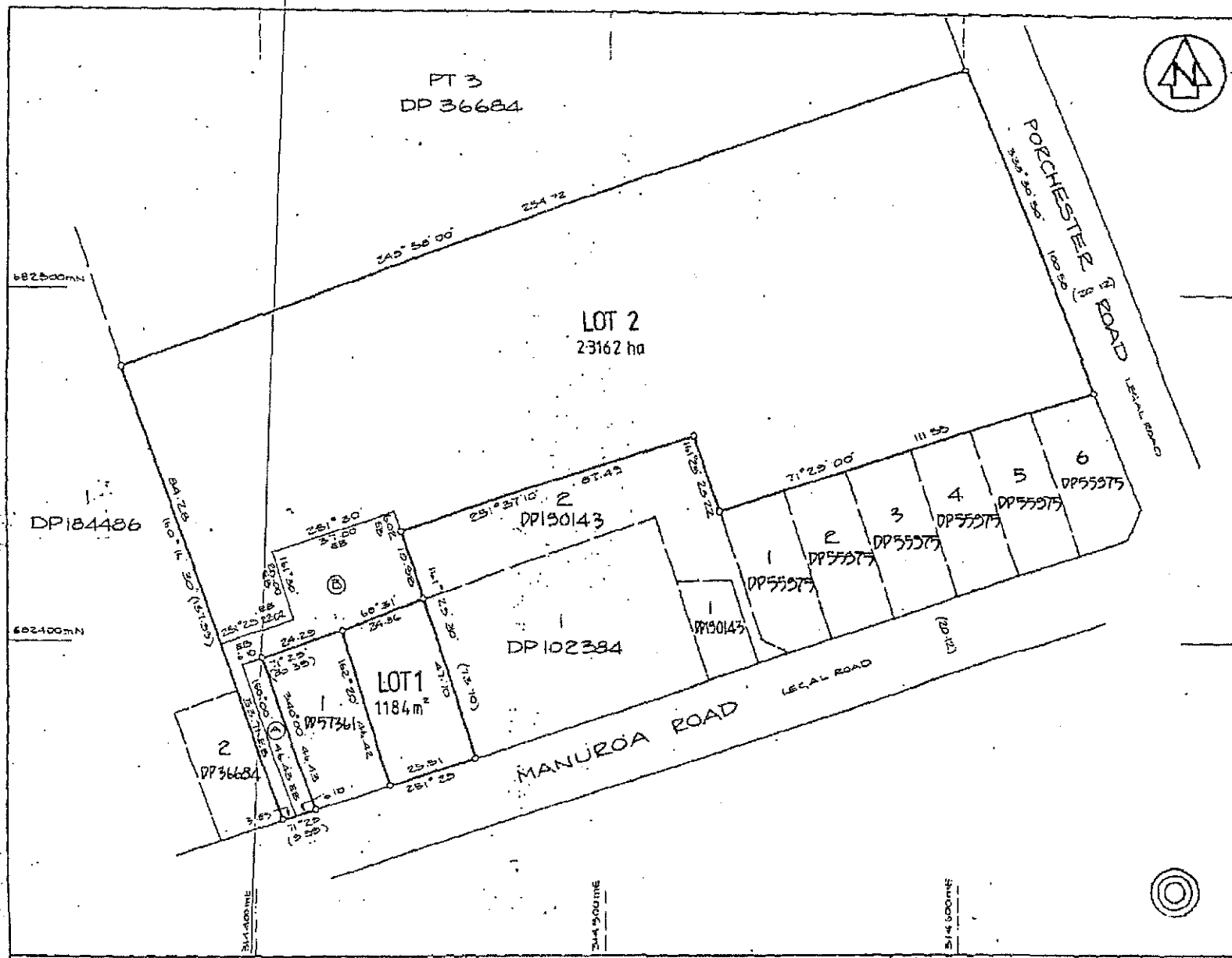
D468451.1 Variation of Mortgage C489335.1 7.1.2000 at 3.00

for RGL

D647891.1 CAVEAT BY SANDRA McLEAN 11.10.2001 at 10.18

for RGL

124B/411



Approvals REGISTERED OWNERS

A.H. PARKER V.H. PARKER

Approved pursuant to Section 223 of the Resource Management Act 1991 on the 30th day of March 1999.

Authorised Officer

EXISTING EASEMENT

PURPOSE	SHOWN	CREATED BY
Right of Way	(A)	A 341064

NOTE

1. Area marked (B) is subject to land Covenant.

NEW C'S T ALLOCATED

LOT 1 12A B/410
LOT 2 12A B/411

Total Area 2.4344 ha

Comprised In C.T. 12DB/194 (All)

I, John Neyton Cann

Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 28 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

Dated at AUCKLAND this 26th day of APRIL 1999 Signature

Field Book ... p. Traverse Book ... p.

Reference Plans DP 190143

Examined (A) Correct

Approved as to Survey 13.5.99 Chief Surveyor

Deposited this 18th day of May 1999

for Registrar-General of Land District Land Registrar

File 2306802 Received Instructions 6 - MAY 1999

DP 195348

LAND DISTRICT NORTH AUCKLAND
SURVEY BLK. & DIST. XIV OTAHUHU
NZMS 261 SHT ..... RECORD MAP No .....

PLAN OF LOTS 1 & 2 BEING A SUBDIVISION OF LOT 3 DP 190143

TERRITORIAL AUTHORITY PAPAKURA DISTRICT
Surveyed by HARRISON GRIERSON CONSULTANTS LTD
Scale 1:750 Date MARCH 1999

W.A. ROBERTSON, SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION NEW ZEALAND

Reference:
Prior CT: 14C/344
Document No.: D374175.13

REGISTER

LT69

120B/194

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT 1952

This Certificate dated the 1st day of April One Thousand Nine Hundred and Ninety Nine under the seal of the Registrar-General of Land, New Zealand, for the Land Registration District of NORTH AUCKLAND
WITNESSETH that **ANTONY HILTON PARKER AND VICKY MAREE PARKER**
are seised of an estate in **fee simple** (subject to such reservations, restrictions, encumbrances and interests as are notified by memorial endorsed hereon) in the land hereinafter described, delineated on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 2.4346 hectares, more or less being **LOT 3 DEPOSITED PLAN 190143**

REGISTRAR-GENERAL OF LAND NEW ZEALAND

for Registrar-General of Land

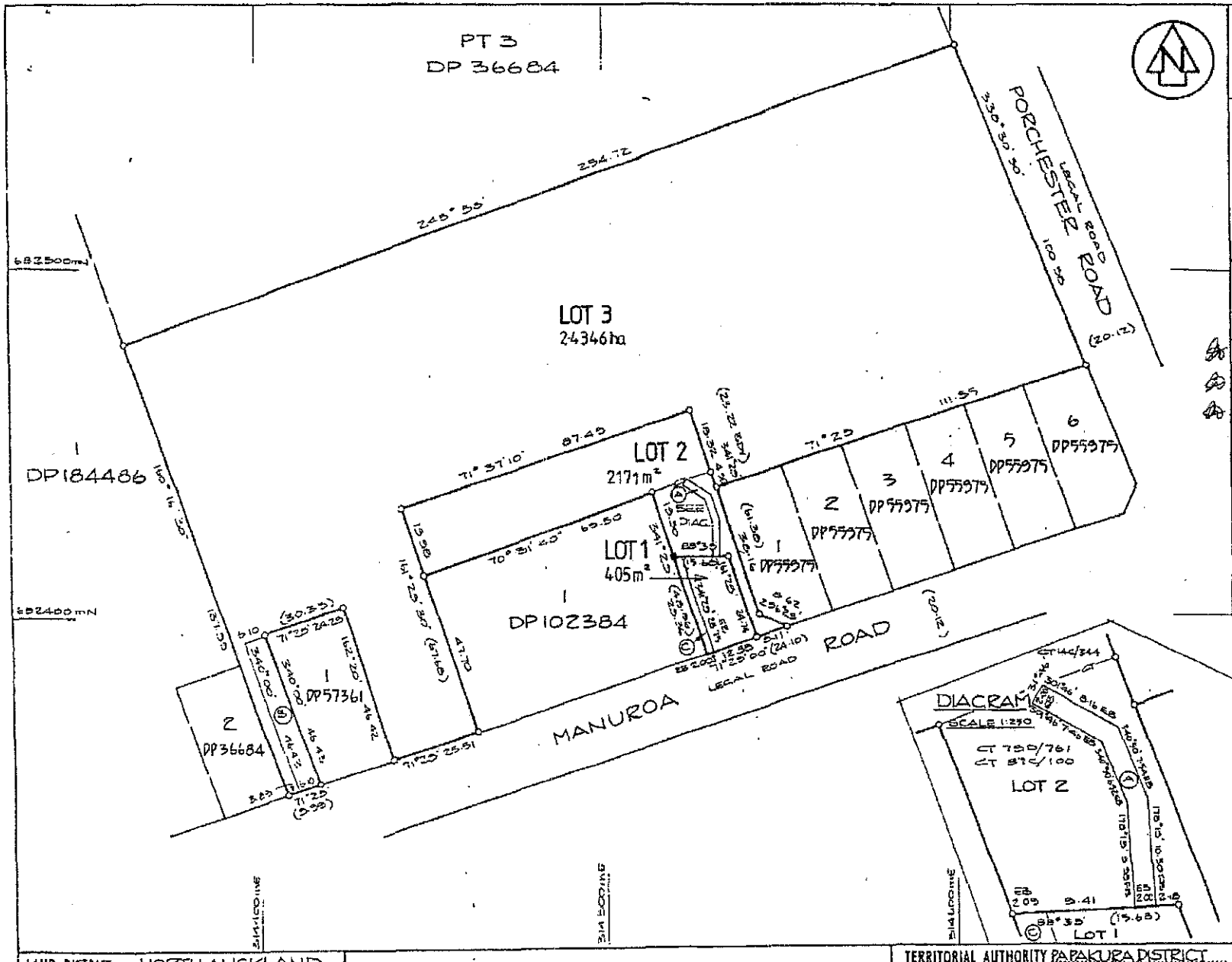
Subject to a right of way over part herein marked B on DP190143 appurtenant to Lot 1 DP57361 (CT11C/460) created by Transfer A341064 - 12.3.1969 at 11.45

C489335.1 Mortgage to Westpac Banking Corporation - 15.6.1993 at 2.20

For RGL

See over....

120B/194



Approvals REGISTERED OWNERS

Approved pursuant to Section 225 of the Resource Management Act 1991 on the 14th day of May 1998. Subject to the granting or reserving of the easements set out in the Memorandum hereon.

Director of Regulation & Planning

Acting Chief Executive Officer

MEMORANDUM OF EASEMENT

PURPOSE	SHOWN	DOMINANT TENEMENT	SERVIENT TENEMENT
Drainage	A	Lot 1 Hereon	Lot 2 Hereon
Power & Water	C	Lot 2 Hereon	Lot 1 Here

EXISTING EASEMENT

PURPOSE	SHOWN	CREATED BY
Right of Way	B	A341064

NEW C/ST ALLOCATED

Lot 1 – 1208/192
Lot 2 – 1208/193
Lot 3 – 1208/194

Total Area 2.6922 ha

Comprised in CT 146/344 (Part) 759/76 (Part) & CT 87C/100 (Part)

I John Norton Ginn Registered Surveyor and holder of an annual practising certificate for who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986 hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

Dated at Auckland this 15th day of June 1998 Signature

Field Book p. Traverse Book p.
Reference Plans
Examined Correct

Approved as to Survey 13/8/98 Chief Surveyor

Deposited this 28 day of April 1999

for Registrar-General of Land

Assistant Land Registrar

File 23.6572 PZEA
Received 8 JUN 1998
Instructions

DP 190143

LAND DISTRICT NORTH AUCKLAND
SURVEY BLK. & DIST. XIV OTAHUHU
NZMS 261 SHT RECORD MAP No

PLAN OF LOTS 1, 2 & 3 BEING A SUBDIVISION OF PT LOT 1 DP 56480 & LOT 2 DP 102384

TERRITORIAL AUTHORITY PAPAKURA DISTRICT
Surveyed by HARRISON GRIERSON CONSULTANTS LTD
Scale 1:750 Date FEBRUARY 1998

A.A. ROBERTSON, SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND

DOBLE FORM D13 1/APR

120B/194

D385683.1 Certificate under Section 224(c) Resource Management Act 1991 (affects DP 195348)

D385683.2 Consent Notice under Section 221(1) Resource Management Act 1991

D385683.3 CsT 124B/410-411 issued for Lots 1-2 DP 195348

All Produced 6.5.1999 at 2.01 and Entered 13.5.1999 at 9.00

For RGL

CANCELLED
DUPLICATE DESTROYED

COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**NA115B/87**
Land Registration District	**North Auckland**
Date Issued	04 November 1997

Prior References
NA943/52

Estate	Fee Simple
Area	17.1424 hectares more or less
Legal Description	Lot 1 Deposited Plan 184486

Proprietors
Takanini Industrial Limited

Interests

D279541.1 Certificate that a building consent has been issued in respect of a building on the land that is described in Section 36(2) Building Act 1991 - 9.6.1998 at 2.05 pm

6534891.5 Mortgage to Bank of New Zealand - 16.8.2005 at 9:00 am

6534891.6 Mortgage to Strategic Finance Limited - 16.8.2005 at 9:00 am

COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Historical Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **NA115B/87**
Land Registration District **North Auckland**
Date Issued 04 November 1997

Prior References
NA943/52

Estate	Fee Simple
Area	17.1424 hectares more or less
Legal Description	Lot 1 Deposited Plan 184486

Original Proprietors
Yen Dang, Soi Thi Dang and David Stan Vlatkovich

Interests

D223932.2 Mortgage to Bank of New Zealand - 8.12.1997 at 9.00 am

D279541.1 Certificate that a building consent has been issued in respect of a building on the land that is described in Section 36(2) Building Act 1991 - 9.6.1998 at 2.05 pm

6203485.1 CAVEAT BY NORTHLAND SHELF COMPANY 155 LIMITED - 4.11.2004 at 9:00 am

6244490.1 CAVEAT BY STRATEGIC FINANCE LIMITED - 8.12.2004 at 9:00 am

6383951.1 Withdrawal of Caveat 6244490.1 - 15.4.2005 at 9:00 am

6399061.1 CAVEAT BY STRATEGIC FINANCE LIMITED - 28.4.2005 at 9:00 am

6429263.1 Withdrawal of Caveat 6203485.1 - 20.5.2005 at 9:00 am

6429263.2 Withdrawal of Caveat 6399061.1 - 20.5.2005 at 9:00 am

6429263.3 Discharge of Mortgage D223932.2 - 20.5.2005 at 9:00 am

6429263.4 Transfer to Northland Shelf Company No 155 Limited - 20.5.2005 at 9:00 am

6429263.5 Mortgage to Elders Finance Limited - 20.5.2005 at 9:00 am

6437512.1 CAVEAT BY STRATEGIC FINANCE LIMITED - 27.5.2005 at 9:00 am

6443562.1 CAVEAT BY STRATEGIC FINANCE LIMITED - 2.6.2005 at 9:00 am

6534891.1 Withdrawal of Caveat 6437512.1 - 16.8.2005 at 9:00 am

6534891.2 Withdrawal of Caveat 6443562.1 - 16.8.2005 at 9:00 am

6534891.3 Discharge of Mortgage 6429263.5 - 16.8.2005 at 9:00 am

6534891.4 Transfer to Takanini Industrial Limited - 16.8.2005 at 9:00 am

6534891.5 Mortgage to Bank of New Zealand - 16.8.2005 at 9:00 am

6534891.6 Mortgage to Strategic Finance Limited - 16.8.2005 at 9:00 am

LT69

115B/87

Reference:
Prior CT: 943/52
Document No.: D194343.1

REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT 1952

This Certificate dated the 4th day of November One Thousand Nine Hundred and Ninety Seven under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that **THE NEW ZEALAND GUARDIAN TRUST COMPANY LIMITED**

is seised of an estate in **fee simple** (subject to such reservations, restrictions, encumbrances and interests as are notified by memorial endorsed hereon) in the land hereinafter described, delineated on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 17.1424 hectares, more or less being **LOT 1 DEPOSITED PLAN 184486**

DISTRICT LAND REGISTRAR NORTH AUCKLAND NEW ZEALAND

for District Land Registrar

D223932.1 Transfer to Yen Dang, Soi Thi Dang and David Stan Vlatkovich

D223932.2 Mortgage to Bank of New Zealand

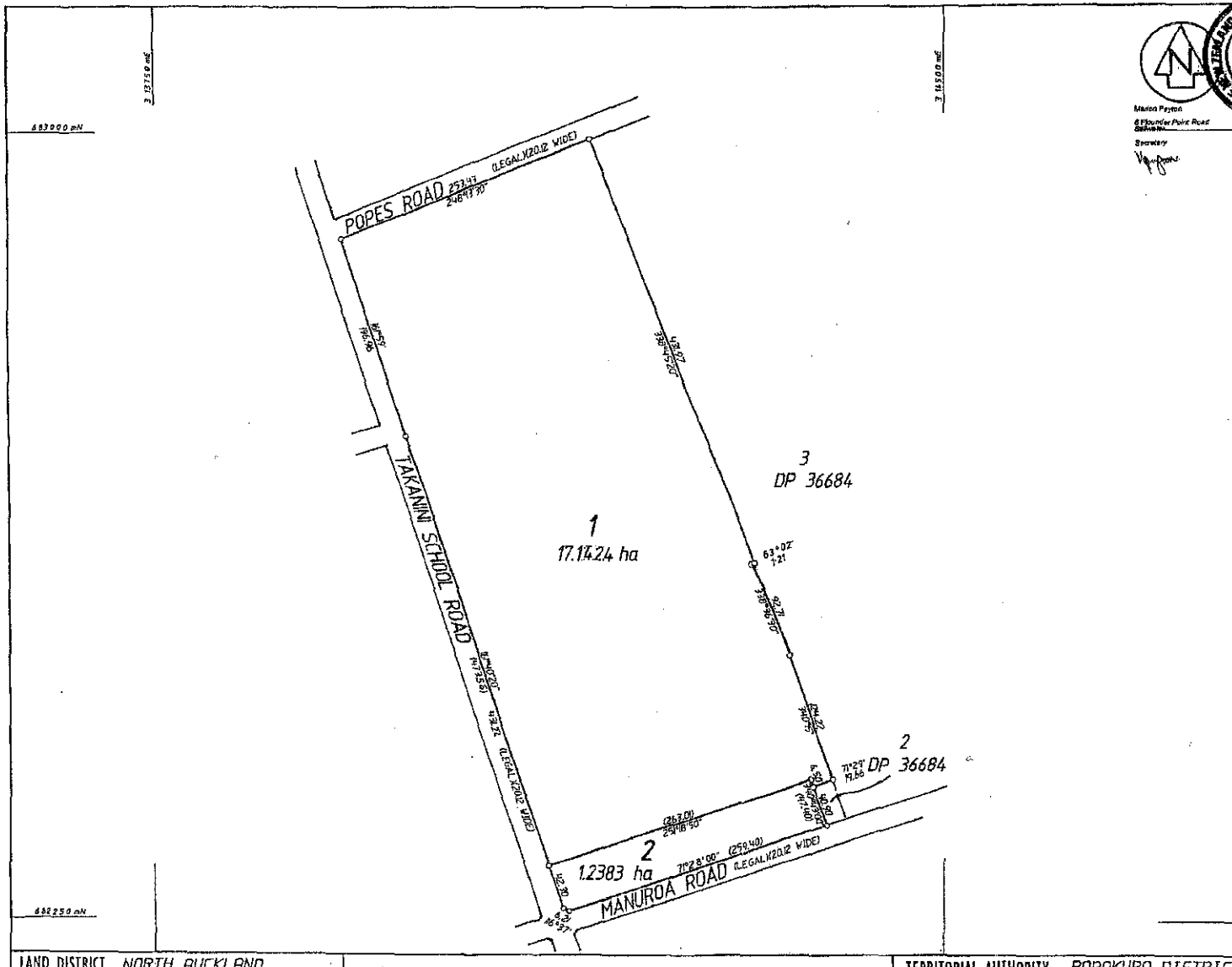
Both 8.12.1997 at 9.00

for DLR

D279541.1 Certificate under Section 36(2) Building Act 1991
9.6.1998 at 2.05

for DLR

115B/87



Executed under the Name and Seal of The New Zealand Guardian Trust Company Limited

Authorised Signatory

Authorised Signatory

REGISTERED OWNERS

Marion Payton
6 Flounder Point Road
Sylvia Park

Secretary

APPROVED PURSUANT TO SECTION 223 OF THE RESOURCE MANAGEMENT ACT 1991 ON THE 27. DAY OF AUGUST 1997 (NO CONDITIONS IMPOSED).
THE COMMON SEAL OF THE PAPAKURA DISTRICT COUNCIL IS AFFIXED HERETO IN THE PRESENCE OF:

DIRECTOR OF REGULATION AND PLANNING

CHIEF EXECUTIVE
UNDER DELEGATED AUTHORITY

NEW CST ALLOCATED:
LOT 1 - CT 115B/87
LOT 2 - CT 115B/88

Total Area 18.3961 ha

Comprised in CT 943/52 (ALL)

I, PETER VERNON McINNES OF PAPAKURA
Registered Surveyor and holder of an annual practising certificate for who may act as a registered surveyor pursuant to section 26 of the Survey Act 1966 hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.
Dated at Papakura this 8th day of September 19 97 Signature

Field Book p. Traverse Book p.
Reference Plans
Examined Correct

Approved as to Survey
3.11.97 Deputy Chief Surveyor

Deposited this 4th day of November 1997.
District Land Registrar

File 4799
Received Instruction 9 SEP 1997

DP 184486

LAND DISTRICT NORTH AUCKLAND
SURVEY BLK. & DIST. XIV OTAHUHU
NZMS 261 SHT RECORD MAP No 37 MANUREWA

PLAN OF LOTS 1 & 2 BEING SUBDIVISION OF PART LOT 1 DP 36684

TERRITORIAL AUTHORITY PAPAKURA DISTRICT
Surveyed by ROWE McINNES & READ
Scale 1:2500 Date AUGUST 1997

A.J. BEVIN, SURVEYOR GENERAL, LAND INFORMATION NEW ZEALAND.

LENZ-TORM 015 APPROVED MAY/97

CENTIMETRES

11 NOV 1997

REGISTER

NEW ZEALAND

Form B.

Register-book. Vol. 943, folio 52

References: Vol. 667, Folio 180; Transfer No. 462743; Application No.; Order for N/C No.

CANCELLED

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

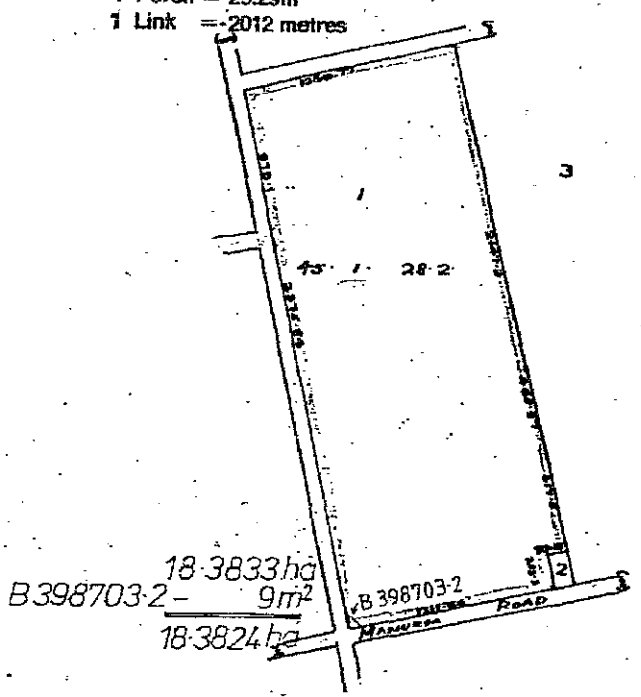
This Certificate, dated the second day of November, one thousand nine hundred and forty-nine under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND witnesseth that MARION DAVIS of Auckland, married woman,

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to to say: All that parcel of land containing forty-five acres one rood twenty-eight decimal two perches more or less being Lot 1 (one) Deposited Plan 36684 and being portion-Allotment 26 Parish of Papakura.

XIV OTAHUHU S.D

METRIC AREA IS 18.3833 ha
18-3833ha

Conversion Factors:
1 Acre = 4046m²
1 Perch = 25.29m²
1 Link = .2012 metres



SCALE: 6 CHAINS TO AN INCH.

DEPT. No.

A. B. Benjamin
Assistant District Land Registrar.

Mortgage 339851 Marion Davis to State Brigina Smith. Produced 2/11/1949 at 10.7 o'c. A. B. Benjamin A. L. R.

Transfer 644598 Marion Davis to Longford Bank Limited. Produced 28.7.1954 at 2.20 o'c

Mortgage 418171 [illegible] to Yvonne [illegible] Produced [illegible] at 11.57 o'c. [illegible] A.L.R.

DISCHARGE 3.11.57

THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 215A LAND TRANSFER ACT 1952.
L. G. Stanner D.L.R.

152579.3 Certificate under Section 96 of the Rating Act 1967 - 13.12.1973 at 11.59 o'c. 664159.2 for A.L.R.

078027.4 Certificate under Section 96 of the Rating Act 1967 - 15.11.1974 at 9.02 o'c. for A.L.R.

294138.1 Certificate under Section 96 of the Rating Act 1967 - 25.11.1974 at 9.02 o'c. for A.L.R.

294138.2 Certificate under Section 96 of the Rating Act 1967 - 25.11.1974 at 9.03 o'c. 756809 for A.L.R.

OVER

943/52

410512.2 CERTIFICATE under section 96 of the Rating Act 1967 produced 25.9.1975 at 10.05 o'clock.

A.L.R.

410512.3 CERTIFICATE under section 96 of the Rating Act 1967 produced 25.9.1975 at 10.05 o'clock.

A.L.R.

335144.3 Statutory Land Charge under Section 96 of the Rating Act 1967 - 16.10.1975 at 10.16 o'c

769574

for A.L.R.

520027.1 Certificate under Section 96 of the Rating Act 1967 - 19.9.1976 at 9.12 o'c

791280

for A.L.R.

520027.2 Certificate under Section 96 of the Rating Act 1967 - 19.9.1976 at 9.12 o'c

791280

for A.L.R.

~~652513.2 Certificate under Section 96 of the Rating Act 1967 - 11.10.1977 at 12.00 o'c~~ IN ERROR

~~for A.L.R.~~

652513.2 Certificate under Section 96 of the Rating Act 1967 - 11.10.1977 at 12.00 o'c

B.060921.1

~~for A.L.R.~~

~~463633.3~~ CERTIFICATE under section 96 of the Rating Act 1967 produced 15.11.1977 at 11.55 o'clock

B.060921.1

A.L.R.

B.351145.1 Compensation Certificate by The Manukau City Council - 7.11.1984 at 10.25 o'c

B496877

A.L.R.

B.398703.2 Gazette Notice (NZ Gazette 21.3.1985 page 1233) declaring part (9m^2) to be road and vested in The Manukau City Council - 3.4.1985 at 2.07 o'c

A.L.R.

C.660818.1 Transfer to The New Zealand Guardian Trust Company Limited at Auckland - 30.9.1994 at 1.51 oc

A.L.R.

C.811083.2 Transfer to The New Zealand Guardian Trust Company Limited at Auckland - 14.2.1995 at 2.57oc

A.L.R.

943/52

D194343.1 CsT 115B/87-88 issued for Lots 1-2 DP 184486
- Produced 15.9.1997 at 3.41 and Entered 4.11.1997 at 9:00

For DLR

CANCELLED
DUPLICATE DESTROYED

COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **NA98B/472**
Land Registration District **North Auckland**
Date Issued 24 November 1994

Prior References
NA80C/591

Estate Fee Simple
Area 4.1552 hectares more or less
Legal Description Lot 1 Deposited Plan 163055
Proprietors
Mellviews Limited

Interests

6750644.3 Mortgage to ANZ National Bank Limited - 14.2.2006 at 9:00 am

COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Historical Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **NA98B/472**
Land Registration District **North Auckland**
Date Issued 24 November 1994

Prior References
NA80C/591

Estate Fee Simple
Area 4.1552 hectares more or less
Legal Description Lot 1 Deposited Plan 163055
Original Proprietors
Jillian Patricia Mellow as to a 1/2 share
William Thomas Mellow as to a 1/2 share

Interests

C878835.1 Mortgage to The National Bank of New Zealand Limited - 17.8.1995 at 11.08 am

5688415.1 Discharge of Mortgage C878835.1 - 11.8.2003 at 9:00 am

5688415.2 Transfer to William Thomas Mellow, Jillian Patricia Mellow and David Malcolm Vince Gibbs - 11.8.2003 at 9:00 am

5688415.3 Mortgage to The National Bank of New Zealand Limited - 11.8.2003 at 9:00 am

6750644.1 Discharge of Mortgage 5688415.3 - 14.2.2006 at 9:00 am

6750644.2 Transfer to Mellviews Limited - 14.2.2006 at 9:00 am

6750644.3 Mortgage to ANZ National Bank Limited - 14.2.2006 at 9:00 am

References
Prior C/T 80C/591

Transfer No.
N/C. Order No. C.685477.5

Land and Deeds 69

REGISTER

No. 98B/472

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 24th day of November one thousand nine hundred and ninety-four under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that RICHARD EDWARD ALAN WORTH company director and PATRICIA GRACE WORTH his wife (jointly inter se as to an undivided two-thirds share) and RICHARD JON WORTH horticultuarist (as to an undivided one-third share) all of Auckland, are seised of an estate in fee simple as tenants in common in the said shares.

~~xxxxxxxxxxxxxxxxxxxxxxxxxx~~ (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: All that parcel of land containing 4.1552 hectares more or less being Lot 1 Deposited Plan 163055 and being part Allotment 20 Parish of Papakura

DISTRICT LAND REGISTRAR AUCKLAND NEW ZEALAND

Assistant District Land Registrar

ts

C.845887.1 Transfer to Jillian Patricia Mellow and William Thomas Mellow both of Auckland managers as tenants in common in equal shares - 25.5.1995 at 10.55 oc

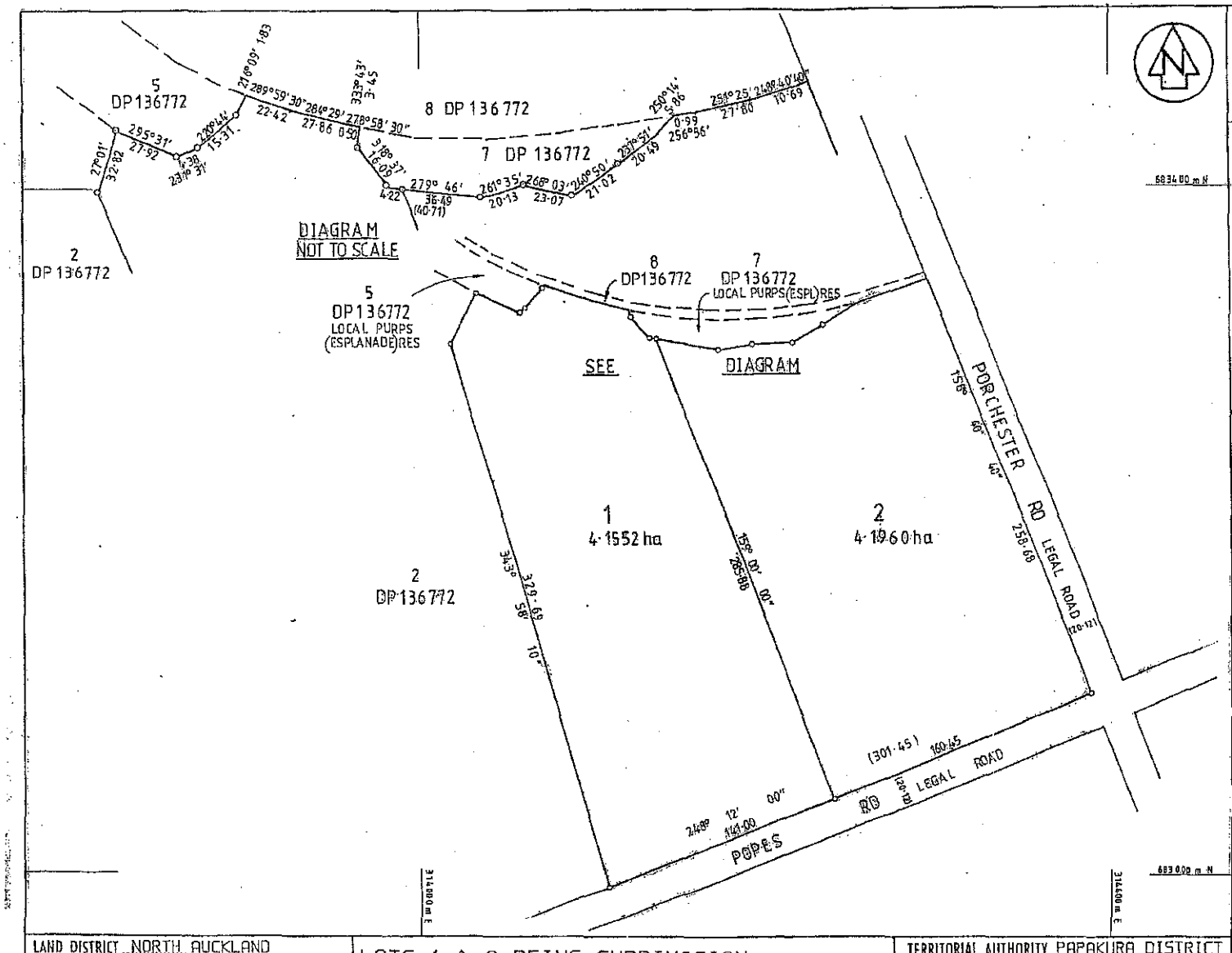
A.L.R.

C.878835.1 Mortgage to The National Bank of New Zealand Limited - 17.8.1995 at 11.08 o'c

A.L.R.

No. 98B/472

Measurements are Metric



Approvals

R J WORTH

RICHARD EDWARD ALAN WORTH AND PATRICIA GRACE WORTH BY THEIR AUTHORISED ATTORNEY RICHARD JON WORTH

APPROVED PURSUANT TO SECTION 223 OF THE RESOURCE MANAGEMENT ACT 1991 ON THE 26TH DAY OF JULY 1994.
THE COMMON SEAL OF THE PAPAKURA DISTRICT COUNCIL IS AFFIXED HERETO IN THE PRESENCE OF:

MAYOR

CHIEF EXECUTIVE

NEW CST ALLOCATED
LOT 1 - 988/472
LOT 2 - 988/473

Total Area 8·3512 ha

Comprised in CT 88C/581 ALL

I, PETER VERNON McINNES, OF PAPAKURA
Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.
Dated at PAPAKURA this 11TH day of AUGUST 1994 Signature

Field Book p. Traverse Book p.
Reference Plans
Examined Correct J.S. Hankin

Approved as to Survey
13.11.1994 Chief Surveyor

Deposited this 28th day of November 1994
District Land Registrar

File 4991
Received Instructions 16 AUG 1994

DP 163055

LAND DISTRICT NORTH AUCKLAND
SURVEY BLK. & DIST. XIV OTAHUHU
NZMS 261 SHT 30 & 31 RECORD MAP NOMONUREWA 31

LOTS 1 & 2 BEING SUBDIVISION OF LOT 3 DP 136772.

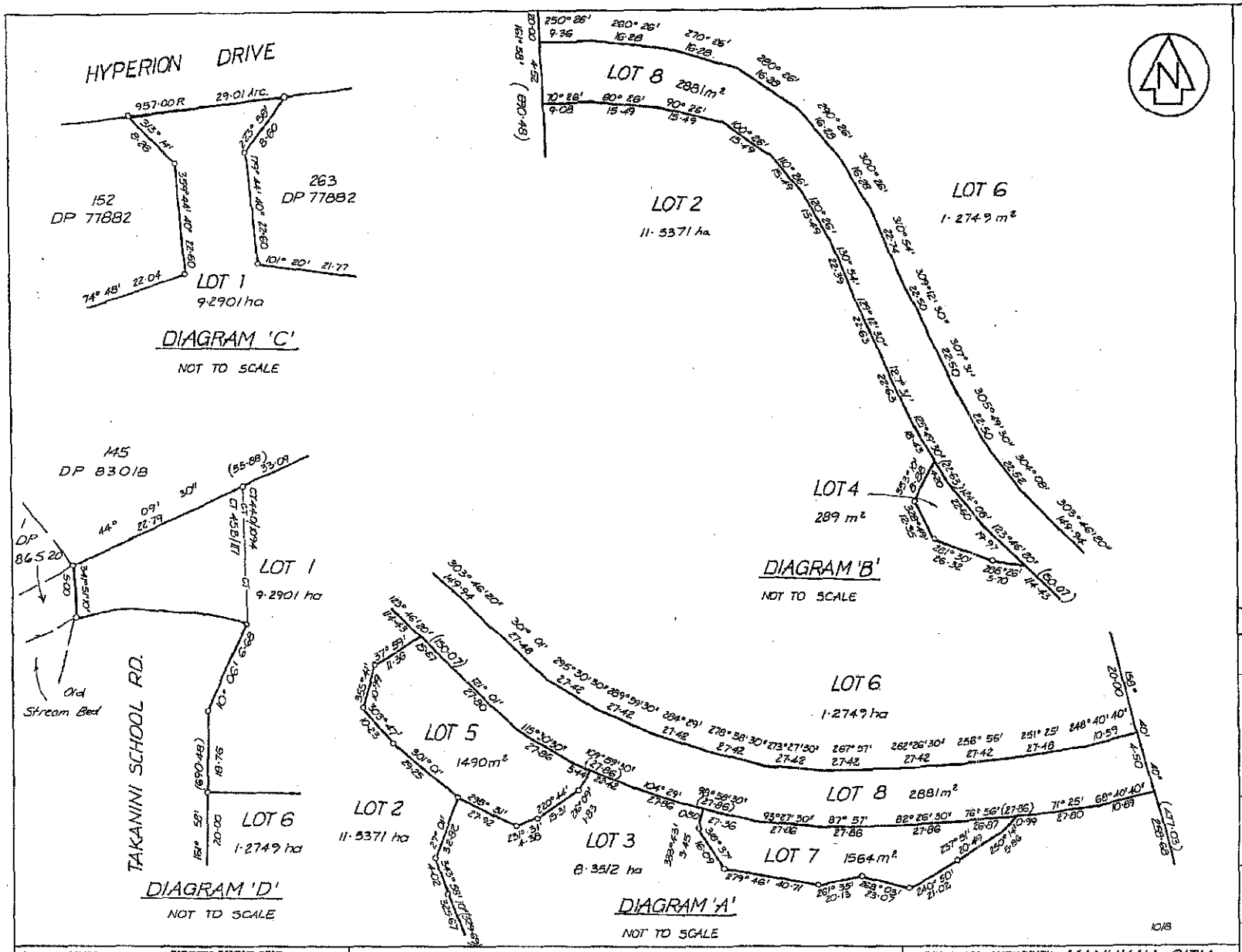
TERRITORIAL AUTHORITY PAPAKURA DISTRICT
Surveyed by ROWE McINNES & READ
Scale 1 : 1500 Date JULY 1994

W.A. ROBERTSON, SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND

DOSLI FORM 01 - APPROVED LAYOUT

CENTIMETRES

-9 DEC 1994



Approvals

Sheet 2 of 2 sheets

Total Area

Comprised In

I, MICHAEL DOUGLAS ALLAN of Auckland Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

Dated at Auckland this 26th day of January 19 90 Signature

Field Book ..... p. ..... Traverse Book ..... p. .....

Reference Plans .....

Examined N. Palamara Correct

Approved as to Survey

21/3/90 Chief Surveyor

Deposited this 11th day of August 1990

District Land Registrar

File

Received

Instructions

DP 136772

SP 357C

LAND DISTRICT NORTH AUCKLAND SURVEY BLK. & DIST. XIV OTAHUHU NZMS 261 SHT² RECORD MAP No	PLAN OF LOTS 1-8 BEING A SUBDIVISION OF PT.1 DP13421, LOT 1 DP 87263, LOT 1 DP 87342 & SEC.1 SO 44947	TERRITORIAL AUTHORITY MANUKAU CITY Surveyed by HARRISON GRIERSON CONSULTANTS LTD Scale NOT TO SCALE Date September 1989

Printed by Sterling Imports Ltd. Auckland, New Zealand.

W.N. HAWKEY, SURVEYOR GENERAL, DEPARTMENT OF LANDS AND SURVEY NEW ZEALAND WELLINGTON

L & S FORM N.13

References
Prior C/T 14B/1142
Declaration of Loss B.454232.1
Transfer No.
N/C. Order No.

CANCELLED Land and Deeds 69

REGISTER

No. 580 / 501

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 11th day of October one thousand nine hundred and eighty-five under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that RICHARD EDWARD ALAN WORTH of Auckland company director and PATRICIA GRACE WORTH his wife (jointly inter se as to an undivided two-third share) and RICHARD JON WORTH horticulturalist of Auckland (as to an undivided one-third share) are seised of an estate in fee simple as tenants in common in the said shares

~~is seised 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: All that parcel of land containing 8.2429 hectares more or less being part Lot 1 Deposited Plan 13421 and being part Allotment 20 Parish of Papakura

DISTRICT LAND REGISTRAR NORTH AUCKLAND

Assistant Land Registrar

Interests at date of issue

B.266215.1 Mortgage to The Rural Banking and Finance Corporation of New Zealand - 29.2.1984 at 12.27 pm

A.L.R.

B.477131.1 Variation of terms of Mortgage B.266215.1 - 5.11.1985 at 11.53 oc

A.L.R.

Application under Section 216 Local Government Act 1974 on File A627628 Rec'd 24.11.88

Plan 136772 Lodged 26.1.90

C.172363.6 Transfer of part Lot 1 Plan 136772 to Index Developments Limited at Auckland - 7.8.1990 at 11.30 oc.

A.L.R.

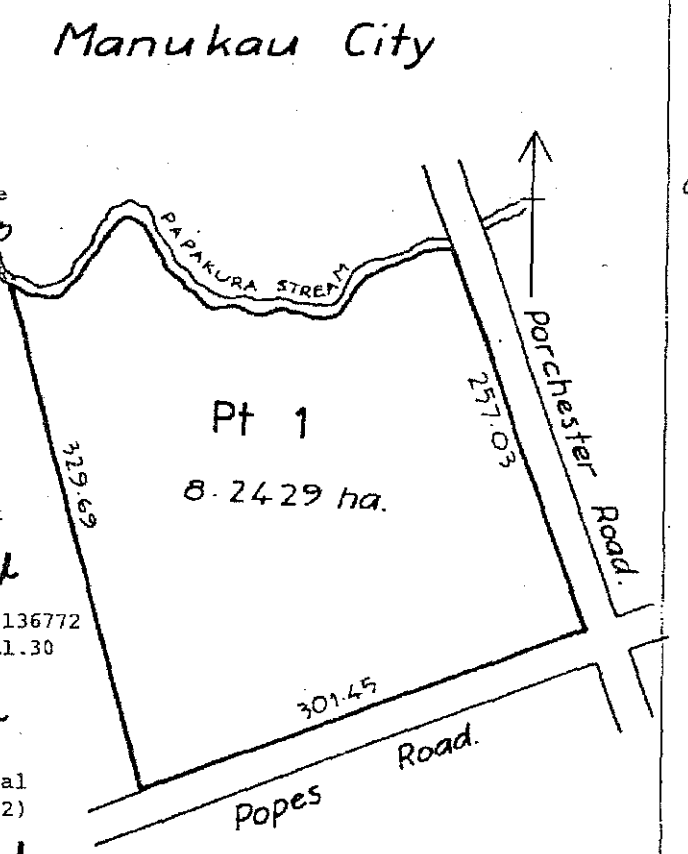
C.172363.8 Transfer of part Lot 8 Plan 136772 to Manukau City Council - 7.8.1990 at 11.30 oc.

A.L.R.

C.172363.10 Certificate of Compliance pursuant to Section 306 (1) (f) (i) Local Government Act 1974 (affects Plan 136772) - 7.8.1990 at 11.30 oc.

A.L.R.

Measurements are Metric



DP 13421
D.G. JH

No. 580 / 501

CERTIFICATE OF TITLE No. 1

Pursuant to Section 306 (4) of the Local Government Act 1974 Lot 6 Plan 136772 is vested in the Manukau City Council as a local purpose esplanade reserve (subject to the Reserves Act 1977)

A.L.R.

C.172363.11)Cancelled in terms of part
O.N.C.T.)Lot 1 and Lot 3 Plan 136772
7.8.1990)and new Cs.T. issued:
80C/589
80C/591

A.L.R.

CANCELLED
Duplicate Destroyed
(except as to Lot 8 Plan 136772 & Reserves)

35797C—50,000/5/85MK

References
Prior C/T. 335/234

Transfer No. A.282730
N/C. Order No.

Land and Deeds 69

No. 1142

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

REGISTER

This Certificate dated the 23rd day of April one thousand nine hundred and Sixty-eight under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that LLOYD WILLIAM BROWN of Auckland barrister and solicitor

is seised 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: All that parcel of land containing 20 Acres 1 rood 19 perches more or less being part Lot 1 Deposited Plan 13421 and being part Allotment 20 Parish of Papakura.

DISTRICT LAND REGISTRAR AUCKLAND, N.Z.

Assistant Land Registrar

A.282731 Mortgage to John Roy Coombes - 23.4.1968 at 2.05 o'c.

A.L.R.

Variation of Mortgage A282731 - 4.8.1970 at 10.50 o'c.

A.L.R.7532

A581317 Mortgage to The Perpetual Trustees Estate and Agency Company of New Zealand Limited - 26.9.1971 at 9.52 o'c.

DISCHARGED Produced 26.11.1973

A.L.R. 13333

245011.2 Transfer to Orton Properties Limited at Auckland - 26.10.1973 at 2.59 o'c

for A.L.R.

245011.3 Transfer to Mercantile Developments Limited at Auckland -26.10.1973 at 2.59 o'c

for A.L.R.

245011.4 Mortgage to Herbank Corporation Limited 26.10.1973 at 2.59 o'c

for A.L.R.

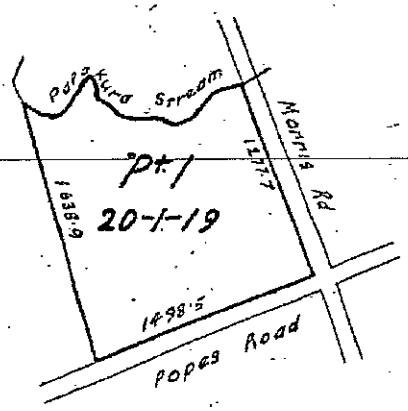
173659.1 Mortgage to Kendall Wilson Securities Limited - 17.1.1975 at 9.02 o'c

for A.L.R.

METRIC AREA IS 8.2129ha
8.2129ha

Conversion Factors:
1 Acre = 4046m²
1 Perch = [illegible]m²
1 Link = 20.12 metres

Manukau City



Scale: 1 inch = Ten Chain
Delt

No. 1142

Over

ER

173659.2 Memorandum of Priority making Mortgage 173659.1 a first Mortgage and Mortgage 245011.4 a second Mortgage 15.1.1975 at 9.02 o'c

for A.L.R.

420400.1 Variation of Mortgage 173659.1 - 5.2.1976 at 1.41 o'c

for A.L.R.

700973.1 Variation of Mortgage 173659.1 16.3.1977 at 11.46 o'c

for A.L.R.

710491.1 Variation of terms of Mortgage 173659.1 -31.8.1977 at 12.05o'c

for A.L.R.

394856.1 Transfer to Raymond John Kendall, William Wilson, Roderick Milton Douglas Sturm, John Martin Sjogren Strong and Alan Raymond Galbraith all of Auckland solicitors - 12.12.1978 at 2.28 o'c

A.L.R.

394856.2 Mortgage to [illegible] Corporation Limited - 12.12.1978 at 2.28 o'c

DISCHARGE

A.L.R.

817757.1 Certificate under Section 50 of the Land Tax Act 1976 - [illegible].1980 at 10.30 o'c

A.L.R.

~~841225.1 Mortgage to The Commercial Bank of Australia Limited - 11.2.1981 at 2.20 o'c~~

entered in error

~~A.L.R.~~

932331.1 CAVEAT BY JOHN ANDREW LEVET & DAVID DOMINIC RICE - [illegible].2.1981 at 10.10 o'c

A.L.R.

796865.2 Transfer to Richard Edward Alan Worth of Auckland company director and Patricia Grace Worth his wife - 12.8.1981 at 11.27 o'c.

988067.2 Transfer to Richard Edward Alan Worth of Auckland company director and Patricia Grace Worth his wife - produced 19.10.1981 at 11.13 o'c and entered 27.11.1981 at 9.00 o'c

A.L.R.

B.113731.1 Transfer of an undivided one-third share to Richard Jon Worth of Auckland, Horticulturalist - 1.10.1982 at 11.13 o'c.

A.L.R.

B.266215.1 Mortgage to The Rural Banking and Finance Corporation of New Zealand - 29.2.1984 at 12.27 o'c

A.L.R.

B.454232.1 The outstanding duplicate hereof having been declared lost, this certificate of title is cancelled and a new certificate of title vol 58D folio 501 is issued in lieu thereof - produced 2.9.1985 at 1.31 o'c and entered 11.10.1985 at 9.00 o'c

A.L.R.

CANCELLED

[Land and Deeds—3.

NEW ZEALAND.

[SCHEDULE 1.

Reference: ~~Warrant No.~~ / P.B. folio / Transfer No. Application No 6561

Register-book, Vol. 335 Folio 234

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the twenty-eighth day of September, one thousand nine hundred and twenty under the hand and seal of the District Land Registrar of the Land Registration District of Auckland, ~~being a Certificate in lieu of Grant, under Warrant of His Excellency the Governor, in exercise of the powers enabling him in that behalf,~~ witnesseth that James Paterson Sinclair of Papakura in the Provincial District of Auckland New Zealand Farmer

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon; subject also to any existing right of the Crown to take and lay off roads under any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon, bordered green, be the several admeasurements a little more or less, ~~which said land is in the said Warrant expressed to have been originally acquired by~~

~~as from the day of, one thousand hundred, under~~; that is to say: All that parcel of land containing Forty nine (49) acres and three (3) roods more or less being Lot XCI (one) on a Plan deposited in the Land Registry Office at Auckland under No 6342 which said parcel of land is portion of Allotment XCII (Ninety) of the Parish of Papakura

49- 3- 00·0
29- 1- 21- 0-A196529
20- 1- 19·0

District Land Registrar

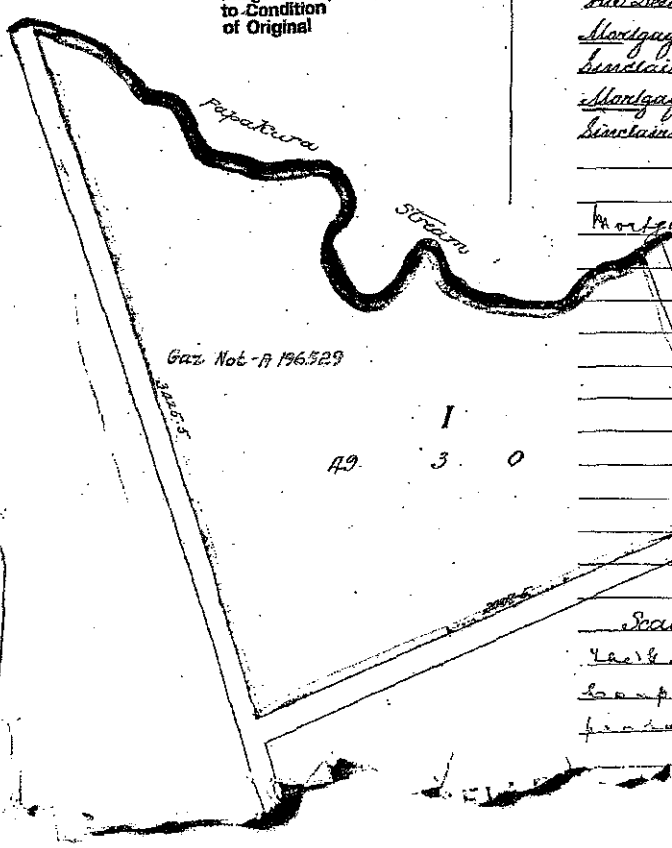
This Certificate of Title is issued subject to the following Outstanding interests registered in the Deeds Register Office at Auckland Viz. Mortgage No 70715 (R 290 259) from James Paterson Sinclair to The State Advances Superintendent. Mortgage No 300288 (R 353 [illegible]) from James Paterson Sinclair to [illegible] Mary Russell

DISCHARGED
Produced 1/18

Mortgage No 123878 James Paterson Sinclair to Edward Robert Nolan Russell produced 15th August 1927 at 2.30

Mortgage No 188966 James Paterson Sinclair to Edward Robert Nolan Russell and Henrietta Octavius Nolan produced 27/8/28 12.05

Mortgage No 207166 [illegible]



DISCHARGED
Produced 1/18

Image Quality due to Condition of Original

CANCELLED.

DISCHARGE
Produced 1 19

DISCHARGE
Produced 1 19

DISCHARGE
Produced 1 19

K No. 114573 Certificate of Charge under Land & Income Tax Amendment Act 1954 Produced 24/3/1964 at 10

Assist. Land Regr.

K No. 154443 Certificate of Charge under Land & Income Tax Amendment Act 1954 Produced 22/5/1964 at 10

Assist. Land Regr.

Transfer No 264386 James Robinson Sinclair to The Guardian Trust and Executors Company of New Zealand Limited produced 24/1/35 at 2.45 p.m.

Transfer No 243373 The Guardian Trust and Executors Company of New Zealand Limited to John Roy Coombes of Takaniui farmer produced 23/5/1935 at 11 a.m.

Mortgage No 231110 John Roy Coombes to The Guardian Trust and Executors Company of New Zealand Limited produced 23/5/1935 at 11.15 a.m.

Mortgage No 245757 John Roy Coombes to The State Advances Corporation of New Zealand produced 24/11/1937 at 11.10 a.m.

DISCHARGED 10.1.1967

A.190529 Gazette Notice taking part for a Secondary school. Entered 10.1.1967 at 2.50 p.m.

A282730 Transfer of the residue to Lloyd William Brown - 22.4.1968 at 3.50 p.m.

1428/1442

Cancelled.

335/33d

COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**NA80C/590**
Land Registration District	**North Auckland**
Date Issued	07 August 1990

Prior References
NA44D/1094 NA69A/770

Estate	Fee Simple
Area	11.5371 hectares more or less
Legal Description	Lot 2 Deposited Plan 136772

Proprietors
Li Chun Fa Chan

Interests

Subject to Section 8 Mining Act 1971 (affects part)

Subject to Section 5 Coal Mines Act 1979 (affects part)

COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Historical Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**NA80C/590**
Land Registration District	**North Auckland**
Date Issued	07 August 1990

Prior References
NA44D/1094 NA69A/770

Estate	Fee Simple
Area	11.5371 hectares more or less
Legal Description	Lot 2 Deposited Plan 136772

Original Proprietors
Li Chun Fa Chan

Interests

Subject to Section 8 Mining Act 1971 (affects part)
Subject to Section 5 Coal Mines Act 1979 (affects part)

References
Prior C/T 69A/770, 44D/1094

Transfer No.
N/C. Order No. C.172363.11

Land and Deeds 69

REGISTER

No. 80C/590

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 7th day of August one thousand nine hundred and ninety under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that T.J. McKEE LIMITED at Auckland

is seised 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: All that parcel of land containing 11.5371 hectares more or less being Lot 2 Deposited Plan 136772 and being part Allotment 20 Parish of Papakura.

Assistant Land Registrar

Interests at date of issue:-

Subject as to part to Section 8 Mining Act 1971.

Subject as to part to Section 5 Coal Mines Act 1979.

B.907483.1 Mortgage of part to Bank of New Zealand - 31.10.1988 at 4.49 oc. Discharged

A.L.R.

C.483613.2 Transfer to Colin Gordon Curnow of Takanini horse trainer and Suzanne Marie Curnow his wife - 26.5.1993 at 11.52 oc

A.L.R.

C.483613.3 Mortgage to Bank of New Zealand - 26.5.1993 at 11.52 oc

A.L.R.

C.845591.1 CHARGING ORDER ON LAND IN ACTION BETWEEN THE COMMISSIONER OF INLAND REVENUE AND COLIN GORDON CURNOW - 24.5.1995 at 1.47 oc.

A.L.R.

C.966469.3 Transfer to Chao Kuang Chi of Auckland married woman -12.3.1996 at 2.57oc

A.L.R.

C.966469.4 Transfer to Siu Kuen Leung of Auckland married woman -12.3.1996 at 2.57oc

A.L.R.

D202808.1 Transfer to Thye Ying Liew

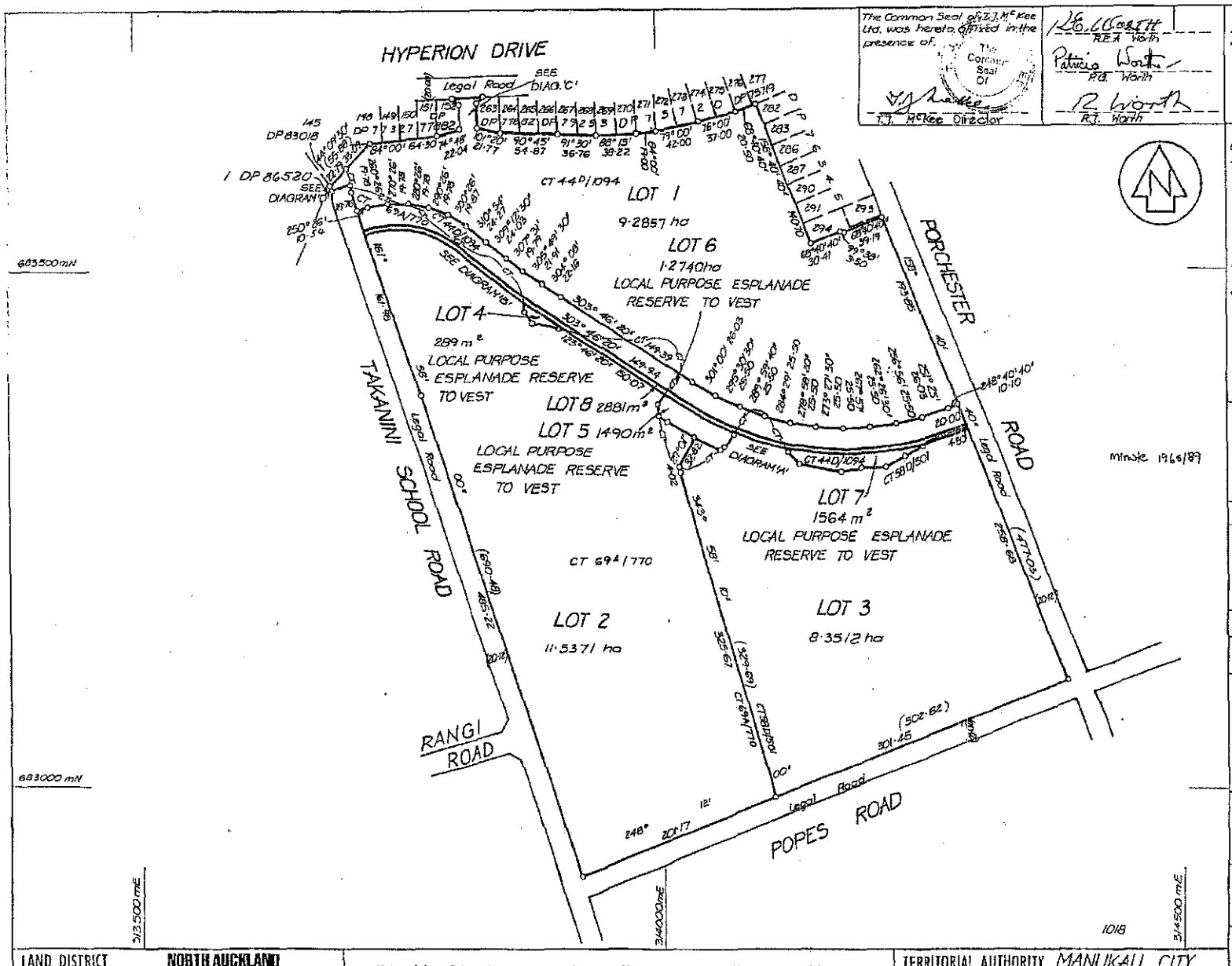
D202808.2 Transfer to Li Chun Fa Chan

ALL 8.10.1997 at 2.45.

for DLR

Measurements are Metric

No. 80C/590



The Common Seal of T.J. McKee Ltd. was hereto affixed in the presence of:

T.J. McKee Director

R.E.A. Worth

P.G. Worth

R.J. Worth

Approvals The Common Seal of Index Developments Limited was hereto affixed in the presence of:

Director

Pursuant to a resolution of the Manukau City Council passed on the 31st day of August 1989 approving pursuant to Section 305 of the Local Government Act 1974 this survey plan and certifying that the survey plan is in accordance with the requirements and provisions of the operative district scheme that was in force for the area to which the survey plan relates at the date of approval of the scheme plan and the Common Seal of the Manukau City Council was affixed hereto in the presence of:

Mayor

Acting City Manager

Minute 1965/89

Sheet 1 of 2 sheets

New CST Allocated

Lot 1	80C/589
Lot 2	80C/590
Lot 3	80C/591
Lot 8	80C/592

Total Area 31·0704 ha

Comprised in CST 58D/501(All), 44D/1094 (All), 458/117(All), 69A/770 (All)

I, MICHAEL DOUGLAS ALLAN of Auckland Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

Dated at Auckland this 26th day of January 1990 Signature

Field Book ..... p. ..... Traverse Book ..... p. .....

Reference Plans .....

Examined N. Dalmore Correct

Approved as to Survey

21 13 90

Chief Surveyor

Deposited this 17th day of August 1990

District Land Registrar

File Received Instructions

DP 136772

LAND DISTRICT NORTH AUCKLAND

SURVEY BLK. & DIST. XIV OTAHUHU

NZMS 261 SHT' RECORD MAP No.

PLAN OF LOTS 1-8 BEING A SUBDIVISION OF PT 1 DP 13421, LOT 1 DP 87263, LOT 1 DP 87342 & SEC. 1 SO 44947

TERRITORIAL AUTHORITY MANUKAU CITY

Surveyed by HARRISON GRIERSON CONSULTANTS LTD

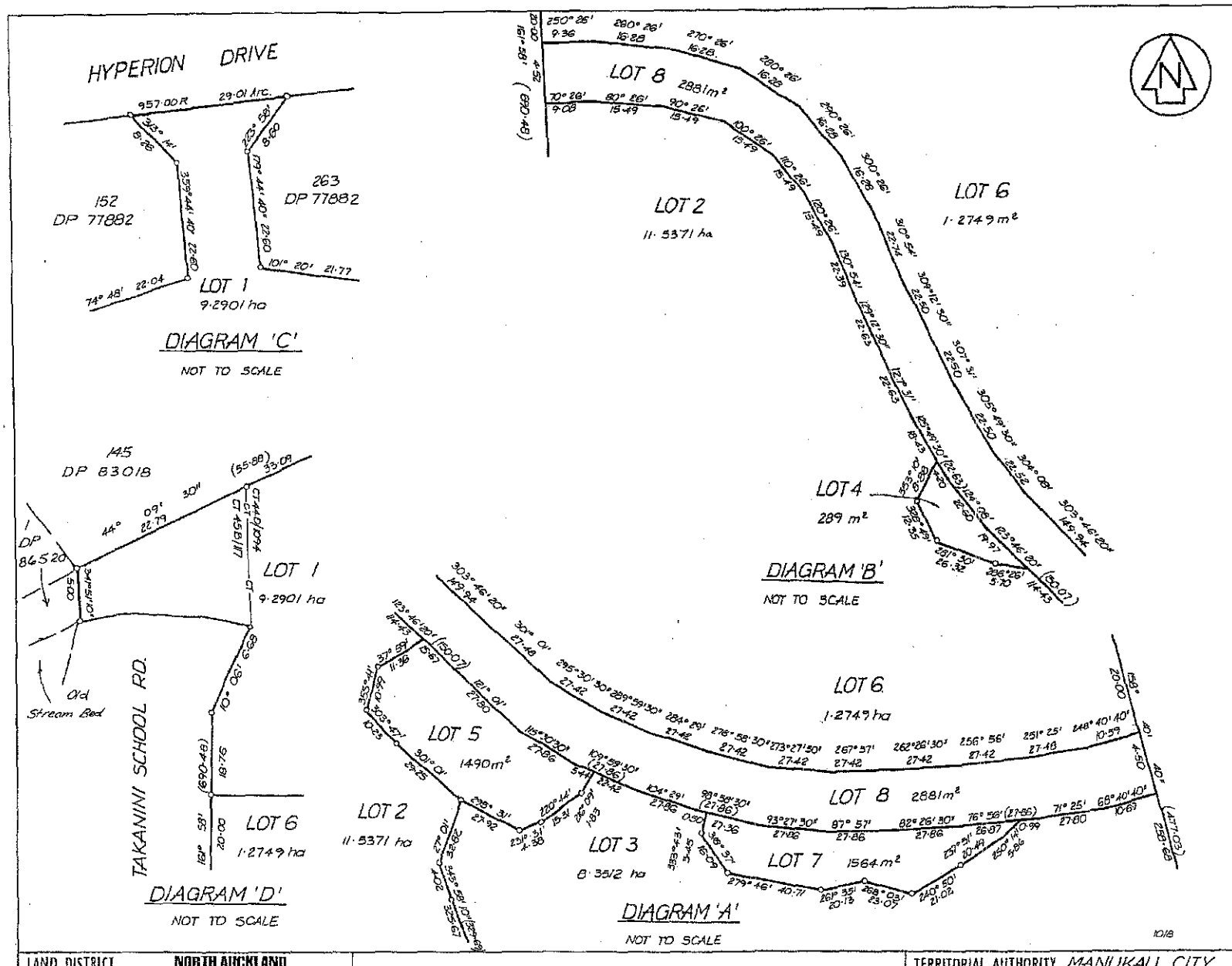
Scale 1:2500 Date September 1989

Printed by Sterling Imports Ltd. Auckland, New Zealand.

W.K. HAWKEY, SURVEYOR GENERAL, DEPARTMENT OF LANDS AND SURVEY NEW ZEALAND WELLINGTON

L & S FORM NS3

SP 3572



Approvals

Sheet 2 of 2 sheets

Total Area

Comprised In

I, MICHAEL DOUGLAS ALLAN of Auckland Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

Dated at Auckland this 26th day of January 1990 Signature

Field Book ... p. ... Traverse Book ... p. ...

Reference Plans

Examined N. Dalemore Correct

Approved as to Survey

21 18 1990 Chief Surveyor

Deposited this 17th day of August 1990

District Land Registrar

File

Received

Instructions

DP 136772

LAND DISTRICT NORTH AUCKLAND

SURVEY BLK. & DIST. XIV OTAHUHU

NZMS 261 SHT ... RECORD MAP No

PLAN OF LOTS 1-8 BEING A SUBDIVISION OF PT.1 DP13421, LOT1 DP87263, LOT1 DP87342 & SEC.1 SO44947

TERRITORIAL AUTHORITY MANUKAU CITY

Surveyed by HARRISON GRIERSON CONSULTANTS LTD

Scale NOT TO SCALE Date September 1989

Printed by Stanley Imperial Ltd. Auckland, New Zealand.

W.N. HAWKEY, SURVEYOR GENERAL, DEPARTMENT OF LANDS AND SURVEY NEW ZEALAND WELLINGTON

L & S FORM N.13

SP 3570

Reference:
Certificate No. B.877341.1
P.R. Vol. Folio
Transfer No.
Gazette Notice: B.825580.1

CANCELLED

PART CANCELLED
NOT TO BE CONVERTED

Land Transfer and Deeds 72

No. 69A/770

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 18th day of August one thousand nine hundred and eighty eight under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND being a Certificate in lieu of Grant, **WITNESSETH** that T.J. McKee Limited at Auckland

is seised 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, which said land was originally acquired by the abovenamed

as from the 15th day of July one thousand nine hundred and eighty eight under Sections 52 and 53 Land Act 1948

that is to say: All that parcel of land containing 11.8901 hectares more or less being Section 1 S.O. Plan 44947 and being part Allotment 20 Parish of Papakura

DISTRICT LAND REGISTRAR

Assistant Land Registrar

Subject to Section 8 Mining Act 1971

Subject to Section 5 Coal Mines Act 1979

A.L.R.

B.907483.1 Mortgage to Bank of New Zealand - 31.10.1988 at 2.49 o'c

A.L.R.

C.172363.2 Discharge of Mortgage B.907483.1 as to Lot 1 Plan 136772 - 7.8.1990 at 11.30 oc.

A.L.R.

C.172363.3 Discharge of Mortgage B.907483.1 as to Lot 8 Plan 136772 - 7.8.1990 at 11.30 oc.

A.L.R.

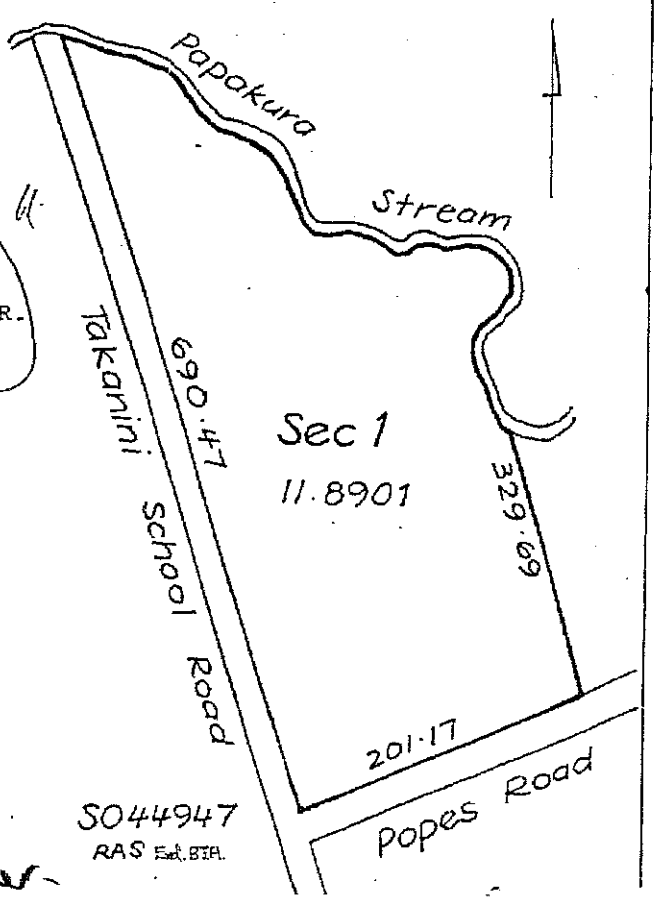
C.172363.5 Transfer of part Lot 1 Plan 136772 to Index Developments Limited at Auckland - 7.8.1990 at 11.30 oc.

A.L.R.

C.172363.7 Transfer of part Lot 8 Plan 136772 to The Manukau City Council - 7.8.1990 at 11.30 oc.

A.L.R.

Measurements are Metric



No. 69A/770

CERTIFICATE OF TITLE

C.172363.10 Certificate of Compliance pursuant to Section 306 (1) (f) (i) Local Government Act 1974 (affects Plan 136772) - 7.8.1990 at 11.30 oc.

Pursuant to Section 306 (4) of the Local Government Act 1974 Lot 6 Plan 136772 is vested in the Manukau City Council as a local purpose esplanade reserve (subject to Reserves Act 1977)

A.L.R.

C.172363.11)Cancelled in terms of part
O.N.C.T.)Lot 1 and Lot 2 Plan 136772
7.8.1990)and new Cs.T. issued:
80C/589
80C/590

A.L.R.

CANCELLED
Duplicate Destroyed
(except as to Lot 8 Plan 136772 and reserves)

COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**NA9B/356**
Land Registration District	**North Auckland**
Date Issued	28 July 1966

Prior References
NA947/16

Estate	Fee Simple
Area	14.0016 hectares more or less
Legal Description	Part Lot 3 Deposited Plan 36684

Proprietors

Bruce John Wallace, Sarah Jane Wallace, Victoria St Trustees Limited and Professional Trustee Services Limited as to a 1/2 share

Bruce John Wallace, Sarah Jane Wallace, Victoria St Trustees Limited and Professional Trustee Services Limited as to a 1/2 share

Interests

COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Historical Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **NA9B/356**
Land Registration District **North Auckland**
Date Issued 28 July 1966

Prior References
NA947/16

Estate Fee Simple
Area 14.0016 hectares more or less
Legal Description Part Lot 3 Deposited Plan 36684

Original Proprietors
Bruce John Wallace

Interests

C490124.2 Mortgage to ASB Bank Limited - 17.6.1993 at 12.26 pm

6122685.1 Transfer to Bruce John Wallace, Sarah Jane Wallace, Victoria St Trustees Limited and Professional Trustee Services Limited (1/2 share) and Bruce John Wallace, Sarah Jane Wallace, Victoria St Trustees Limited and Professional Trustee Services Limited (1/2 share) - 23.8.2004 at 9:00 am

6150672.2 Discharge of Mortgage C490124.2 - 16.9.2004 at 9:00 am

References
Prior C/T. 947/16

Transfer No. A 164782
N/C. Order No.

Land and Deeds 69

No. 9B / 356

REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 28th day of JULY one thousand nine hundred and SIXTYSIX under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that JOHN SOLOMON INDYK of Sydney New South Wales Australia surgeon and MARY INDYK his wife are

joint

seised 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: All that parcel of land containing 34 acres 2 roods 15.8 perches more or less being part Lot 3 Deposited Plan 36684 and being part allotment 26 Parish of Papakura

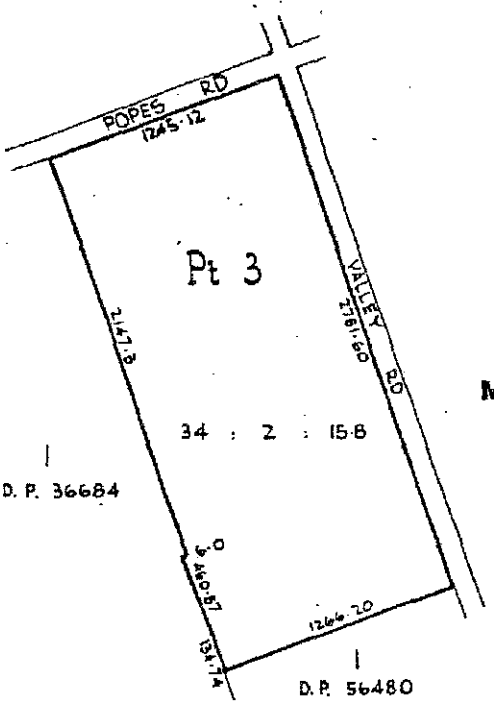
DISTRICT LAND REGISTRAR NORTH AUCKLAND

Assistant Land Registrar

Fencing covenant in Transfer A 164782

A.L.R

Manukau City



524606.2 Certificate under Section 96 of the Ratifying Act 1967 - 27.10.1976 at 12.03 o'c

for A.L.R.

463633.4 CERTIFICATE under section 96 of the Ratifying Act 1967 produced 15.4.1981 at 1.8 o'clock.

A.L.R.

956391.2 Transfer to Bruce John Wallace of Takanini builder - 1.8.1980 at 2.35 o'c

A.L.R.

METRIC AREA IS 14.0016ha
14.0016ha

Conversion Factors:
1 Acre = 4046m²
1 Perch = 25.29m²
1 Link = .2012 metres

956391.3 Mortgage to Raymond John Wallace and Margaret Elaine Wallace - 1.8.1980 at 2.35 o'c

DISCHARGED 29.11.1982

A.L.R.

B.053891.1 Variation of terms of Mortgage 956391.3 - 15.4.1982 at 2.05 o'c

A.L.R.

B.165333.1 Variation of terms of Mortgage 956391.3 - 14.4.1983 at 11.24 o'c

A.L.R.

LG

No. 9B / 356

Scale: 1 inch = 8 chains

DELT : CTR

- over -

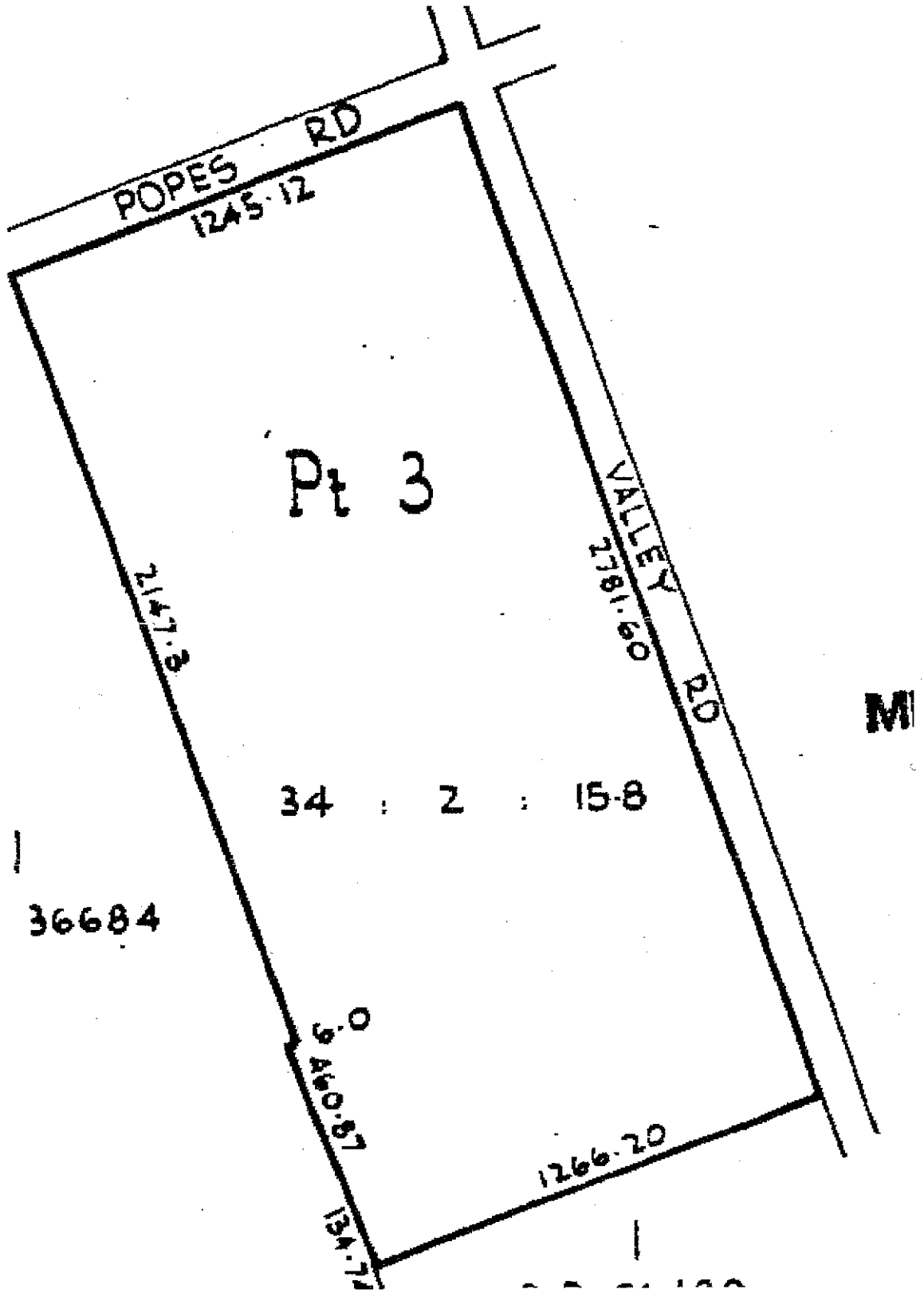
9B/356

B.524551.1 Mortgage to Bank of New Zealand - 11.4.1986 at 2.40 p.m.

A.L.R.

C.490124.2 Mortgage to ASB Bank Limited - 17.6.1993 at 12.26 p.m.

A.L.R


POPES RD
1245.12
Pt 3
VALLEY RD
2781.60
2147.3
34 : 2 : 15.8
36684
6.0
460.87
1266.20
134.77

[Land and Deeds—4.

Form B.

NEW ZEALAND

Reference: Vol. 667, Folio 180; Transfer No. 463631; Application No.; Order for N/C No.

Register-book. Vol. 947, folio 16

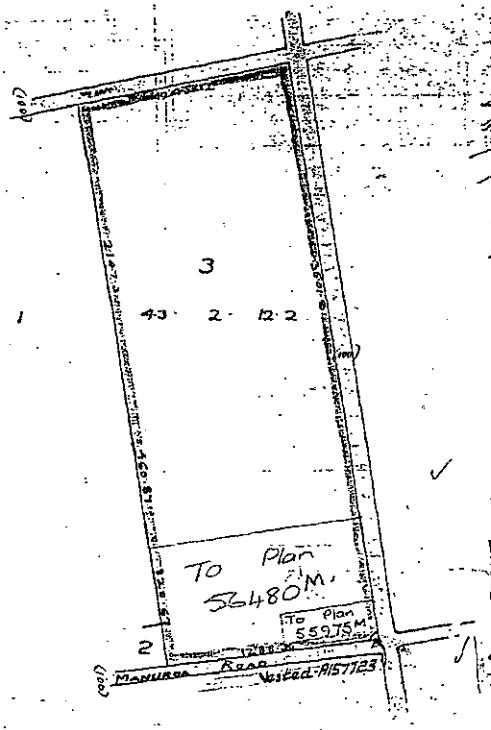
CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate, dated the seventeenth day of November, one thousand nine hundred and forty-nine under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND Witnesseth that FRANK ERIC HALL of Takanini, horse trainer,

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to to say: All that parcel of land containing forty-three acres two roods twelve decimal two perches more or less being Lot 3 (three) Deposited Plan 36684 and being portion Allotment 26 Parish of Papakura.

XIV OTAHUHU S.D.

A 157123 Road Cert 27-6-66



SCALE: 6 CHAINS TO AN INCH

DELT. 18

AUCKLAND DISTRICT LAND REGISTRY NEW ZEALAND

Assistant District Land Registrar.

Mortgage 340373 Frank Eric Hall to Annie Brigina Smith. Produced 17/11/1949 at 10.45 o'c. A. L. R.

Transfer 468134 of an undivided one-half share Frank Eric Hall to Alan Burns of Auckland confectioner, produced 28-2-1950 at 10.60 o'c. A. L. R.

Transfer 532754 of his undivided one-half share Frank Eric Hall to John Burns aforesaid - Produced 7/11/1953 at 1.46 o'c. A. L. R.

Z 81379 Transmission of Mortgage 340373 to Alexander Robert Wilson, solicitor and Barry Worth Ryder, public accountant both of Auckland as executors. Entered 20/2/1954 at 10.58 o'c. A. L. R.

Mortgage 438609 to Robert Hedley Henson. Produced 11.4.1957 at 9.0 o'c. A. L. R.

Z 84693 Transmission of Mortgage 438609 to Alexander Robert Wilson as executor. Entered 20-5-1957 at 9.53 o'c.

Transfer 649483 of mortgage 438609 to Ella Mary Margaret Orr of Auckland widow. Produced 11.11.1960 at 9.20 o'c.

Variation of Terms of Mortgage 438609. Produced 11/9/1962 at 11.08 o'clock.

DISCHARGE

CANCELLED

CANCELLED Transmission to Francis Baring Bruno of Auckland surveyor as executrix Entered 21.11.1963 at 9.43 a.m.

A.L.R.

A.L.R. Transfer to Mirapipe Properties Limited Produced 11.3.1964 at 9.37 a.m.

A.L.R.

A.L.R. Mortgage to [illegible] Produced 11.3.1964 at 9.37 a.m.

A.L.R.

A145444 Encumbrance to the Mayor, Councillors and Citizens of the City of Manukau Produced 29-6-1966 at 8.40 a.m.

A.L.R.

Cancelled as to lot 1 plan 56480 and a new c/t issued

8c/99

A.L.R. 21/5/1966

A164782 Transfer of lot 8 Plan 36684 (~~the executors~~) to John Solomon Sadgrove and Mary Sadgrove. Produced 28-7-1966 at 12.05

98B/256

A.L.R.

Pursuant to Section 350(3) Municipal Corporations Act 1954 Lot 7 Plan 55975 is vested in the Mayor Councillors and Citizens of the City of Manukau as street (A.167782)

A.L.R.

Cancelled as to the land in Plan 55975 and CTs issued.

LOT 1 10C/19	LOT 4 10C/22
LOT 2 10C/20	LOT 5 10C/23
LOTS 10C/21	LOT 6 10C/24

A.L.R.

Cancelled

APPENDIX 5

Site Photographs

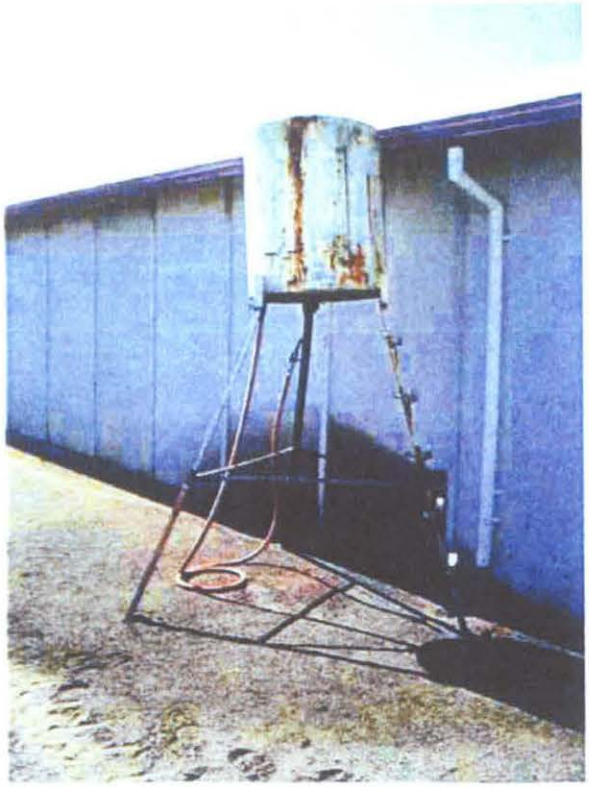
1.0 122 MANUROA ROAD

Photograph 1: Storage of equipment

Photograph 2: Scrap timber and other materials at rear of stables

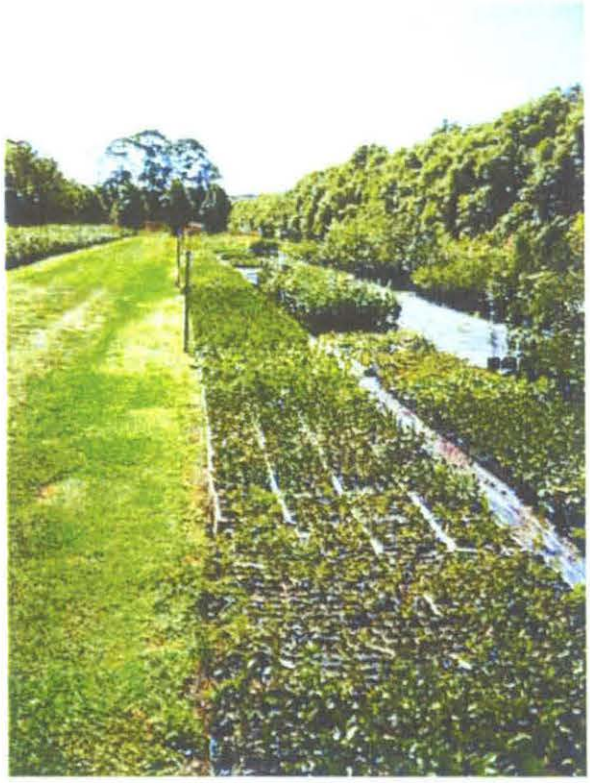
2.0 296 PORCHESTER ROAD

Photograph 3: Drums on concrete pad at rear of main stables



Photograph 4: Diesel tank with staining of ground and wall

3.0 354 PORCHESTER ROAD



Photograph 5: Camellia Haven seedlings

Photograph 6: Camellia Haven seedlings

Photograph 7: Palm trees

Photograph 8: Palm tree ready for shipment

Photograph 9: Firewood stacked in Shed 1

Photograph 10: Firewood stacked in Shed 2 and "United Oil" drum

Photograph 11: More firewood in front of Shed 2

Photograph 12: Pile of sawdust

Photograph 13: Another pile of firewood with timber lying around

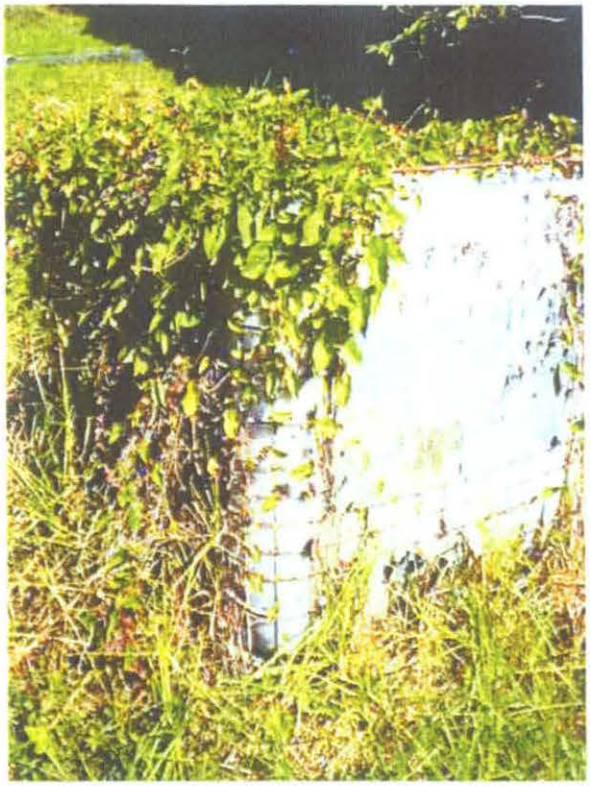
Photograph 14: A bundle of timber

Photograph 15: Bundles of wooden posts

Photograph 16: Stack of sawn timber

Photograph 17: First 20L container with "H2O" spray painted on side

Photograph 18: First bulk liquid container



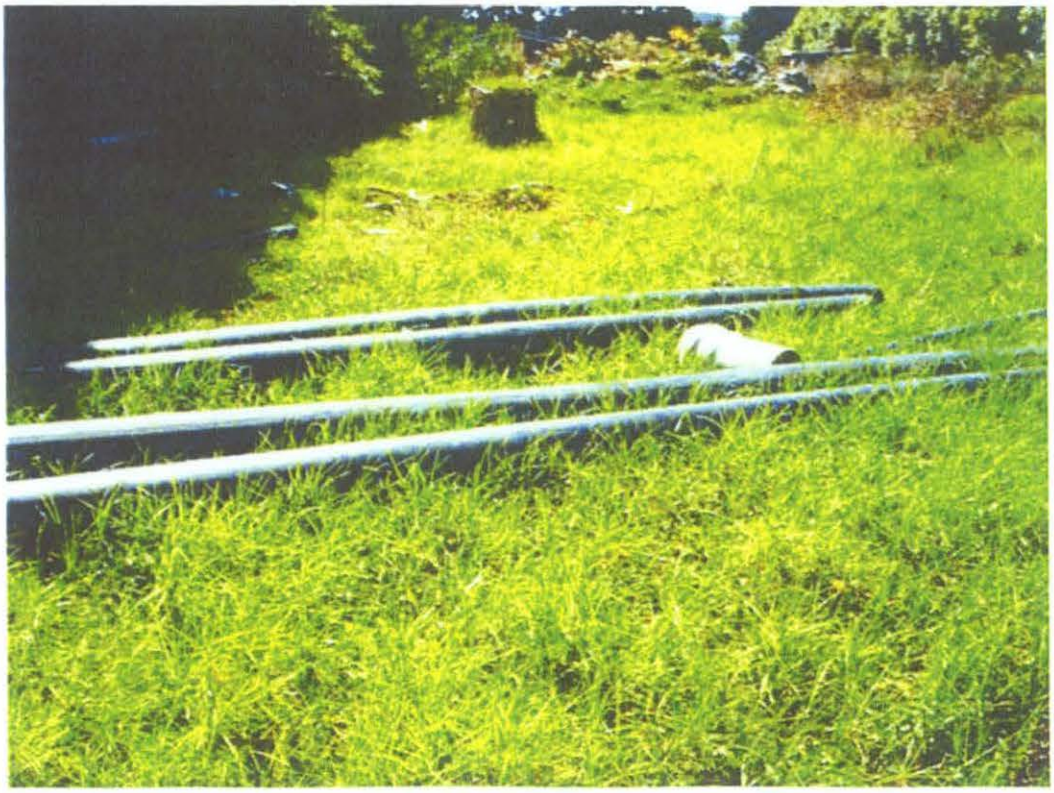
Photograph 19: Second bulk liquid container

Photograph 20: Second 20L container

Photograph 21: Third 20L container

Photograph 22: Label of third 20L container

Photograph 23: Fourth 20L container in-situ



Photograph 24: PVC pipes

Photograph 25: Area of general waste

Photograph 26: Area where rubbish appears to have been burnt

Photograph 27: Excavated area

Photograph 28: Excavated soil

Photograph 29: Excavated hole with groundwater and buried tree trunk

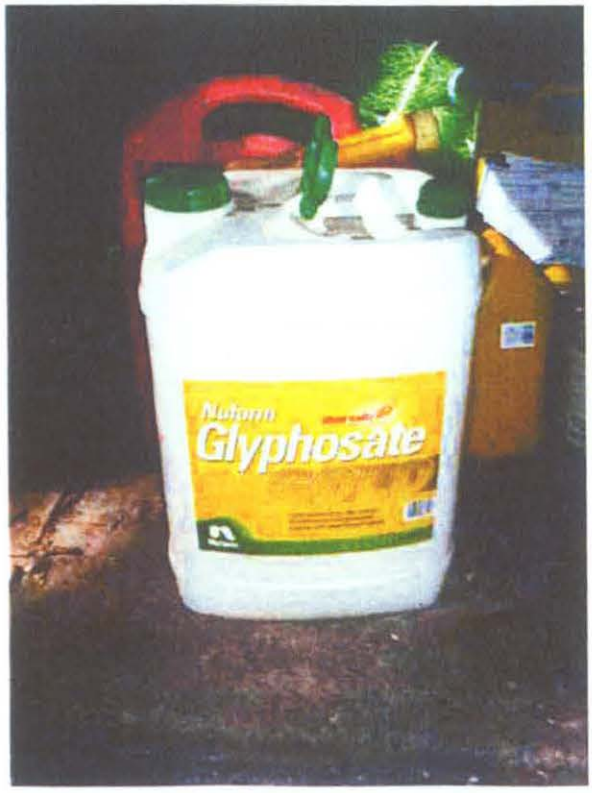
Photograph 30: Front of garage with added room and tyres in foreground

4.0 22 POPES ROAD

Photograph 31: Paddock

Photograph 32: Paddock with emu

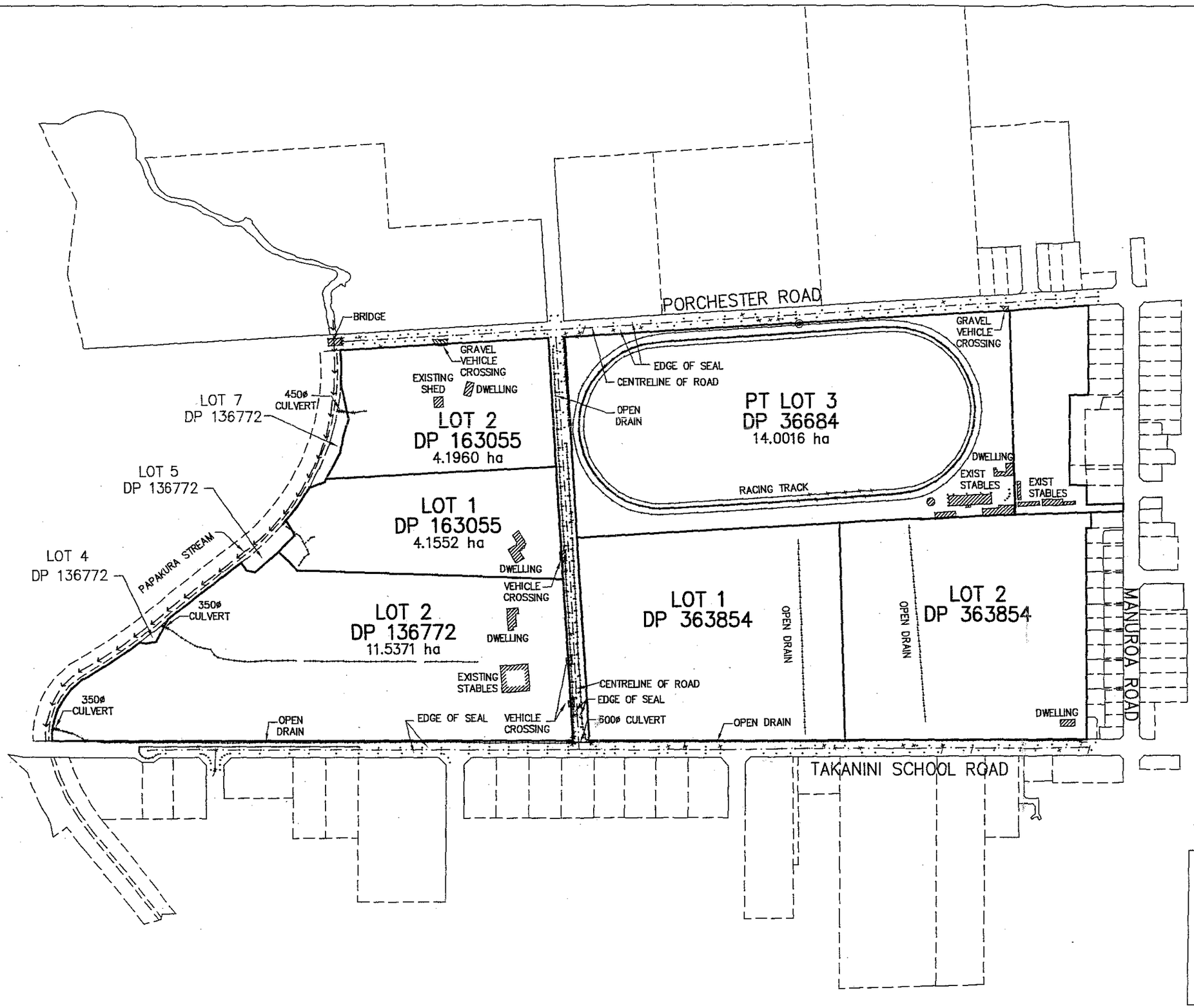
Photograph 33: Grape vine root stock



Photograph 34: 20L container of "Nufarm Glyophosate Gold"

DRAWINGS

122057-GE01	Existing Legal Descriptions and Boundary Plan
122057-GE02	Detail of 296 Porchester Road



NOTES

1. TOTAL AREA = 53.2976 ha
2. COMPRISED IN C'sT
   NA115B/87
   NA9B/356
   NA88B/472
   NA98B/473
   188817
   NA80C/590
3. LEVELS ARE IN TERMS OF LANDS & SURVEY AUCKLAND 1946
4. MAJOR CONTOUR INTERVAL 1.0m
5. MINOR CONTOUR INTERVAL 0.25m
6. SITE DATUM IT I RL 15.730

REF	AMENDMENT	BY	DATE

DESIGNED:	DATE:	SIGNATURE:	PLOT DATE: May. 12, 0810:15 a.m.
DRAWN:	DATE:	SIGNATURE:	PLOT BY: IAM
CHECKED:	DATE:	SIGNATURE:	SURVEY BY:
APPROVED:	DATE:	SIGNATURE:	SURVEY DATE:
			SURVEY REF:

CAD REF: N:\1015\122057_01\400 Tech\480 Drawing\GE\122057-GE01.dwg

ASSOCIATION OF CONSULTING ENGINEERS NEW ZEALAND — ACENZ

ISO 9001 QUALITY ASSURED

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HARRISON GRIERSON
CONSULTING ENGINEERS SURVEYORS PLANNERS
Level 5 Cogita House, 20 Amersham Way Manukau City Ph 09 966 3380 Fax 09 966 3390

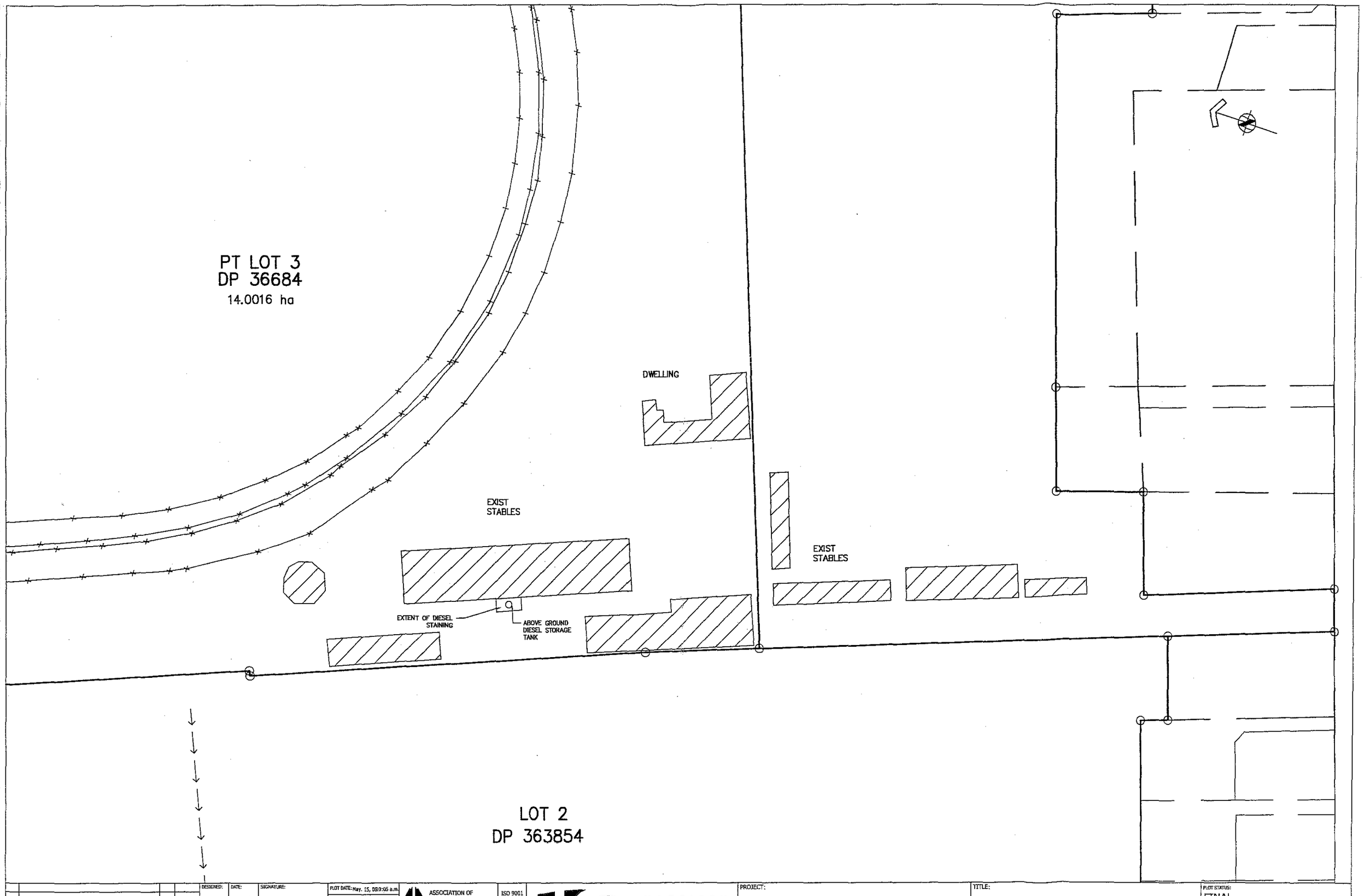
PROJECT: TAKANINI STRUCTURE PLAN AREA 6 LTD

TITLE: EXISTING LEGAL DESCRIPTIONS AND BOUNDARY PLAN

PLOT STATUS: FINAL

PROJECT No:	SCALES:	
1015.122057.01	1:2500 1:5000	A1 A3

DRAWING No: 122057-GE01 — REV



REF	AMENDMENT	BY	DATE

DESIGNED:	DATE:	SIGNATURE:	PLOT DATE: May. 15, 08 0:05 a.m.
DRAWN:	DATE:	SIGNATURE:	PLOT BY: IAM
			SURVEY BY:
CHECKED:	DATE:	SIGNATURE:	SURVEY DATE:
APPROVED:	DATE:	SIGNATURE:	SURVEY REF:

CAD REF: N:\1015\122057_01\400 Tech\480 Drawing\GE\122057-GE01.dwg

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Level 5 Cogita House, 20 Amersham Way Manukau City Ph 09 966 3380 Fax 09 966 3390

PROJECT: TAKANINI STRUCTURE PLAN
AREA 6 LTD

TITLE: DETAIL OF 296
PORCHESTER ROAD

PLOT STATUS: FINAL

PROJECT No: 1015.122057.01

SCALES: 1:400 A1, 1:800 A3

DRAWING No: 122057-GE02

REV