

Preliminary Site Investigation Report

Proposed Wellsford North Structure Plan Area

Client:

Barker & Associates

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Report prepared and certified by:

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Executive Summary

Barker & Associates are preparing a Structure Plan for the Wellsford North area which encompasses approximately 77.5ha of land located between State Highway 1 and Rodney Street and the North Auckland Railway Line, to the north of the Wellsford Town Centre. The land subject to the Wellsford North Structure Plan sits within the Future Urban Zone, Rural – Countryside Living Zone or Rural Production Zone under the Auckland Unitary Plan (AUP). A total of 20 lots comprise the Wellsford North Structure Plan area.

Barker & Associates are also preparing a private plan change (Wellsford North Plan Change) for a smaller area of approximately 52.3ha which sits entirely within the larger Wellsford North Structure Plan area. The land subject to the Wellsford North Plan Change area includes all Rural - Countryside Living zoned land in the south, and Future Urban zoned land north up to (and including) 338 Rodney Street, comprising 12 lots, the majority of which is owned by Wellsford Welding Club Limited (refer Figure 1). This company is a group of landowners and is unrelated to welding as an activity. The plan change seeks to rezone the land to a mix of residential zones (Residential – Large Lot Zone, Residential - Mixed Housing Suburban Zone and Residential – Mixed Housing Urban Zone) with a small neighbourhood centre (Business – Neighbourhood Centre Zone).

Environmental Management Solutions Ltd (EMS) has been engaged by Barker & Associates to undertake a Preliminary Site Investigation (PSI) of the subject land to determine whether the land has been, was likely to have been, or is being, adversely affected by land use activities that can be found on the Ministry for the Environment Hazardous Activities and Industries List (HAIL) and accordingly, whether undertaking any proposed future development of the land is considered likely to pose a risk to human health.

This PSI considers the future development of the land which forms part of the Wellsford North Structure Plan area (which includes the Wellsford North Private Plan Change area) under the provisions of the (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NESCS).

Contaminated Land reporting provided by the Contamination, Air and Noise Team at Auckland Council (dated 12th of April 2022) confirms that no contamination information is held for any of the properties within the proposed Structure Plan area, however, it is noted within reporting, that due to the adjacent railway on the eastern boundary, there is the potential for uncertified/non-engineered fill to be present on properties adjoining this.

A review of historical aerial photography and property records, coupled with site walkover has identified that the land has generally been used for pastoral grazing purposes historically and is generally considered suitable for the intended land use. There are however, several areas within the proposed Wellsford North Structure Plan area, where HAIL activities may have occurred and further investigation of the land at these locations should be carried out prior to any site development. These include:

- The southern portion of the development area will be rezoned for large lot residential development and as such, Cadmium screening associated with the historic and prolonged application of super phosphate application to the pastoral land (which has included dairy farming activities), is a consideration. Screening across the pastoral land in this portion of the development area is recommended to ensure that Cadmium levels can meet the applicable Soil Contaminant Standard set by the NES.
- There are several existing buildings within the development area that were constructed in the 1970's and during the timeframes where leaded paint was still widely in use and construction materials may

have contained asbestos. No asbestos in deteriorated condition was noted during site inspection. Aged construction materials have the potential to leach Lead from old paint into surrounding soils.

- A farm workshop was identified in building permits at 374 Rodney Street, Wellsford.
- The potential for contamination in relation to soils adjoining the railway on the eastern boundary of the site, including any uncertified soils has also been considered due to the potential for migration of contaminants into surrounding soils from railway activities.

Based on the above, several sites within the development area may be subject to the following unverified HAIL activities (full description relative to each Lot provided in Table 5 of this report):

- *HAIL I: Any other land that has been subject to the intentional or accidental release of a hazardous substance in sufficient quantity that it could be a risk to human health or the environment*, associated with the potential leaching of heavy metals from aged construction materials, in particular Lead, and from Cadmium released as an impurity into soils from the regular and prolonged application of superphosphate fertiliser associated with former pastoral farming activities (only applicable to proposed lifestyle lots in southern portion of Structure Plan);
- *Hail H Any land that has been subject to the migration of hazardous substances from adjacent land in sufficient quantity that it could be a risk to human health or the environment* in association with potential migration of contaminants into soils and uncertified fill, adjoining the railway on the eastern boundary of the development area.
- *HAIL F4: Motor vehicle workshops* associated with farm workshop at 374 Rodney Street, Wellsford.

It is noted that the use of white leaded paint was banned in 1979 and on this basis, only buildings constructed prior to 1979 have been considered as unverified *HAIL I* in relation to the potential leaching of lead from the use of lead-based paints. Residential sites will only require further investigation should dwellings be proposed for removal and where further development is to occur in the same location. Where homes are to remain in situ in the same land use, no further investigation is required.

It is recommended that prior to the demolition of any buildings constructed prior to 1984, an asbestos survey be carried out by a suitably qualified professional. Prior to the demolition of any building constructed prior to 1979, it is recommended that a lead survey be carried out by a suitably qualified professional. All demolition works shall be carried out in accordance with the recommendations of these surveys. If either contaminant is detected, then soil sampling may be required in this location.

Overall, it is concluded that the majority of the land within the area encompassed by the proposed Structure Plan can be considered fit for the intended land use. It is likely that further detailed site investigation will be required where HAIL activities have been identified, in the form of a detailed site investigation prepared by a suitably qualified and experienced practitioner (SQEP) in accordance with the provisions set out within the current edition of the Ministry for the Environment Contaminated Land Management Guidelines.

1 Introduction

1.1 Background

Barker & Associates are preparing a Structure Plan for the Wellsford North area which encompasses approximately 77.5 ha of land zoned either Future Urban Zone or the Rural – Countryside Living Zone under the Auckland Unitary Plan (AUP). A total of 20 lots comprise the Wellsford North Structure Plan area.

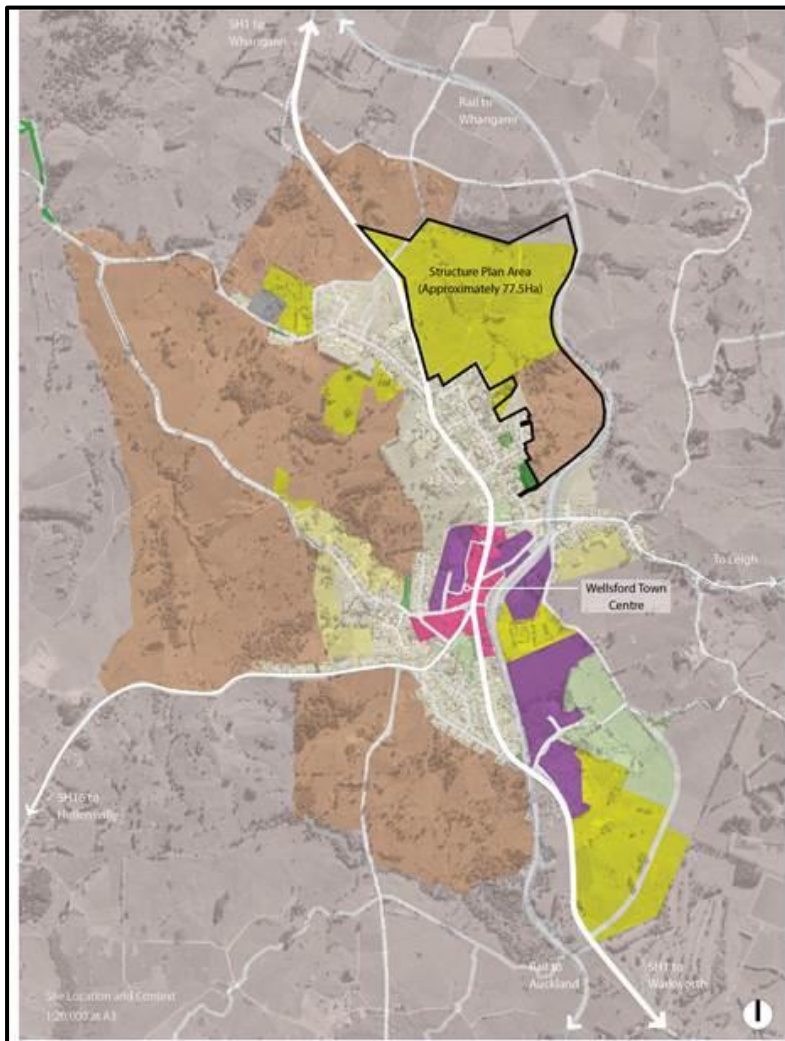


Figure 1: Wellsford North Structure Plan Area

Barker & Associates are also preparing a private plan change (Wellsford North Plan Change) for a smaller area of approximately 52.3 ha which sits entirely within the Wellsford North Structure Plan area. The land subject to the Wellsford North Plan Change area includes all Rural - Countryside Living zoned land in the south, and the Future Urban zone land north up to (and including) 338 Rodney Street, comprising 12 lots, the majority of which is owned by Wellsford Welding Club Limited. The plan change seeks to rezone the land to a mix of residential zones (Residential – Large Lot Zone, Residential - Mixed Housing Suburban Zone and Residential – Mixed Housing Urban Zone) with a small neighbourhood centre (Business – Neighbourhood Centre Zone). The neighbourhood centre is to be located on the land at 338 Rodney Street (Pt Allot SE118, Psh of Oruawharo).

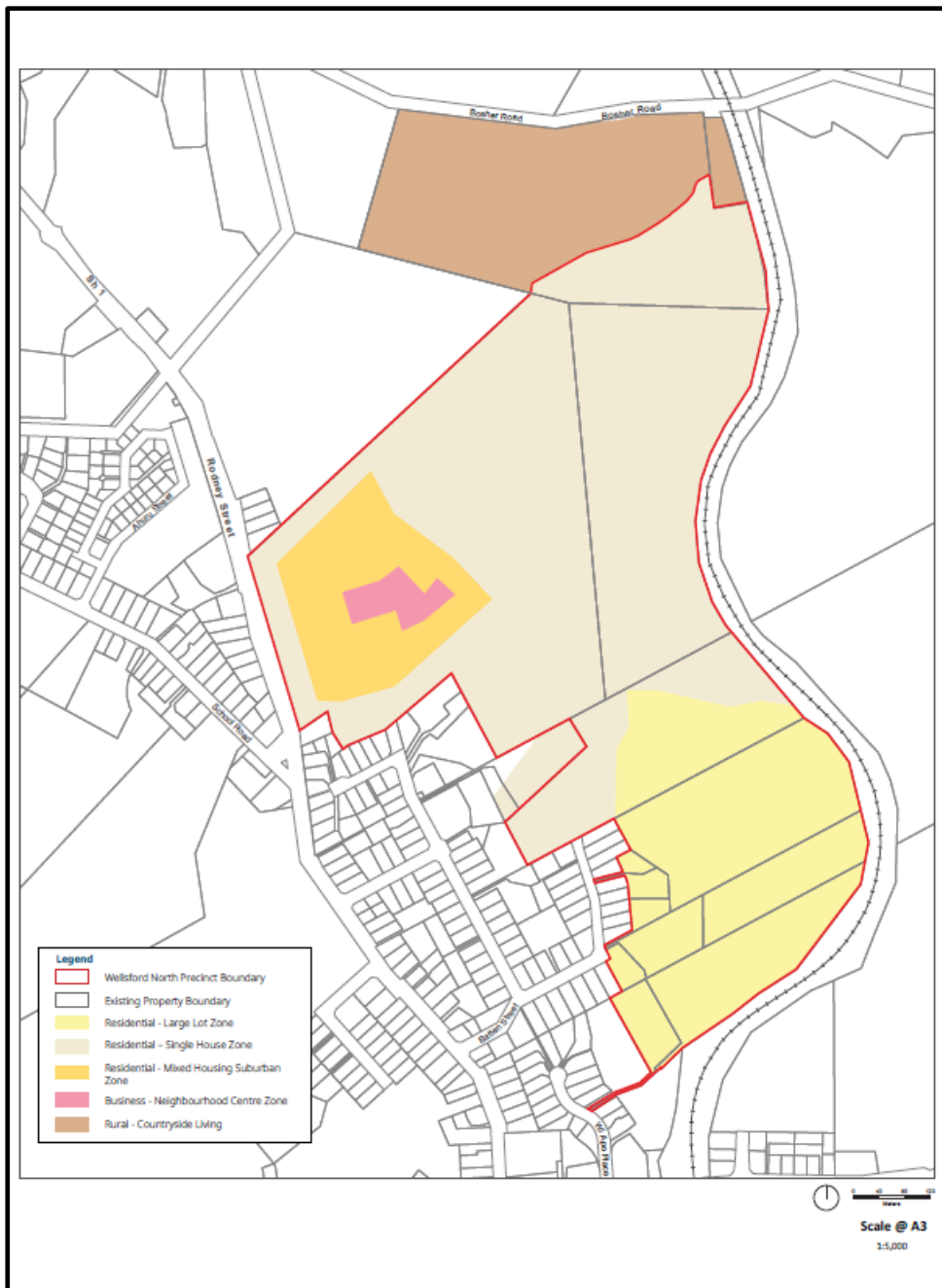


Figure 2: Proposed Wellsford North Zoning Map

The subject land is located on the northern margin of the Wellsford town centre and is located between State Highway 1 and Rodney Street and the North Auckland Railway Line. A larger copy of the proposed Structure Plan map and Private Plan Change Map for this land are also provided in **Appendix 1**. A copy of the Records of Titles for the lots are provided in **Appendix 2**.

1.2 Objectives of the Investigation and Scope of Work

Environmental Management Solutions Ltd (EMS) was engaged by Barker & Associates Ltd to undertake a preliminary site investigation to consider the future development of this land under the provisions of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NESCS). This preliminary site investigation is to accompany the proposed Wellsford North Structure Plan and Plan Change proposals and will provide a comprehensive account of site history and identify likely sources of potential contamination on the subject sites, if any. The report will also provide advice surrounding NESCS requirements for future development of this land, if applicable.

Scope of work included:

- Reviewing available historical aerial photography for the land (dating back to 1961)
- Reviewing all available Auckland Council records for the site
- Reviewing previous contaminated land reports for the land, if any
- Reviewing Records of Title for the land
- Landowner interview
- Site walkover
- Report preparation summarising findings

1.3 Report Preparation

This report has been prepared in general accordance with the requirements of the current edition of the Ministry for the Environment Contaminated Land Management Guidelines No. 1: Reporting on Contaminated Sites in New Zealand and all soil investigation has been conducted in general accordance with the requirements of the current edition of the Ministry for the Environment Contaminated Land Management Guidelines No. 5: Site Investigation and Analysis of Soils.

The person certifying this report is a qualified environmental scientist with over 15 years' experience working in the field of contaminated land investigation, remediation and management. She holds a Bachelors Degree in Science from Auckland University (2004) and specialises in the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NESCS). She spent two terms as an elected member of the WasteMINZ National Contaminated Land Sector Group Steering Committee, was a member of the NES Working Group, a member of the reference group selected for the review of the Ministry for the Environment Contaminated Land Management Guideline No. 5. and sat on the focus group in Wellington that was responsible for the NESCS reforms, yet to be implemented. She is a member of the Australasian Land and Groundwater Association (ALGA) and WasteMINZ. In addition, she holds contracts with, and undertakes review work for, Waipa and Waikato District Councils. These are both long standing and on-going contracts.

2 Site Description

The land that sits within the proposed Wellsford North Structure Plan area generally comprises undulating pastoral land with moderate slopes. Two prominent watercourses are located along the base of existing gullies and flow from the south-east to north-west across the site. Several existing farm structures including an old and very small milking shed which is of timber, iron and concrete construction with concrete floor, and a corrugated iron half round hay barn are located on the land. The southern boundary of the site contains existing residential development as discussed in detail within this report. The western margin of the development area is bound by State Highway 1 and Rodney Street and the eastern margin of the property is bound by Kiwirails North Auckland

railway line. There were no farm dumps, burn piles, chemical storage areas or areas indicating contamination such as staining or discolouration of soils or grass noted during site walkover.

2.1 Site Identification

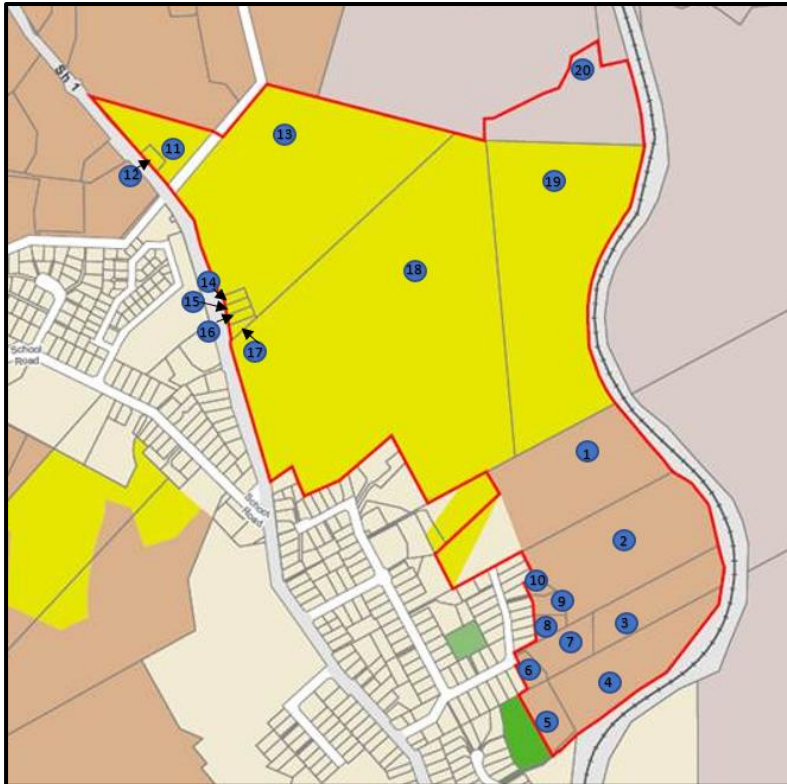


Figure 3: Map of lots within proposed Wellsford North Structure site Plan area

Please refer to Table 1 below for property details, noting that red outline in Figure 3 above denotes Structure Plan area

Table 1: Site Identification

Property Reference number	Address	Legal description	Current Zoning	Proposed Zoning
1	Pt Lot 4 DP 9919, Monowai Street*	Pt Lot 4 DP 9919	Split Zoning: Rural – Countryside Living Future Urban Zone Residential – Single House Zone	Residential – Large Lot Zone Residential – Mixed Housing Suburban Zone
2	Pt Lot 2 DP 26722, Monowai Street*	Pt Lot 2 DP 26722	Rural – Countryside Living	Residential – Large Lot Zone
3	Pt Sec 25 DP 9682, Monowai Street *	Pt DP 9682	Rural – Countryside Living	Residential – Large Lot Zone
4	11 Wi Apo Place *	Lot 23 DP 85114	Rural – Countryside Living	Residential – Large Lot Zone
5	15 Wi Apo Place *	Lot 22 DP 85114	Rural – Countryside Living	Residential – Large Lot Zone
6	22 Batten Street *	Lot 1 DP 179213	Rural – Countryside Living	Residential – Large Lot Zone
7	26 Batten Street *	Lot 2 DP 179213	Rural – Countryside Living	Residential – Large Lot Zone
8	2 Monowai St *	Lot 18 DP 47752	Rural – Countryside Living	Residential – Large Lot Zone
9	18 Monowai St *	Lot2 DP 152849	Rural – Countryside Living	Residential – Large Lot Zone
10	20 Monowai St *	Lot 1 DP152849	Rural – Countryside Living	Residential – Large Lot Zone
11	56 Boshier Road	Lot 5 DP 338255	Future Urban Zone	Indicative lower density residential
12	10 State Highway 1	Lot 1, DP 61904	Future Urban Zone	Indicative lower density residential
13	374 Rodney Street	Pt Allot SW118 Psh Oruawharo	Future Urban Zone	Indicative lower density residential



14	364 Rodney Street	Lot 1, DP 46858	Future Urban Zone	Indicative lower density residential
15	362 Rodney Street	Lot 2, DP 46858	Future Urban Zone	Indicative lower density residential
16	360 Rodney Street	Lot 3, DP 46858	Future Urban Zone	Indicative lower density residential
17	358 Rodney Street	Lot 4, DP 46858	Future Urban Zone	Indicative lower density residential
18	338 Rodney Street *	Part South Eastern Allotment 118 118 Psh of Oruawharo	Future Urban Zone	Business – Neighbourhood Centre Zone Residential – Mixed Housing Urban Zone Residential – Mixed Housing Suburban Zone
19	Pt Allot 117 SO 22925, State Highway 1 *	Part Allotment 117 Oruawharo Parish	Future Urban Zone	Residential – Mixed Housing Suburban Zone
20	96 Boshier Road	Lot 1 DP 69586	Rural Production Zone	Indicative lower density residential




* Lots within the proposed Wellsford North Private Plan Change area (refer Figure 2).




A copy of the proposed Wellsford North Structure Plan map and Private Plan Change Map for this land are provided in **Appendix 1**. A copy of the Records of Titles for the lots are provided in **Appendix 2**.

3 Historical Aerial Photography Review

Table 2: Historical Aerial Review

Date	Aerial Image	Observations	Image courtesy
1961		<p>Land appears predominantly pastoral. Several buildings evident along Monowai Street. Three dwellings evident on western boundary of Structure Plan Area.</p>	Retrolens
1966		<p>Land remains predominantly pastoral. Farm track more prominent running centrally west to east across site. Several additional dwellings noted on Monowai Street. Matheson Road now traverses southern portion of area. Railway evident to east of development area.</p>	Retrolens

1976		<p>Land remains predominantly pastoral. Image unclear, although potential soil disturbance on south-eastern and southern portion of site. Monowai Street now fully residential. Railway evident to east of site.</p>	Retrolens
1982		<p>Site remains relatively unchanged from the 1976 image. White patches that may indicate soil disturbance, no longer evident. Some residential development in Wi Apo place evident.</p>	Retrolens
1992		<p>Site remains predominantly pastoral and as it did in 1982. Additional residential development evident in Wi Apo Place.</p>	Retrolens

2006		Sites remain unchanged from the 1992 image.	Auckland GIS Maps
2010		Sites remain unchanged from the 2006 image.	Auckland GIS Maps
2017		Sites remain unchanged from the 2010 image. Residential development is establishing on surrounding land.	Auckland GIS Maps

2021		Sites remains unchanged from the 2017 image.	Google Maps
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4 Geology

The published geology for the area indicates that the majority of the land within the Rural – Countryside Living Zone is underlain by Motatau Complex group, consisting of Micritic muddy limestone, calcareous mudstone and glauconitic sandstone. Please refer to *Figure 4* below.



Figure 4: Geological Information

Image courtesy of New Zealand Geology Web Map, GNS Science 2014

Tonkin and Taylor prepared a Geotechnical Assessment Report for the Wellsford Residential Development Plan Change in December 2021, job reference 1018519.v2. This report covered five properties being 338 Rodney Street; PT Allot 117 SO22925; PT Lot 4 DP 9919; PT Lot 2 DP 26722; PT Sec 25 DP 9682. In this report they state as follows:

The GNS Science 1:250,000 geological map of the Auckland area² shows part of the site underlain by Mahurangi Limestone (Omm) of the Northland Allochthon. This material is described as a series of pale grey to white, laminated muddy limestones, commonly interbedded with graded sandstone beds. Mangakahia Complex (kk) of the Northland Allochthon is mapped to the east and west of the site.

Across the site, subsurface investigations generally indicate alluvium and residually weathered soils are present overlying Northland Allochthon rock at depth, which is generally consistent with the published geology. Northland Allochthon derived mudstone/siltstone was encountered at the northern portion of the site and in a small area which extends to the southwestern boundary. Northland Allochthon material described as siltstone, sandstone and limestone were also encountered across most of the sites southern portion, particularly in the moderately inclined areas of the site.

TP14 and TP15 of T&T's investigation were bounding the railway on the north-eastern portion of the proposed Structure Plan area. Both test pits contained a normal soil profile with no fill encountered. While this cannot be considered representative of the entire length of the railway bounding the site, it does provide some context to the potential for uncertified fill to be found on this boundary adjoining the railway.

5 Hydrology

Auckland Council GeoMaps identifies two major tributaries and numerous branches traversing the site (*Figure 5*). Surface water and groundwater are to be considered at the time of any Detailed Site Investigation.

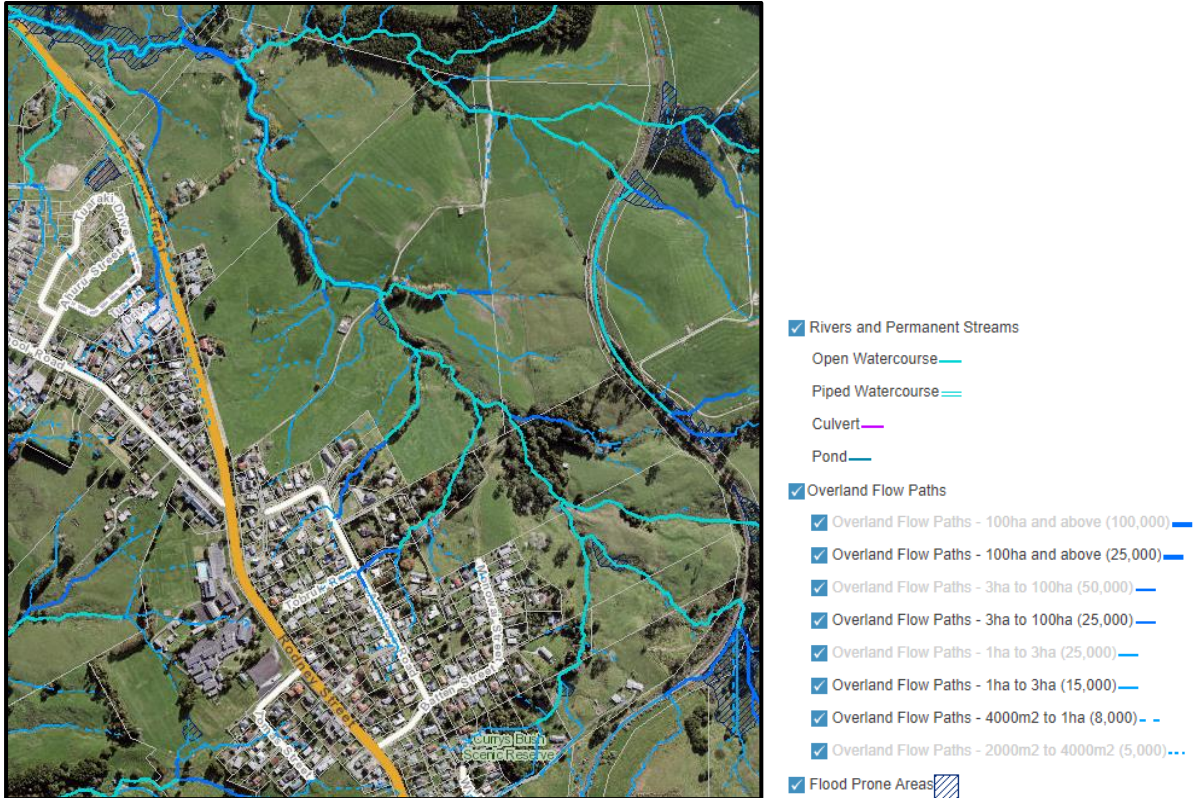


Figure 5: Hydrology Information

Image courtesy of Auckland Council GeoMaps, March 2022

6 Site Condition and Surrounding Environment

The land within the Wellsford North Structure Plan area is currently a mixture of pastoral farming and residential development, located to the north of Wellsford town centre. Kiwirail’s North Auckland Railway Line runs adjacent to part of the eastern boundary of the proposed Wellsford North Structure Plan area. Several dwellings and small farm accessory buildings are located across the land area, as described within this report. During site walkover, no areas of filling, discolouration or staining, chemical storage, farm dumps or burn pile areas were identified.

7 Landowner Interview

The previous landowner of the farm that forms the majority of the land within the structure plan area, Paul Shephard, was interviewed in relation to this investigation. Paul has had an association with this land for his whole life. He remembers low intensity dairy herd milking occurring on the property ~55 years ago. He was not aware of any farm dumps or potentially contaminating activities occurring across the land. He did advise that the Farm Workshop was used by the former owner Graham Powell who owned the property for ~30 years and was located is a basement workshop under the main dwelling at 374 Rodney Street Wellsford and had a concrete floor. The land is currently used by them for pastoral grazing of beef animals under a lease contract. He confirmed that the presence of the very small timber, iron and concrete constructed milking shed with concrete floor was associated with former milking activities on the land. Detailed information has been

provided on buildings within the Structure Plan area and it is considered suitable to undertake specific site history interviews at the time of further investigation of sites that have been subject to unverified HAIL activities.

8 Contaminated Land Report

A Contaminated Land report by the Contamination, Air and Noise Team at Auckland Council prepared on the 12th of April 2022 states there is **no contamination information within Council records** for any of the sites included within the Wellsford North Structure Plan area. The report did identify however, that due to the adjacent railway on the eastern boundary of the proposed structure plan area, those properties adjoining this may have the potential for uncertified/non-engineered fill to be present on site. Refer Appendix 4.

9 Property Information

Property information is referenced below based upon Property Reference Number presented in Figure 3 and in Column 1, Table 1. Please refer to these sections of the report to confirm location of property within Structure Plan Area.

9.1 Property 1: Pt Allot 4 DP 9919, Monowai Street, Wellsford

Site Condition

The site is partly covered in bush with a very small farm accessory building, located in the centre of the site. This is visible from 2006 in historical aerial photography, although Auckland Council holds no record of this building. It is considered given the age and scale of the structure, that it is very unlikely to pose any risk to human health. The eastern border of the site is adjacent to KiwiRail's existing North Auckland Line and as such uncertified fill and potential migration of contaminants from railway activities into soil on the eastern boundary may be a consideration. Fencing separates the paddocks. Nil of concern noted in site walkover. Cadmium screening recommended as site will become residential large lot zone.



Figure 6: Aerial image of Pt Allot 4 DP 9919, Monowai Street, Wellsford

Image courtesy of Auckland Council GIS Maps

Auckland Council Records Review

Council holds no records for the structure on this lot.

Date	Reference	Applicant	Details
1992	Rodney District Council R15935	WM Heays Estate	Subdivision from larger holding

There are no other records of note held by Council for this property.

Record of Title

Legal Description	Part Lot 4 DP 9919 RT NA1358/94
Site Owner	Wellsford Welding Club Ltd
Site Area	6.7213ha
AUP Zoning	Rural – Countryside Living Zone Residential - Single House Zone Future Urban Zone

There is nil of concern on the Record of Title.

9.2 Property 2: Pt Allot 2 DP 26722, Monowai Street, Wellsford

Site condition

The site is vacant pastoral land, with the North Auckland Railway Line adjoining the eastern boundary. The eastern border of the site is adjacent to KiwiRail's existing North Auckland Line and as such uncertified fill and potential migration of contaminants from railway activities into soil on the eastern boundary may be a consideration. The site is fenced into paddocks with water troughs for stock. Nil of concern was noted during site walkover. Cadmium screening recommended as site will become residential large lot zone.



Figure 7: Aerial Image of Pt Allot 2 DP 26722, Monowai Street, Wellsford

Image courtesy of Auckland Council GIS Maps

Auckland Council Records Review

Auckland Council hold no records for this lot. Records from adjoining sites show the site was subdivided in 1995.

Record of Title

Legal Description	Part Lot 2 DP 26722 RT NA1888/29
Site Owner	Wellsford Welding Club Ltd
Site Area	5.7503ha
AUP Zoning	Rural – Countryside Living Zone

There is nil of concern on the Record of Title.

9.3 Property 3: Pt Sec 25 DP 9682, Monowai Street, Wellsford

Site condition

The site is vacant pastoral land, and the eastern boundary of the site adjoins the North Auckland Railway Line. The eastern border of the site is adjacent to KiwiRail’s existing North Auckland Line and as such uncertified fill and potential migration of contaminants from railway activities into soil on the eastern boundary may be a consideration. Nil of concern was noted during site walkover. Cadmium screening recommended as site will become residential large lot zone.



Figure 8: Aerial image of Pt Sec 25 DP 9682, Monowai Street

Image courtesy of Auckland Council GIS Maps

Auckland Council Records Review

Auckland Council’s Property Team hold no records for this lot.

Record of Title

Legal Description	Part Deposited Plan 9682 RT NA1118/228
Site Owner	Wellsford Welding Club Ltd
Site Area	2.0991ha
AUP Zoning	Rural – Countryside Living Zone

There is nil of concern on the Record of Title.

9.4 Property 4: 11 Wi Apo Place, Wellsford (Lot 23 DP 85114)

Site condition

Two dwellings are situated in the south-eastern corner of the property with vehicle access gained from Wi Apo Place. The western dwelling is of fibrolite construction and in good condition. The second dwelling is of hardiplank construction with an attached carport garage. Also in good condition. Along with 11 Wi Apo Place, this site forms the southern edge of the proposed Wellsford North Structure Plan area. The eastern border of the site is adjacent to KiwiRail’s existing North Auckland Line and as such uncertified fill and potential migration of contaminants from railway activities into soil on the eastern boundary may be a consideration. Inspection was undertaken from driveway only. Cadmium screening recommended as site will become residential large lot zone.



Figure 9: Aerial image of 11 Wi Apo Place, Wellsford
Image courtesy of Auckland Council GIS Maps



Image 1: Western most dwelling of fibrolite construction 11 Wi Apo Place



Image 2: Second dwelling 11 Wi Apo Place visible to east of fibrolite dwelling, of hardiplank construction with iron roof.

Auckland Council Records Review

Date	Reference	Applicant	Details
1982	Rodney District Council BPA43278	Alan Sheriff	Construction of a new Dwelling and garage/carport
1983	Rodney District Council BPA19497	Alan Sheriff	Construction of farm shed 36.4m ²
2004	Rodney District Council ABA42386	Stanley Cowpland	Additions to existing dwelling and new garage

There are no other records of note held by Council for this property.

Record of Title

Legal Description	Lot 23 DP 8511 RT NA41B/822
Site Owner	Shanjesh Prasad
Site Area	3.4087ha
AUP Zoning	Rural – Countryside Living Zone

There is nil of concern on the Record of Title.

9.5 Property 5: 15 Wi Apo Place, Wellsford (Lot 22 DP 85114)

Site condition

A hardiplank home with aluminium joinery which was constructed in 1984 is located centrally near the southern boundary of the site, with the remainder of the site being vacant and pastoral with mature vegetation. A small timber clad garden shed is situated on the southern boundary. Protected native bush is located on the western boundary. Nil of concern noted at time of site visit. Visual inspection was undertaken from the driveway only. Cadmium screening recommended as site will become residential large lot zone.

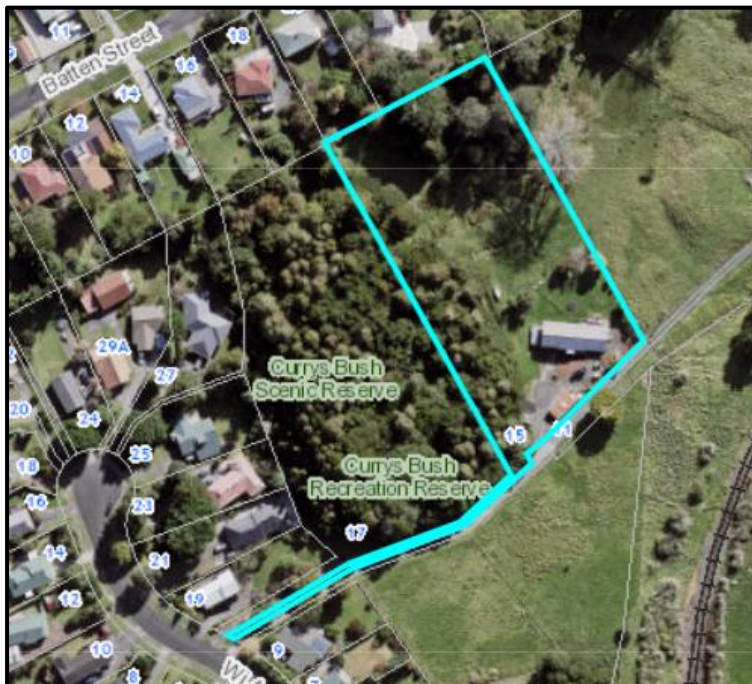


Figure 10: Aerial image of 15 Wi Apo Place, Wellsford

Image courtesy of Auckland Council GIS Maps



Image 3: Dwelling 15 Wi Apo Place

Auckland Council Records Review

Date	Reference	Applicant	Details
1984	Rodney District Council BPA77870	JC & AR Cowpland	Consent to relocate a 30m ² skyline garage onto site
1984	Rodney District Council BPA263841	JC & AR Cowpland	Construction of timber frame and concrete foundation dwelling with basement block garage 194m ²

There are no other records of note held by Council for this property.

Record of Title

Legal Description	Lot 22 DP 85114 RT NA41B/821
Site Owner	Benjamin Leroy Wedgwood and Simone-Ann Watling
Site Area	0.8086ha
AUP Zoning	Rural – Countryside Living Zone

There is nil of concern on the Record of Title.

9.6 Property 6: 22 Batten Street, Wellsford (Lot 1 DP 179213)

Site condition

A dwelling is located centrally on the site and is surrounded by established trees and vegetation. The house is constructed of orange brick, with concrete surrounds. Nil of concern noted. Site sits within a residential neighbourhood with vehicle access gained from Batten Street, with the southern boundary of the site adjoining 15 Wi Apo Place.



Figure 11: Aerial image of 22 Batten Street, Wellsford
Image courtesy of Auckland Council GIS Maps



Image 4: Dwelling 22 Batten Street, Wellsford

Auckland Council Records Review

Auckland Council holds no records for the existing dwelling.

Date	Reference	Applicant	Details
1995	Rodney District Council R20893	GK Treadwell	Subdivided off Part Deposited Plan 9682 NA1118/228.

There are no other records of note held by Council for this property.

Record of Title

Legal Description	Lot 1 DP 179213 RT NA110C/222
Site Owner	Heather Anne George
Site Area	0.2637ha
AUP Zoning	Rural – Countryside Living Zone

There is nil of concern on the Record of Title.

9.7 Property 7: 26 Batten Street, Wellsford (Lot 2 DP179213)

Site condition

A large site situated on the edge of the residential area with rural land on the eastern boundary. Coloursteel constructed barn constructed in 2005 and converted to a dwelling is located on the western portion of the site with the remainder of the site being grass and established trees and vegetation. Nil of concern noted. Visual inspection conducted from drive only.



Figure 12: Aerial image of 26 Batten Street, Wellsford

Image courtesy of Auckland Council GIS Maps



Image 5: Barn dwelling 26 Batten Street, Wellsford

Auckland Council Records Review

Date	Reference	Applicant	Details
1995	Rodney District Council R20893	GK Treadwell	Subdivided off Pt Sec 25 BLK XV1 Otamatea Survey District DP 9682 RT NA1118/228
2005	Rodney District Council ABA56130	Michael Kane Jacomb	Construction of New Barn (Totalspan) 12m x 24m – stage one
2006	Rodney District Council LAN50627	M & A Jacomb	Resource Consent – Change of Land Use, from barn to dwelling and form a driveway over the required 1 in 5 gradient in the Wellsford Structure Plan Area
2007	Rodney District Council ABA1001914	M & A Jacomb	Proposed barn conversion – Stage two converting barn into dwelling
2012	Auckland Transport TR1430	Gary John Lawford	Application to construct a vehicle crossing

There are no other records of note held by Council for this property.

Record of Title

Legal Description	Lot 2 DP 179213 RT NA110C/223
Site Owner	Gary John Lawford
Site Area	0.9214ha
AUP Zoning	Rural – Countryside Living Zone

There is nil of concern on the Record of Title.

9.8 Property 8: 2 Monowai Street, Wellsford (Lot 18 DP 47752)

Site condition

A dwelling (constructed pre-1971) is located on the eastern portion of the site with the western portion containing established trees and vegetation. A garage was constructed in 2002. The site is situated down a right of way and is located on the edge of a residential area with rural land on the eastern boundary. Dwelling appears to be hardiplank construction with iron roof, no records are held on Council files for the dwelling, despite additional enquiry. A scheme plan held on file however, showing a proposed subdivision of the surrounding land, shows the house in-situ in 1971. Refer Appendix 5. Visual inspection was undertaken from road only.



Figure 13: Aerial image of 2 Monowai Street, Wellsford
Image courtesy of Auckland Council GIS Maps



Image 6: Dwelling 2 Monowai Street, Wellsford

Auckland Council Records Review

Auckland Council holds no records for the dwelling.

Date	Reference	Applicant	Details
1971	Rodney District Council TPA710224	P R Millar	Subdivision consent - Part Deposited Plan 9682 DP 9682 RT NA1118/228

1972	Rodney District Council TP87/72	Mrs AM Millar	Consent to erect and operate boarding kennels for dogs.
2002	Rodney District Council ABA23386	CH Van Der Net	Building consent for garage/workshop 52m ²

There are no other records of note held by Council for this property.

Record of Title

Legal Description	Lot 18 DP 47752 RT NA7A/91
Site Owner	Aline Margaret Van Der Net
Site Area	0.2512ha
AUP Zoning	Rural – Countryside Living Zone

There is nil of concern on the Record of Title.

Asbestos survey required if buildings are to demolished on site or removed from the site. Leaded paint survey required if buildings are to be demolished or removed and site development is to occur. Unverified HAIL I in relation to potential leaching of lead from leaded paint given the age of the buildings on site.

9.9 Property 9: 18 Monowai Street, Wellsford (Lot 2 DP 152849)

Site condition

The site contains a dwelling (constructed in 1972) located in the western portion of the site which is surrounded by established trees and vegetation. A garage was constructed in 2002. Access to the site is via a right of way gaining access from Monowai Street. All adjoining sites contain established residential development with the exception of the site adjoining the eastern boundary, which is rural. Home is hardiplank construction with a concrete basement. Visual inspection of site undertaken from driveway only.



Figure 14: Aerial image of 18 Monowai Street, Wellsford
Image courtesy of Auckland Council GIS Maps



Image 7: Dwelling at 18 Monowai Street, Wellsford

Auckland Council Records Review

Date	Reference	Applicant	Details
1970	Rodney District Council TPA710224	P R Millar	Subdivided off Part Deposited Plan 9682 RT NA1118/228
1972	Rodney District Council BPA39986	G D Phillips	Consent Building Permit - Dwelling
2002	Rodney District Council BPA95167	G D Phillips	Building consent for Garage 42m ²

There are no other records of note held by Council for this property.

Record of Title

Legal Description	Lot 2 DP 152849 RT NA91B/209
Site Owner	Buxton Farm Trustee Limited
Site Area	0.2806ha
AUP Zoning	Rural – Countryside Living Zone

There is nil of concern on the Record of Title.

Asbestos survey required if buildings are to demolished on site or removed from the site. Leaded paint survey required if buildings are to be demolished or removed and site development is to occur. Unverified HAIL I in relation to potential leaching of lead from leaded paint given the age of the buildings on site.

9.10 Property 10: 20 Monowai Street, Wellsford (Lot 1 DP 152849)

Site condition

The site contains a dwelling and a stand-alone garage constructed in 1993. Home is orange brick with concrete surrounds. Nil of concern noted. The site is situated down a right of way which gains access from Monowai Street. The land adjoining the eastern boundary is rural, with all other adjoining land containing established residential development.



Figure 15: Aerial image of 20 Monowai Street, Wellsford
Image courtesy of Auckland Council GIS Maps



Image 8: Dwelling 20 Monowai Street, Wellsford

Auckland Council Records Review

Date	Reference	Applicant	Details
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1992	Rodney District Council SUB15899	G D Phillips	Resource Consent - Site subdivided off 18 Monowai Road.
1993	Rodney District Council BPA38554	P Waterman	Consent Building Permit – Dwelling and garage

There are no other records of note held by Council for this property.

Record of Title

Legal Description	Lot 1 DP 152849 RT NA91B/208
Site Owner	Anthony John Armit & Annabelle Joan Armit
Site Area	0.1549ha
AUP Zoning	Rural – Countryside Living Zone

There is nil of concern on the Record of Title.

9.11 Property 11: 56 Boshier Road, Wellsford (Lot 5 DP 338255)

Site condition

Only a small portion of this site is included in this report as indicated in red below. The portion of land is currently vacant pastoral land.

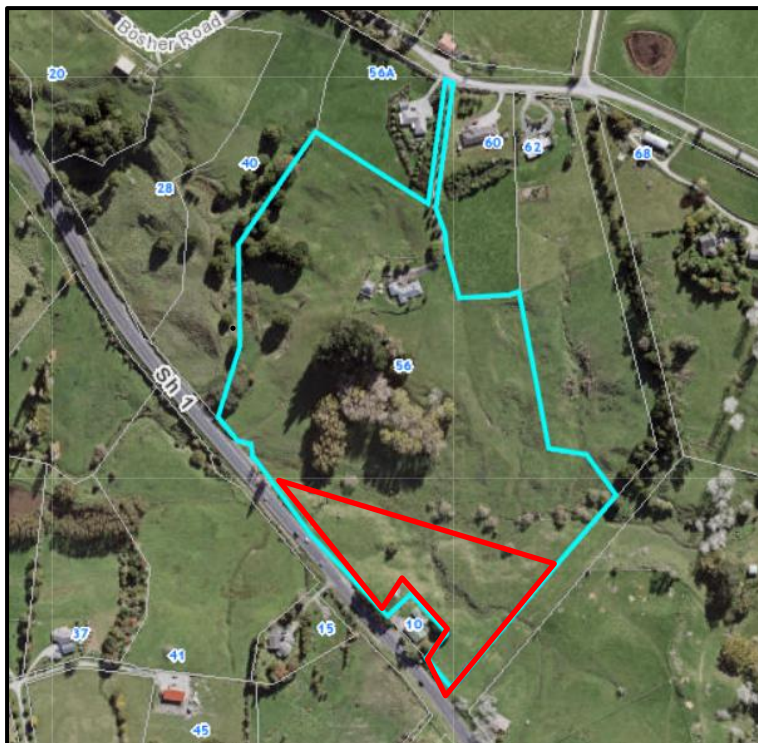


Figure 16: Aerial image of 56 Boshier Road, Wellsford

Image courtesy of Auckland Council GIS Maps

Auckland Council Records Review

The part of the site that is included in this report is vacant pastoral land.

Date	Reference	Applicant	Details
2002	Rodney District Council R34359	GT & JF Sullivan	Subdivision from larger holding

There were no other records of note held by Auckland Council for this property.

Record of Title

Legal Description	Lot 5 DP 338255 RT 157227
Site Owner	George Dragicevich and Lynette Dragicevich
Site Area	8.3925ha
AUP Zoning	Future Urban Zone

Nil of concern noted in the Records of Title.

9.12 Property 12: 10 State Highway 1, Wellsford (Lot 1 DP 61904)

Site condition

Dwelling located on the main State Highway with a separate garage. The property is on tank water with 2 large tanks visible. The home is brick with fibrolite soffits and wooden joinery. Auckland Council do not hold any permits for the dwelling despite additional enquiry, however, the home is visible in 1976 imagery. No HAIL activities have been identified on this site as the home is brick, however, asbestos should be a consideration, should the buildings ever be removed.



Figure 17: Aerial image of 10 State Highway 1, Wellsford
Image courtesy of Auckland Council GIS Maps

Auckland Council Records Review

Auckland Council hold no records for the dwelling.

Date	Reference	Applicant	Details
2005	Rodney District Council	Pistol Properties	Consent for new fireplace

There were no other records of note held by Auckland Council for this property.

Record of Title

Legal Description	Lot 1 DP 61904 RT NA18D/400
Site Owner	Mark Steven Dodd
Site Area	1247m ²
AUP Zoning	Future Urban Zone

Nil of concern noted in the Record of Title.

9.13 Property 13: 374 Rodney Street, Wellsford (Pt Allot SW118 Psh Oruawharo)

Site condition

There are two dwellings recorded on the property, constructed in 1957 and 1967. There is also a permit for additions to a dwelling in 1972 where brick veneer and concrete block walls were added. The description of works specifies that fibrolite asbestos shall be used on soffits in this building. A workshop for farm vehicle maintenance is located on the property. The remainder of the site is predominately pastoral and separated into paddocks with established trees. Access to view buildings could not be gained at the time of site visit but nil of concern noted on pastoral land. HAIL activities to be addressed at the time of further investigation.

Asbestos survey required if buildings are to be demolished or removed from the site. Leaded paint survey required if buildings are to be demolished or removed and site development is to occur. Site to be classified as Unverified HAIL I in relation to potential leaching of lead from leaded paint given the age of the buildings on site, and Unverified HAIL F4 applicable to this property in relation to the workshop, noting that this had a concrete pad.



Figure 18: Aerial image of 374 Rodney Street, Wellsford
Image courtesy of Auckland Council GIS Maps

Auckland Council Records Review

Date	Reference	Applicant	Details
1957	Rodney Country Council 554	KI & LG Curel	Building Permit – Dwelling
1959	Rodney County Council 978	KI & LG Curel	Building Permit for farm workshop. Constructed of pine and metalex, with a concrete base (as shown on site plan).
1967	Rodney County Council A006385	VP & JA Dickson	Building Permit – Dwelling
1972	Rodney County Council E39843	Mr P Payne	Building Permit – Residential Alterations: brick veneer walls and concrete block. Wooden joinery, soffit lining is fibrolite asbestos (as identified within the description of works).

1972	Rodney County Council H94868	Mr P Payne	Building Permit – swimming pool
1990	Rodney County Council 90/1052	NA & DM Adams	Application for Chimney Permit
2004	Rodney District Council ABA42635	Michael Charles Brown	Application for Chimney/Fireplace permit

There were no other records of note held by Auckland Council for this property.

Record of Title

Legal Description	Part South West Allotment 118 Parish of Oruawharo NA1656/67
Site Owner	RAMS Investments 2008 Ltd
Site Area	11.9008ha
AUP Zoning	Future Urban Zone

Nil of concern noted in the Records of Title.

9.14 Property 14: 364 Rodney Street, Wellsford (Lot 1 DP46858)

Site condition

Dwelling built in 1964, primary surrounded by pastoral land. Dwelling is white weatherboard in good condition. The home has a block and hardiplank carport attached and wooden joinery. Site is flat with established trees.



Figure 19: Aerial image of 364 Rodney Street, Wellsford
Image courtesy of Auckland Council GIS Maps

Auckland Council Records Review

Date	Reference	Applicant	Details
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1964	Rodney District Council	Marjorie Pebbles	Consent for dwelling and new fireplace
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There were no other records of note held by Auckland Council for this property.

Record of Title

Legal Description	Lot 1 Deposited Plan 46858 RT NA1656/64
Site Owner	Wendy Joan Palmer
Site Area	868m ²
AUP Zoning	Future Urban Zone

Nil of concern noted in the Records of Title.

Asbestos survey required if buildings are to demolished on site or removed from the site. Leaded paint survey required if buildings are to be demolished or removed and site development is to occur. Site can be classified as Unverified HAIL I in relation to potential leaching of lead from leaded paint given the age of the buildings on site.

9.15 Property 15: 362 Rodney Street, Wellsford (Lot 2 DP 46858)

Dwelling constructed centrally on site in 1959. Garage constructed in 1964. Residential dwellings are located on surrounding land to north and south, with pastoral land on eastern boundary.

Site condition



Figure 20: Aerial image of 362 Rodney Street, Wellsford
Image courtesy of Auckland Council GIS Maps

Auckland Council Records Review

Date	Reference	Applicant	Details
1959	Rodney District Council	Alexander Graham Nathan	Consent for Dwelling with fireplace

1964	Rodney District Council	Alexander Graham Nathan	Consent for garage
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There were no other records of note held by Auckland Council for this property.

Record of Title

Legal Description	Lot 2 Deposited Plan 46858 RT NA1656/64
Site Owner	Andrew Sydney Dyer
Site Area	936m ²
AUP Zoning	Future Urban Zone

Nil of concern noted in the Records of Title.

Asbestos survey required if buildings are to demolished on site or removed from the site. Leaded paint survey required if buildings are to be demolished or removed and site development is to occur. Unverified HAIL I in relation to potential leaching of lead from leaded paint given the age of the buildings on site.

9.16 Property 16: 360 Rodney Street, Wellsford (Lot 3 DP 46858)

Site condition

Dwelling constructed on site in 1960. Residential dwellings are located to the north and south, and pastoral land bounds the eastern margin of the property.



Figure 21: Aerial image of 360 Rodney Street, Wellsford
Image courtesy of Auckland Council GIS Maps

Auckland Council Records Review

Date	Reference	Applicant	Details
1960	Rodney District Council	Maurice Claude Melville	Consent for Dwelling with fireplace

There were no other records of note held by Auckland Council for this property.

Record of Title

Legal Description	Lot 3 DP 46858 RT NA1918/85
Site Owner	Yeoman Wayne Dowson, Rowena Shirley Dowson, Lance Stuart Dowson and Sharon Maree Middleton
Site Area	1004m ²
AUP Zoning	Future Urban Zone

Nil of concern noted in the Records of Title.

Asbestos survey required if buildings are to demolished on site or removed from the site. Leaded paint survey required if buildings are to be demolished or removed and site development is to occur. Unverified HAIL I in relation to potential leaching of lead from leaded paint given the age of the buildings on site.

9.17 Property 17: 358 Rodney Street, Wellsford (Lot 4 DP 46858)

Site condition

Dwelling located centrally on site, constructed in 1960, pastoral land on southern and eastern boundary.



Figure 22: Aerial image of 358 Rodney Street, Wellsford
Image courtesy of Auckland Council GIS Maps

Auckland Council Records Review

Date	Reference	Applicant	Details
1960	Rodney District Council	Lewis Grice	Consent for Dwelling

1979	Rodney District Council	Lewis Grice	Consent for swimming pool and extension to dwelling
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There were no other records of note held by Auckland Council for this property.

Record of Title

Legal Description	Lot 4 DP 46858 RT NA1864/29
Site Owner	Thomas Herbert Iles and Heather Iles
Site Area	986m ²
AUP Zoning	Future Urban Zone

Nil of concern noted in the Records of Title.

Asbestos survey required if buildings are to demolished on site or removed from the site. Leaded paint survey required if buildings are to be demolished or removed and site development is to occur. Unverified HAIL I in relation to potential leaching of lead from leaded paint given the age of the buildings on site.

9.18 Property 18: 338 Rodney Street, Wellsford (Part South Eastern Portion Allotment 118 Parish of Oruawhoro)

Site condition

The site is predominately pastoral with a dwelling located on the western boundary. A farm race runs through the entire site from west to east with a farm building (small milking shed) or timber, iron and concrete construction with concrete floor, located in the centre of the site and a second smaller accessory building on the eastern boundary, half round corrugated hay barn. The site is surrounded by farmland to the north and east and residential housing to the west and south.



Figure 23: Aerial image of 338 Rodney Street, Wellsford
Image courtesy of Auckland Council GIS Maps

Auckland Council Records Review

No records are held for the dwelling, historic aerial photography shows that the dwelling and sheds are visible from 1961.

Date	Reference	Applicant	Details
1967	Rodney Country Council 92453	ML Watson	Building Permit – Alterations to Milking shed
1970	Rodney County Council 32035	Noel Kelly Investments	Building Permit Alterations to car shed (garage)
1980	Rodney County Council R12740	Ken Simpson Surveyors On behalf of owners A Payne	Resource Consent to subdivide (dwellings to south of site)
1986	Rodney County Council 9727	G Powell	Building Permit – Extension to Dwelling

There were no other records of note held by Auckland Council for this property.

Record of Title

Legal Description	Part South Eastern Portion Allotment 118 Parish of Oruawharo RT NA47A/1223
Site Owner	Wellsford Welding Club Limited
Site Area	24.754ha
AUP Zoning	Future Urban Zone

Nil of concern noted in the Records of Title.

Asbestos survey required if buildings are to demolished on site or removed from the site. Leaded paint survey required if buildings are to be demolished or removed and site development is to occur. Unverified HAIL I in relation to potential leaching of lead from leaded paint given the age of the buildings on site.

9.19 Property 19: Pt Allot 117 SO 22925 State Highway 1, Wellsford (Part Allotment 117 Oruawharo Parish)

Site condition

Vacant pastoral land. The site has a railway line on the eastern boundary.



Figure 24: Aerial image of Pt Allot 117 SO 22925 State Highway 1, Wellsford
Image courtesy of Auckland Council GIS Maps

Auckland Council Records Review

Auckland Council Property Team holds no records for this lot.

Record of Title

Legal Description	Part Allotment 117 Oruawharo Parish RT NA1065/132
Site Owner	Wellsford Welding Club Limited
Site Area	11.8768ha

AUP Zoning	Future Urban Zone
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Nothing of concern noted in the Records of Title.

9.20 Property 20: 96 Boshier Road, Wellsford (Lot 1 DP 69586)

Site condition

Only a small portion of this site is included in this report as indicated below and is vacant pastoral land. The site has a railway line on the eastern boundary. Uncertified fill and potential migration of contaminants from railway activities is a consideration.

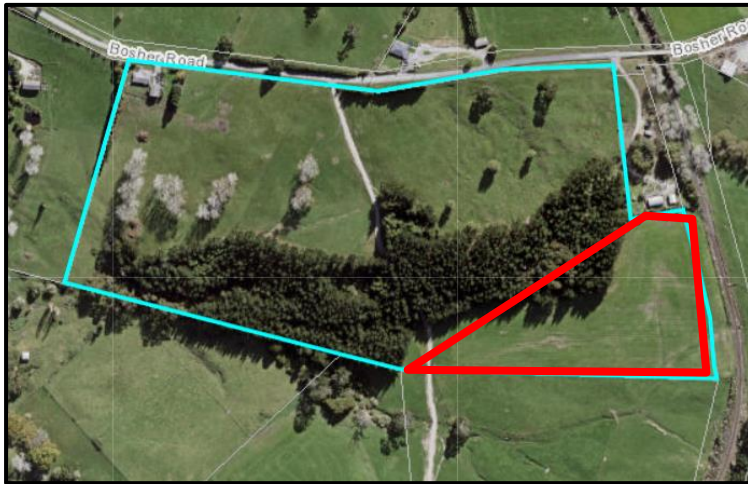


Figure 25: Aerial image of Pt Allotment 117 SO 22925, State Highway 1, Wellsford
Image courtesy of Auckland Council GIS Maps

Auckland Council Records Review

The part of the site that is included in this report is vacant pastoral land.

Record of Title

Legal Description	Lot 1 DP 69586 RT NA25C/490
Site Owner	Paul Edward Shepherd and Rachel Anne Louise Petterson
Site Area	15.1041ha (portion of)
AUP Zoning	Future Production Zone

Nil of concern noted in the Records of Title.

10 Site Characterisation

Table 3: Potential Contaminants of Concern

HAIL Activity	Contaminants of Concern	Comments
<i>HAIL F4: Motor Vehicle Workshop</i>	Hydrocarbons including PAHs, solvents, and metals contained in waste oil	Identified Farm Workshop on main farm at 374 Rodney Street, Wellsford
<i>HAIL I: Any other land that has been subject to the intentional or accidental release of a hazardous substance in sufficient quantity that it could be a risk to human health or the environment</i>	<p>The potential release of heavy metals from aged construction materials in buildings, in particular Lead.</p> <p>Cadmium associated with former super phosphate fertiliser application on pastorally farmed land.</p>	<p>Aged buildings have the potential to release heavy metals from aged construction materials, in particular Lead from the use of leaded paint.</p> <p>Cadmium associated with former super phosphate fertiliser application on pastorally farmed land can lead to accumulation of the heavy metal Cadmium in topsoil. Land that is proposed for future lifestyle development may require screening to ensure that Cadmium levels meet the applicable rural-residential SCS value.</p>
<i>Hail H: Any land that has been subject to the migration of hazardous substances from adjacent land in sufficient quantities that it could be a risk to human health or the environment</i>	Hydrocarbons including PAH's solvents creosote/phenols, and metals due to migration from the adjacent railway at Pt Lot 2 DP 26722, Pt Lot 4 DP 9919 and Pt Sec 25 DP 9682, Monowai Street, 11 Wi Apo Place and 96 Boshier Road and Pt Allot 117 SO 22925	There is the potential for uncertified/non-engineered fill to be present on sites adjoining railway land. It is considered that this soil may have been impacted by contaminants leeching that are associated with the railway activity.

Table 4: Conceptual Site Model

Potential Source	Contaminants of Concern	Potential Pathway	Potential Receptors	Comments
<i>HAIL F4: Motor Vehicle Workshop</i>	Hydrocarbons including PAHs, solvents, and metals contained in waste oil	Dermal absorption of contaminants, inhalation of contaminated dust, consumption of produce grown in contaminated soil.	<i>Humans residing on the land. Earthwork contractors.</i>	Identified Farm Workshop on main farm at 374 Rodney Street, Wellsford
<i>HAIL I: Any other land that has been subject to the intentional or accidental release of a hazardous substance in sufficient quantity that it could be a risk to human health or the environment</i>	<p>The potential release of heavy metals from aged construction materials in buildings, in particular Lead.</p> <p>Cadmium associated with former super phosphate fertiliser application on pastorally farmed land.</p>	<p>Dermal absorption of contaminants, inhalation of contaminated dust, consumption of produce grown in contaminated soil.</p> <p>Ingestion is the primary pathway of exposure for lead. Approximately 10-70% of ingested lead is absorbed by the body (~50% in children and ~10% for adults). Inhalation is the second major pathway of lead</p>	<i>Humans residing on the land. Earthwork contractors.</i>	<p>Further detailed site investigation may be required associated with:</p> <p>(1) the potential release of heavy metals, in particular lead from leaded paint on aged buildings, constructed pre-1980 where applicable.</p>

		exposure; however, unlike ingestion, almost all inhaled lead is absorbed into the body. Dermal lead absorption is not found to be a significant route of exposure ¹ , noting the predominant form of lead is inorganic.		(2) pastoral land being rezoned for lifestyle development. This is to ensure that the contaminants in the soil meet the applicable soil contaminant standards as set by the NESCS.
<i>Hail H: Any land that has been subject to the migration of hazardous substances from adjacent land in sufficient quantities that it could be a risk to human health or the environment</i>	Hydrocarbons including PAH's, solvents creosote/phenols, and metals due to the adjacent railway at Pt Lot 2 DP 26722, Pt Lot 4 DP 9919 and Pt Sec 25 DP 9682, Monowai Street, 11 Wi Apo Place and 96 Boshier Road and Pt Allot 117 SO 22925	Dermal absorption of contaminants, inhalation of contaminated dust, consumption of produce grown in contaminated soil.	<i>Humans residing and working on the land. Earthwork contractors.</i>	Further detailed site investigation may be required to ensure that the land adjoining the railway activity on the eastern portion of the development area including any uncertified/non-engineered fill is fit for the intended development.

9 Regulatory Assessment

In accordance with Regulations 5(4) and 5(6) of the NESCS, soil disturbance and a change in land use are activities to which the standard applies where a HAIL activity is, has, or is more likely than not to have occurred. The following HAIL activities have been identified within the Structure Plan area (which encompasses the Plan Change area):

- *HAIL I: Any other land that has been subject to the intentional or accidental release of a hazardous substance in sufficient quantity that it could be a risk to human health or the environment, associated with:*
 - Potential leaching of heavy metals from aged building paint and construction materials, in particular Lead from leaded paint, applied prior to 1979;
 - Cadmium released as an impurity into soils from the regular and prolonged application of superphosphate fertiliser associated with former pastoral farming activities (only applicable to proposed lifestyle lots in southern portion of Structure Plan);
- *Hail H Any land that has been subject to the migration of hazardous substances from adjacent land in sufficient quantity that it could be a risk to human health or the environment* in association with potential migration of contaminants into soils (including uncertified fill if present) adjoining the railway on the eastern boundary of the development area.
- *HAIL F4: Motor vehicle workshops* associated with farm workshop at 374 Rodney Street, Wellsford.

¹ World Health Organisation and Pan American Health Organisation, 2021

Accordingly, future development of these sites and/or a change in land use may be subject to the provisions of the NESCS and require further investigation.

10 Conclusions

This investigation has determined that several of the sites within the proposed Wellsford North Structure Plan area may have been subjected to the following Unverified HAIL activities. Accordingly, any soil disturbance, change in land use or subdivision on this land will likely require further investigation under the provisions of the NESCS.

Table 5: Summary of HAIL Activities identified

Property Reference number	Address	Identified Unverified HAIL Activities:
1	Pt Lot 4 DP 9919, Monowai Street	HAIL H - site is adjacent to KiwiRail's existing North Auckland Line and as such uncertified fill and potential migration of contaminants from railway activities into soil on the eastern boundary may be a consideration. HAIL I - Cadmium screening recommended as site will become residential large lot zone and has a long standing history of pastoral use, including dairy.
2	Pt Lot 2 DP 26722, Monowai Street	HAIL H - site is adjacent to KiwiRail's existing North Auckland Line and as such uncertified fill and potential migration of contaminants from railway activities into soil on the eastern boundary may be a consideration. HAIL I - Cadmium screening recommended as site will become residential large lot zone and has a long standing history of pastoral use, including dairy.
3	Pt Sec 25 DP 9682, Monowai Street	HAIL H - site is adjacent to KiwiRail's existing North Auckland Line and as such uncertified fill and potential migration of contaminants from railway activities into soil on the eastern boundary may be a consideration. HAIL I - Cadmium screening recommended as site will become residential large lot zone and has a long standing history of pastoral use, including dairy.
4	11 Wi Apo Place	HAIL H - site is adjacent to KiwiRail's existing North Auckland Line and as such uncertified fill and potential migration of contaminants from railway activities into soil on the eastern boundary may be a consideration. HAIL I - Cadmium screening recommended as site will become residential large lot zone and has a long standing history of pastoral use, including dairy.

5	15 Wi Apo Place	HAIL I - Cadmium screening recommended as site will become residential large lot zone and has a long standing history of pastoral use, including dairy.
6	22 Batten Street	No HAIL identified
7	26 Batten Street	No HAIL identified
8	2 Monowai Street	HAIL I - in relation to potential leaching of lead from leaded paint given the age of the buildings on site. Asbestos survey recommended if building is to be removed.
9	18 Monowai Street	HAIL I - in relation to potential leaching of lead from leaded paint given the age of the buildings on site. Asbestos survey recommended if building is to be removed
10	20 Monowai Street	No HAIL identified
11	56 Boshier Road	No HAIL identified
12	10 State Highway 1	No HAIL identified, noting that asbestos should be a consideration, should the buildings ever be removed.
13	374 Rodney Street	HAIL I - in relation to potential leaching of lead from leaded paint given the age of the buildings on site, noting that asbestos should be a consideration, should the buildings ever be removed. HAIL F4 - in relation to the workshop, noting that this had a concrete pad.
14	364 Rodney Street	HAIL I - in relation to potential leaching of lead from leaded paint given the age of the buildings on site. Asbestos survey recommended if building is to be removed.
15	362 Rodney Street	HAIL I - in relation to potential leaching of lead from leaded paint given the age of the buildings on site. Asbestos survey recommended if building is to be removed
16	360 Rodney Street	HAIL I - in relation to potential leaching of lead from leaded paint given the age of the buildings on site. Asbestos survey recommended if building is to be removed
17	358 Rodney Street	HAIL I - in relation to potential leaching of lead from leaded paint given the age of the buildings on site. Asbestos survey recommended if building is to be removed
18	338 Rodney Street	HAIL I - in relation to potential leaching of lead from leaded paint given the age of the buildings on site. Asbestos survey recommended if building is to be removed
19	Pt Allot 117 SO 22925 State Highway 1	HAIL H - site is adjacent to KiwiRail's existing North Auckland Line and as such uncertified fill and potential migration of contaminants from railway activities into soil on the eastern boundary may be a consideration.
20	96 Boshier Road	HAIL H - site is adjacent to KiwiRail's existing North Auckland Line and as such uncertified fill and potential

		migration of contaminants from railway activities into soil on the eastern boundary may be a consideration
--	--	--

Further investigation of the land identified as being subject to unverified HAIL activities will be required at the time of site development. It is likely that this will be in the form of a detailed site investigation prepared by a suitably qualified and experienced practitioner (SQEP) in accordance with the provisions of the current edition of the Ministry for the Environment Contaminated Land Management Guidelines may be required to support future development on each of these particular lots. If any further detailed site investigation confirms that contaminant levels on the site exceed the soil contaminant standards set by the NESCS, then a Remedial Action Plan (RAP) / Site Management Plan (SMP) and remediation of the site in accordance with the approved RAP/SMP, as well as site validation sampling and reporting are likely to be required. These reports should also be prepared by a SQEP in accordance with relevant guidelines.

Additionally, it is recommended that prior to the demolition of any buildings constructed prior to 1984, an asbestos survey be carried out by a suitably qualified professional. Prior to the demolition of any building constructed prior to 1979, it is recommended that a lead survey be carried out by a suitably qualified professional. All demolition works shall be carried out in accordance with the recommendations of these surveys. If either contaminant is detected, then soil sampling may be required in this location.

If an area of potential contamination that was previously unidentified within this report is uncovered during site development, then the area is to be immediately cordoned off, works shall cease and the suitably qualified and experienced practitioner (SQEP) notified who shall assess the potential risks associated with this. Typical signs of potential soil contamination may include:

- Soils that appear discoloured (black, green staining most common)
- Soils that have an odour (petroleum hydrocarbons, oil)
- Soils encountered containing separate phase hydrocarbon (consent required)
- Inclusions of materials in soil
- Fragments of fibre cement board that may be indicative of asbestos
- Underground Storage Tanks (USTs)

Where additional contaminants are identified, additional investigation, consenting, controls and/or management may be required.

Disclaimer:

This report has been prepared for the benefit of the client with respect to the particular brief given to us and it may not be relied upon in other contexts or for any other purpose without our prior review and agreement. Findings and recommendations contained within this report are based on a review of existing information and the writer of the report takes no responsibility for any inaccuracies in information supplied by a third party.

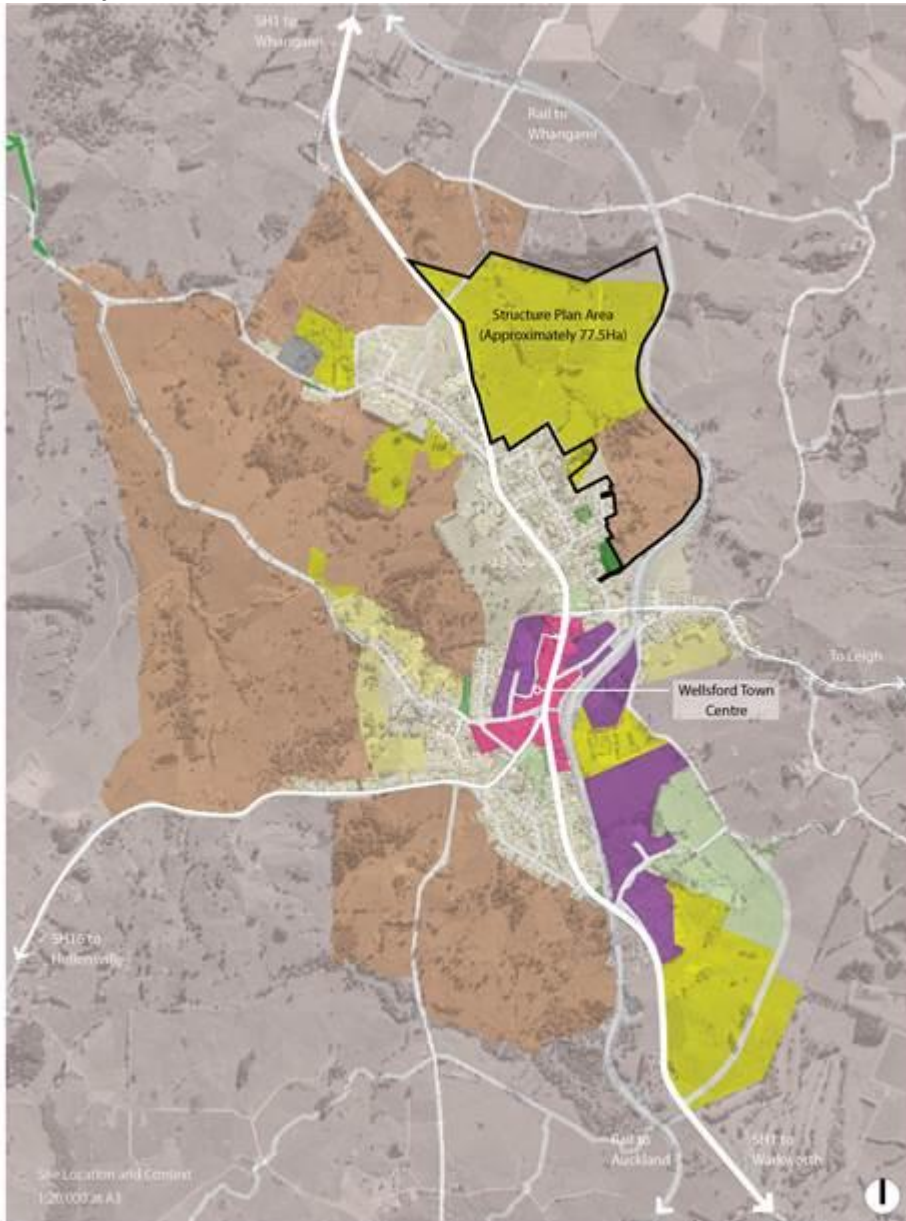
Report prepared and certified by:

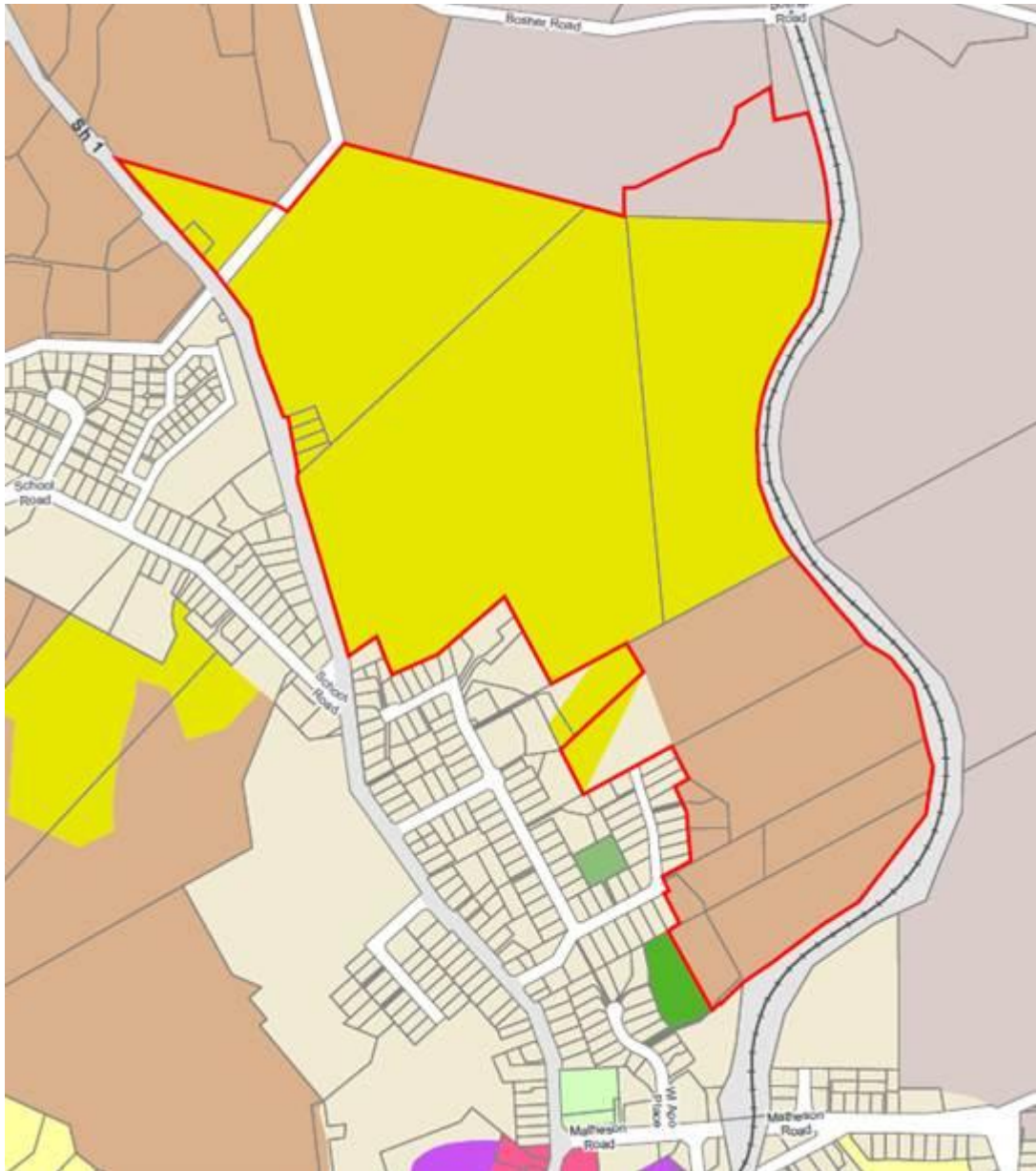


Kelly Deihl
Principal Scientist

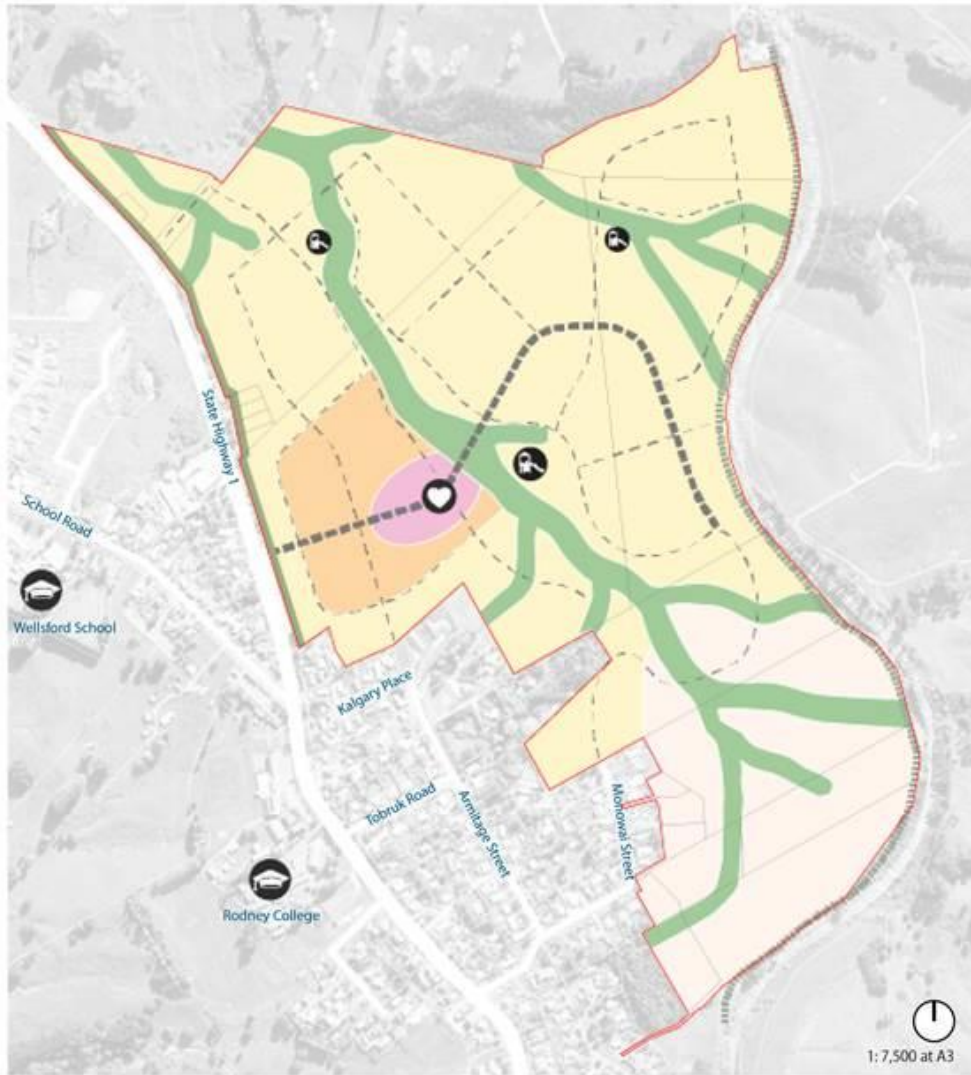
Appendix 1: Site Plan

Land subject to Wellsford North Structure Plan





Draft Wellsford North Structure Plan

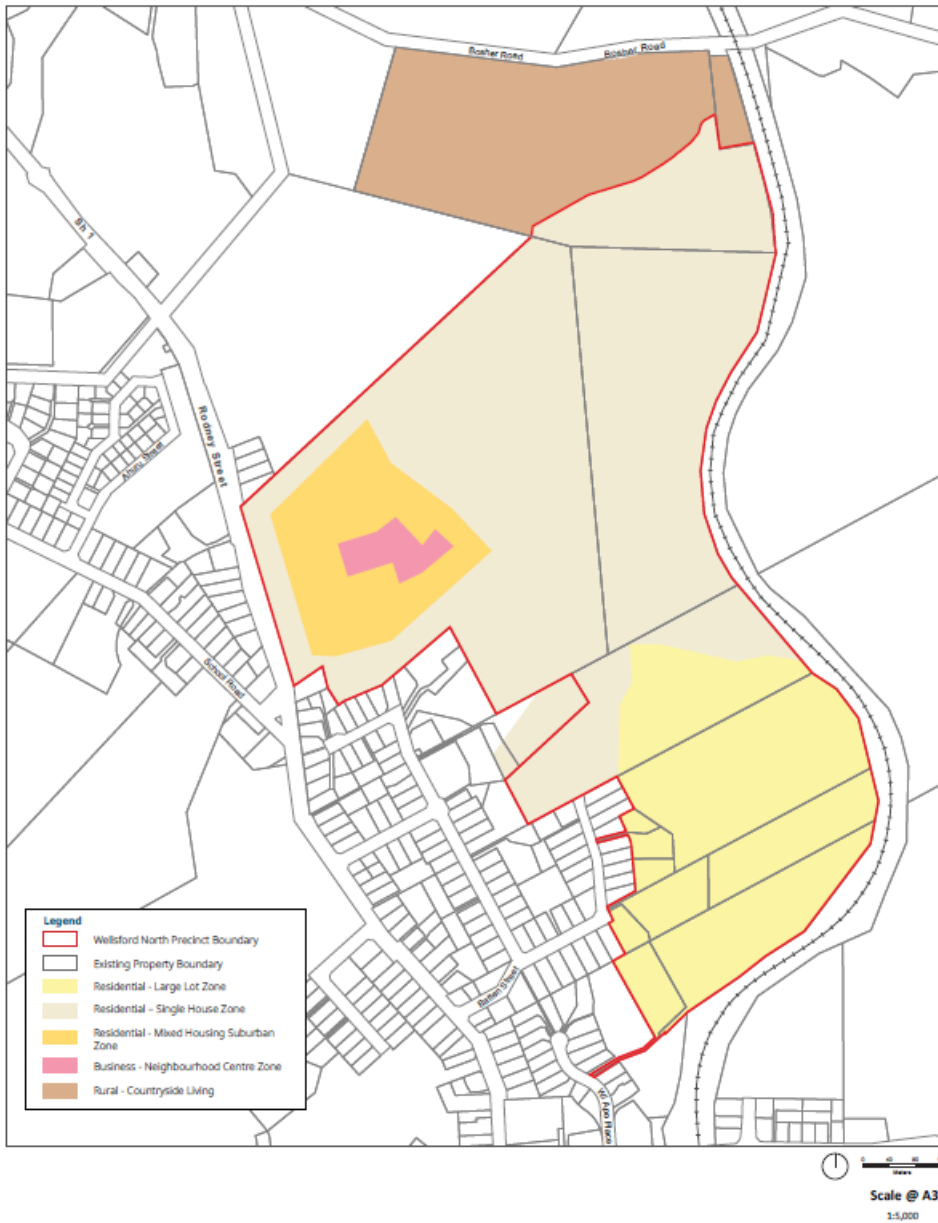


Structure Plan

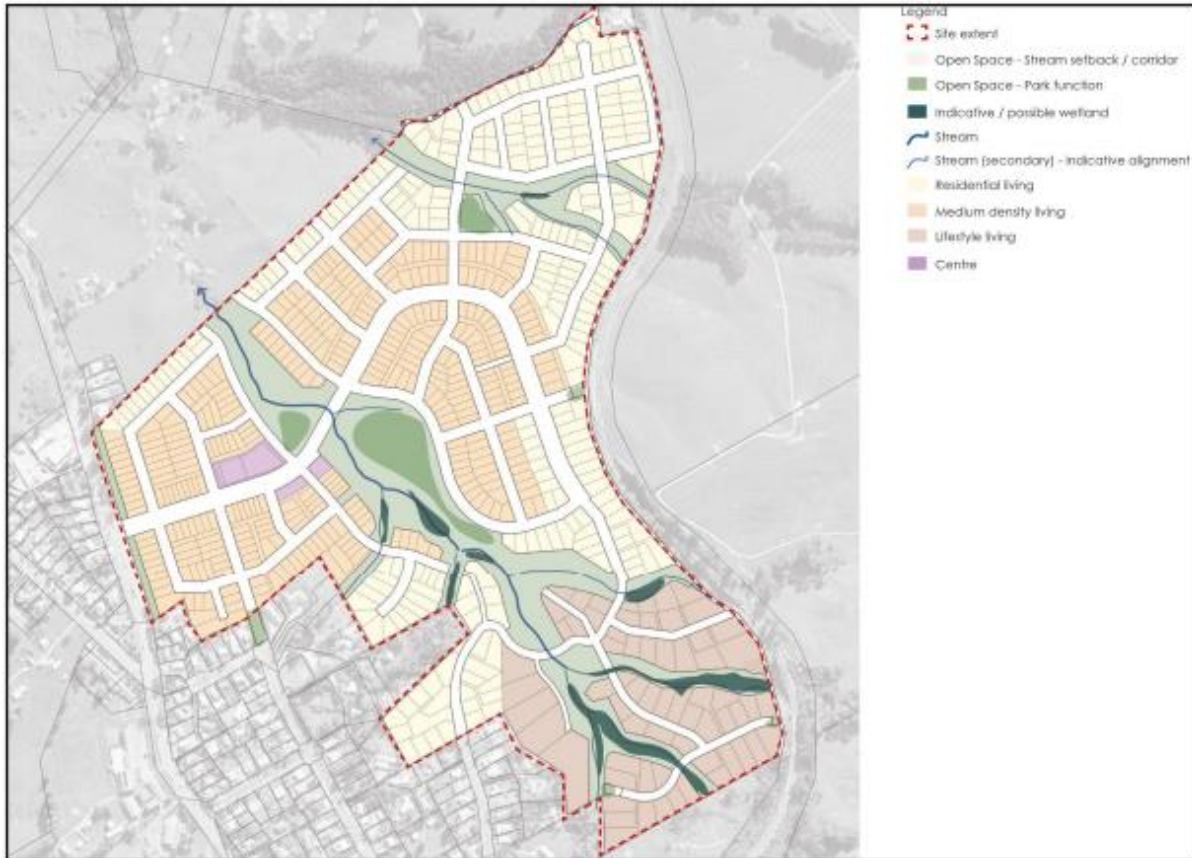
Legend

- | | |
|---|--|
|  Structure plan extent |  Main Collector Road |
|  Property Boundary |  Local Streets |
|  Indicative Lifestyle Living |  Greenway Cycleway |
|  Indicative Lower Density Residential |  10m Landscape Buffer |
|  Indicative Medium Density Residential |  Indicative Playground |
|  Indicative Village Centre |  Indicative Village Centre Public Space |
|  Ecological Areas / Open Spaces |  Existing Schools |

Proposed Wellsford North Zoning Map



Draft Wellsford North Plan Change Area



Appendix 2: Records of Title

Property 1: Pt Lot 4 DP 9919, Monowai Street, Wellsford



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**
Historical Search Copy



R. W. Muir
Registrar-General
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier NA1358/94
Land Registration District North Auckland
Date Issued 06 February 1957

Prior References
 NA994/219


Estate Fee Simple
Area 6.7213 hectares more or less
Legal Description Part Lot 4 Deposited Plan 9919
Original Registered Owners
 John Desmond Jones and Georgina Maria Woolston

Interests
 Fencing Agreement in Transfer 85173
 K75112 Notice of a Building Restriction on part Lot 21 Scheme Plan 7461(N) - 8.2.1960 at 9.00 am
 7253723.1 Mortgage to ASB Bank Limited - 28.2.2007 at 11:00 am
 11252357.2 Discharge of Mortgage 7253723.1 - 24.10.2018 at 3:52 pm
 11252357.3 Transfer to Wellsford Welding Club Limited - 24.10.2018 at 3:52 pm

Identifier

NA1358/94

NORTH Land and District
Registerbook, FORM No. 9
Vol. 1358, folio 94



NEW ZEALAND

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

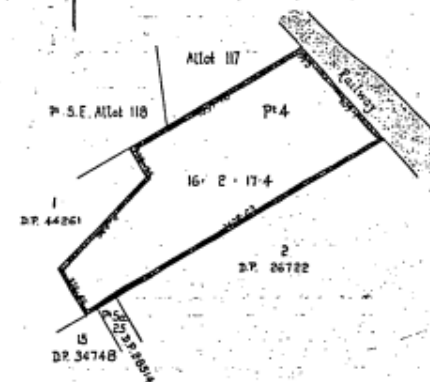
Reference: Vol. 994, Folio 219
Transfer No. 583816
Order for N/C No.

This Certificate, dated the sixth day of February, one thousand nine hundred and eighty seven
under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND Witnesseth that
MAX LINDEN WATSON of Welleford farmer


In and 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 say: All that parcel of land containing sixteen acres two roods seventeen perch
four perches more or less being part Lot 4 Deposited Plan 9919 and being part Section 25 Block XVI
Otamatea Survey District.

XVI Otamatea S.D.

**EQUIVALENT METRIC
AREA IS 6.723 ha**
6.723 ha



Scale = 5 chains to an inch
1:1000



C.M. Dunning
District Land Registrar

Agreement as to fencing contained in Transfer 89173.
C.M. Dunning
K.75112 notice of a building restriction
on part of Lot 2 Scheme 114a 706160
Entered 2/2/1960 at 70c from A.R.
mortgage 493906
2nd mortgage 501212
4/1/1960
at 2.05%
8/7/73 Transfer to North Valley Investments
limited Produced 23.9.1986 at 9.0%
8/7/73 Mortgage to *Frankie Watson*
Produced 23.9.1986 at 9.0%
20/6/54 *Produced in the form of the
part of the 1st mortgage account 9.2
7.9.1954*
11/5/57 *Produced*

THIS REPRODUCTION (ON A REDUCED SCALE)
CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL REGISTER FOR THE PURPOSES OF
SECTION 115 LAND TRANSFER ACT 1952.

C. Ferguson for A.L.R.

(OVER)

Identifier

NA1358/94

1358/94

260753.1 Variation of Mortgage
A506656 - 29.5.1974 at 9.12 oc.
[Signature] for A.L.R.

782011.1 Transfer to William Mainland Heays
of Wellsford retired farmer - 21.1.1981 at
11.27 o'c
[Signature] A.L.R.

782011.2 Mortgage ~~CHARGED~~ Investments
Limited - 21.1.1981
[Signature] A.L.R.

B.090662.1 Transmission to Alma Beatrice
Heays of Wellsford widow as executrix -
2.8.1982 at 2.29 o'c
[Signature]

B.090662.2 Transfer to Alma Beatrice Heays
abovenamed - 2.8 1982 at 2.29 o'c
[Signature]
A.L.R.

B.530393.2 Transmission to Keith Noel
Mainland farmer and Lewis Dines Ashford
insurance representative both of Wellsford
as executors - 29.4.1986 at 11.4 oc
[Signature]

C.430737.1 Transfer to John Desmond Jones
mill supervisor and Georgina Maria Woolston
purchasing officer both of Wellsford
13.11.1992 at 9.04 o'c
[Signature]
A.L.R.

Property 2: Pt Lot 2 DP 26722, Monowai Street



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Historical Search Copy**



R. W. Muir
Registrar-General
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier NA1888/29
Land Registration District North Auckland
Date Issued 13 October 1960

Prior References
NA780/52

Estate Fee Simple
Area 5.7503 hectares more or less
Legal Description Part Lot 2 Deposited Plan 26722
Original Registered Owners
John Desmond Jones and Georgina Maria Woolston

Interests
Fencing Agreement in Transfer 85174
11252357.3 Transfer to Wellsford Welding Club Limited - 24.10.2018 at 3:52 pm



Identifier

NA1888/29

Vol. 780 Folio 52

NORTH Land and Death-1 FORM No. 1
REGISTER

Reference: Transfer No. 647909
Order for N/C No.

NEW ZEALAND

Register-book Vol. 1888 Folio 29

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate, dated the Thirteenth day of October one thousand nine hundred and sixty under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND WITNESSETH that MAX LYNDEN WATSON of Wellisford farmer

is seized 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. ESSED be the several admeasurements, a little more or less, that is to say: All that parcel of land containing 18 ACRES 33.5 PERCHES more or less being part of Lot 2 on Deposited Plan 26722 and being part of Section 25 Block XVI Otamatea Survey District

XVI Otamatea S.D.

EQUIVALENT METRIC AREA IS 5.7503 ha

Scale: 3 chains - 1 inch

THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF THE LAND TRANSFER ACT 1952.

259753.1 Variation of Mortgage A306656 - 28.5.1974 at 9.12 oc.

OVER...



Identifier

NA1888/29

1888/29

782011.1 Transfer to William Mainland Heays of Wellsford, retired farmer - 21.1.1981 at 11.27 o'c

William Mainland Heays
A.L.R.

782011.2 Mortgage charged to Heays Family Investments Limited - 21.1.1981 at 11.27 o'c

William Mainland Heays
A.L.R.

B.090662.1 Transmission to Alma Beatrice Heays of Wellsford widow as executrix - 2.8.1982 at 2.29 o'c

Alma Beatrice Heays
A.L.R.

B.090662.2 Transfer to Alma Beatrice Heays above named - 2.8.1982 at 2.29 o'c

Alma Beatrice Heays
A.L.R.

B.530393.2 Transmission to Keith Noel Mainland farmer and Lewis Dines Ashford insurance representative both of Wellsford as executors - 29.4.1986 at 11.41 o'c

Keith Noel Mainland
A.L.R.

C.430737.1 Transfer to John Desmond Jones mill supervisor and Georgina Maria Moulton purchasing officer both of Wellsford - 13.11.1992 at 9.04 o'c

John Desmond Jones
A.L.R.



Property 3: Pt Sec 25 DP 9682, Monowai Street, Wellsford



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Historical Search Copy**



R. W. Muir
Registrar-General
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier NA1118/228
Land Registration District North Auckland
Date Issued 13 August 1954

Prior References
NA709/72

Estate Fee Simple
Area 2.0991 hectares more or less
Legal Description Part Deposited Plan 9682
Original Registered Owners
John Desmond Jones and Georgina Maria Woolston

Interests
Fencing Agreement in Transfer 272363
Fencing Agreement in Transfer 304703
11252357.3 Transfer to Wellsford Welding Club Limited - 24.10.2018 at 3:52 pm



Identifier

NA1118/228

REGISTER

Reference: Vol. 709, Folio 72 Transfer No. Order for N/C No. C.31783

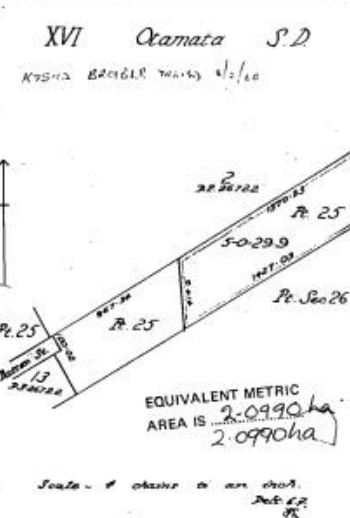


Register-book, Vol. 1118, folio 228

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate, dated the thirteenth day of August, one thousand nine hundred and fifty-four under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND, in witness that ARCHIBALD SIDNEY LORD of Wairoa, garage proprietor,

is seized of an estate in fee-simple (subject to such reservations, restrictions, easements, 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. GOOD, to the several addresses to a little more or less, that is to say: All that parcel of land containing five acres and twenty-nine decimal nine perches more or less being part of the land on Deposited Plan 5082 and being part Section 25 Block XVI Otamatea Survey District.



Agreements as to fencing contained in Transfer 627909 to man linden Wilson of Willeford, farmer. Produced 13.10.1960. 1951. 1952. 1953. 1954. 1955. 1956. 1957. 1958. 1959. 1960. 1961. 1962. 1963. 1964. 1965. 1966. 1967. 1968. 1969. 1970. 1971. 1972. 1973. 1974. 1975. 1976. 1977. 1978. 1979. 1980. 1981. 1982. 1983. 1984. 1985. 1986. 1987. 1988. 1989. 1990. 1991. 1992. 1993. 1994. 1995. 1996. 1997. 1998. 1999. 2000. 2001. 2002. 2003. 2004. 2005. 2006. 2007. 2008. 2009. 2010. 2011. 2012. 2013. 2014. 2015. 2016. 2017. 2018. 2019. 2020. 2021. 2022. 2023. 2024. 2025.

THIS REPRODUCTION ON A PHOTO-COPY IS CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 154(1)(b) TRANSFER ACT 1952. L. G. Gorman D.L.R.

Identifier

NA1118/228

1118/228

259753.1 Variation of Mortgage
A306656 - 28.5.1974 at 9.12 oc.
[Signature] for A.L.R.

782011.1 Transfer to William Mainland Heays
of Wellsford retired farmer - 21.1.1981 at
11.27 o'c
[Signature] A.L.R.

782011.2 Mortgage to ~~WELLSFORD~~ Investments
Limited - 21.1.1981 at 11.27 o'c
[Signature] A.L.R.

B.090662.1 Transmission to Alma Beatrice
Heays of Wellsford widow as executrix -
2.8.1982 at 2.29 o'c
[Signature]

B.090662.2 Transfer to Alma Beatrice Heays
abovenamed - 2.8.1982 at 2.29 o'c
[Signature] A.L.R.

B.530393.2 Transmission to Keith Noel
Mainland farmer and Lewis Dines Ashford
insurance representative both of Wellsford
as executors - 29.4.1986 at 11.27 o'c
[Signature] A.L.R.

C.430737.1 Transfer to John Desmond Jones
mill supervisor and Georgina Maria Woolsten
purchasing officer both of Wellsford
13.11.1992 at 9.04 o'c
[Signature] A.L.R.



Property 4: 11 Wi Apo Place, Wellsford



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Historical Search Copy**



Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier NA41B/822
Land Registration District North Auckland
Date Issued 14 July 1978
Prior References
 NA13A/1356

Estate Fee Simple
Area 3.4087 hectares more or less
Legal Description Lot 23 Deposited Plan 85114
Original Registered Owners
 Stanley Cowpland

Interests

380067.1 Building Line Restriction
 Appurtenant hereto is a right of way specified in Easement Certificate 425309.1
 Subject to a right of way over parts marked A and B on DP 85114 specified in Easement Certificate 425309.1
 The easements specified in Easement Certificate 425309.1 are subject to Section 37 (1) (a) Counties Amendment Act 1961
 Appurtenant hereto is a right of way specified in Easement Certificate 727474.4 - 14.7.1978 at 9:37 am
 Subject to a right of way over part marked B on DP 85114 specified in Easement Certificate 727474.4 - 14.7.1978 at 9:37 am
 The easements specified in Easement Certificate 727474.4 are subject to Section 37 (1) (a) Counties Amendment Act 1961
 C021621.3 Mortgage to ASB Bank Limited - 27.7.1989 at 10:25 am
 5404017.1 Discharge of Mortgage C021621.3 - 15.11.2002 at 9:00 am
 7368200.1 Transfer to Shanjesh Prasad - 5.6.2007 at 9:11 am

Identifier

NA41B/822

Referred
 Prior G/T 13A/1356
 Transfer No.
 N.C. Order No. 727474.1

Land and Deeds 69



REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 14th day of July one thousand nine hundred and seventyeight under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that WEAREHINE CONTRACTORS LIMITED at Wellaiford

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 3.4087 hectares more or less being Lot 23 Deposited Plan 85114 and being part Section 26 Block XVI Otamatea Survey District



E. Williams
 Assistant Land Registrar

Building Line Restriction imposed in 380067.1

Appurtenant hereto is a right of way over part Lot 21 Plan 76660 (C.T.32B/1271) shown marked 'C' on Plan 85114 - See Easement Certificate 425309.1 and Transfer 425309.3

Subject to a right of way over part herein shown marked 'A' and 'B' on Plan 85114 appurtenant to Lot 21 Plan 76660 (C.T.32B/1271) See Easement Certificate 425309.1 and Transfer 425309.3

The above easements are subject to Section 37 (1)(a) Counties Amendment Act 1961

425308.2 Mortgage to Justice Bradley and to ~~Justice Bradley~~ in shares - 2.4.1978

727474.4 Easement Certificate affecting lots on Plan 85114

Nature	Servient Land	Dominant Land
R.O.W.	pt Lot 22 'A'	herein
R.O.W.	pt herein 'B'	Lot 22 (C.T.41B/821)

- 14.7.1978 at 9.37 o'clock

Scale: 1 inch =

E. Williams
 A.L.R.

The above easements when created will be subject to Section 37 (1)(a) Counties Amendment Act 1961

727474.5 Variation of Mortgage 425308.2 - 14.7.1978 at 9.37 o'clock

E. Williams
 A.L.R.

727474.6 Mortgage to Bruce Trotter and Marjory Ethel Thompson (jointly inter se) and Bruce Trotter and Marjory Ethel Thompson in shares - 14.7.1978 at 9.37 o'clock

93 2 2 92.1

E. Williams
 A.L.R.

727474.7 Memorandum of Priority making Mortgage 727474.6 a first Mortgage and Mortgage 425308.2 a second Mortgage - 14.7.1978 at 9.37 o'clock

E. Williams
 A.L.R.

787036.7 Mortgage to Harris Securities Limited - 15.08.1981 at 2.22 o'clock

E. Williams
 A.L.R.

B.075442.2 Transfer to Allan Leslie Sheriff of Manurewa driver - 15.6.1982 at 9.00 o'clock

M. Crawford
 A.L.R.

- OVER -

No. 41B / 822

No. 41B / 822

BS

Identifier

NA41B/822

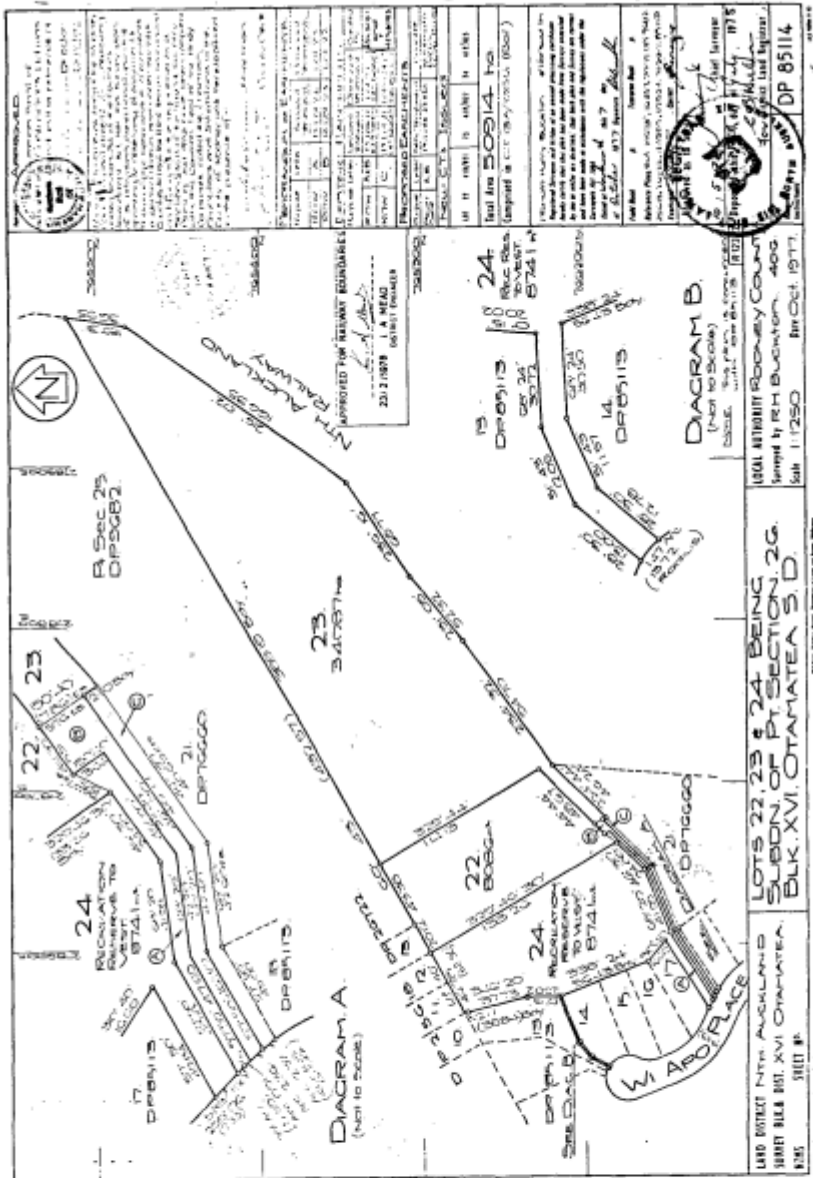


Image Quality due to Condition of Original

Identifier

NA41B/822

41B/822

B.075442.3 Mortgage to ANZ Banking Group
(New Zealand) Limited 16.6.1982 at
9.00 p.c. *27/7/82* *A.L.R.* *M. No. 100*

A.L.R.

C.021621.2 Transfer to Stanley Cowpland of
Saudi Arabia engineer - 27.7.1989 at 10.25
p.c.

A.L.R.

C.021621.3 Mortgage to ASB Bank Limited -
27.7.1989 at 10.25 p.c.

A.L.R.



Property 5: 15 Wi Apo Place, Wellsford



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Historical Search Copy**



R. W. Muir
Registrar-General
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier NA41B/821
Land Registration District North Auckland
Date Issued 14 July 1978

Prior References
NA13A/1356

Estate Fee Simple
Area 8086 square metres more or less
Legal Description Lot 22 Deposited Plan 85114

Original Registered Owners
John Charles Cowpland and Anne Priscilla Cowpland


Interests

380067.1 Building Line Restriction
Appurtenant hereto is a right of way specified in Easement Certificate 425309.1
Subject to a right of way over parts marked A and B on DP 85114 specified in Easement Certificate 425309.1
The easements specified in Easement Certificate 425309.1 are subject to Section 37 (1) (a) Counties Amendment Act 1961
Subject to a right of way over part marked A on DP 85114 specified in Easement Certificate 727474.4 - 14.7.1978 at 9.37 am
Appurtenant hereto is a right of way specified in Easement Certificate 727474.4 - 14.7.1978 at 9.37 am
The easements specified in Easement Certificate 727474.4 are subject to Section 37 (1) (a) Counties Amendment Act 1961
D444046.2 Mortgage to The National Bank of New Zealand Limited - 28.10.1999 at 11.01 am
8053238.1 Discharge of Mortgage D444046.2 - 30.1.2009 at 11:35 am
8053238.2 Transfer to Michael Xaviour Conroy and Lucy Conroy - 30.1.2009 at 11:35 am
8053238.3 Mortgage to Westpac New Zealand Limited - 30.1.2009 at 11:35 am
9520381.4 Mortgage to Kiwibank Limited - 4.10.2013 at 4:13 pm
9535683.1 Discharge of Mortgage 8053238.3 - 4.10.2013 at 4:41 pm
9783377.1 Discharge of Mortgage 9520381.4 - 18.8.2014 at 12:22 pm
9783377.2 Transfer to Simone-Ann Watling, Benjamin Leroy Wedgwood and Neale Watling - 18.8.2014 at 12:22 pm
9783377.3 Mortgage to ANZ Bank New Zealand Limited - 18.8.2014 at 12:22 pm
11530748.1 Discharge of Mortgage 9783377.3 - 27.8.2019 at 4:04 pm
11530748.2 Transfer to Benjamin Leroy Wedgwood and Simone-Ann Watling - 27.8.2019 at 4:04 pm
11530748.3 Mortgage to Westpac New Zealand Limited - 27.8.2019 at 4:04 pm

Identifier

NA41B/821

Land and Deeds 69



REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 14th day of July one thousand nine hundred and seventy-eight under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that WHAREHINE CONTRACTORS LIMITED at Wellsford

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 6086 square metres more or less being Lot 22 Deposited Plan 85114 and being part Section 26 Block XVI Otamatea Survey District

S. Williams
Assistant Land Registrar

Building line restriction imposed in 360067.1

Appurtenant hereto is a right of way over part Lot 21 Plan 76660 (C.T.32D/1271) shown marked "C" on Plan 85114 See Easement Certificate 425309.1 and Transfer 425309.3

Subject to a right of way over part herein shown marked "A" and "B" on Plan 85114 appurtenant to Lot 21 Plan 76660 (C.T.32D/1271) See Easement Certificate 425309.1 and Transfer 425309.3

The above easements are subject to Section 37 (1)(a) Counties Amendment Act 1961

425308.2 Mortgage to H.A. Bradley and B. Bradley in shares - 2.4.1978 at 9.37 o/c

727474.4 Easement Certificate affecting lots on Plan 85114

Nature	Servient Land	Dominant Land
H.O.V.	pt herein 'A'	Lot 23 (C741B/822)
H.O.V.	pt Lot 23 'B'	herein

- 14.7.1978 at 9.37 o/c

S. Williams
A.L.R.

Measurements are Metric

The above easements when created will be subject to Section 37 (1)(a) Counties Amendment Act 1961

727474.5 Variation of Mortgage 425308.2 - 14.7.1978 at 9.37 o/c

S. Williams
A.L.R.

727474.6 Mortgage to Bruce Trotter and Marjory Ethel Trotter (jointly inter se) and to Bruce Trotter and to Marjory Ethel Trotter in shares - 14.7.1978 at 9.37 o/c

S. Williams
A.L.R.

932292.1

727474.7 Memorandum of Priority making Mortgage 727474.6 a first Mortgage and Mortgage 425308.2 a second Mortgage - 14.7.1978 at 9.37 o/c

S. Williams
A.L.R.

787054.1 Securities Limited - 1981 at 2.22 o/c

Burt Harris
A.L.R.

B.164280.2 Mortgage of Burt Harris Securities Limited - 1983 at 2.50 o/c

Burt Harris
A.L.R.

Identifier

NA41B/821

41B/821

B.522775.1 Transfer to John Charles
Cowpland of Wellsford company director
and Anne Priscilla Cowpland his wife
- 8.4.1986 at 2.19 o/c

B.522775.2 Mortgage to Williams Savings
Bank - 8.4.1986 o/c

To:

D444046.2 Mortgage to The National Bank
of New Zealand Limited
28.10.1999 at 11.01.


for RGL

Property 6: 22 Batten Street, Wellsford



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Historical Search Copy**



R. W. Muir
Registrar-General
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier NA110C/222
Land Registration District North Auckland
Date Issued 23 July 1997

Prior References
NA50C/1296

Estate Fee Simple
Area 2637 square metres more or less
Legal Description Lot 1 Deposited Plan 179213

Original Registered Owners
Garry Keith Treadwell

Interests

C396074.2 Mortgage to ASB Bank Limited - 20.7.1992 at 9:03 am
C959172.1 CAVEAT BY AUCKLAND FINANCE LIMITED - 26.2.1996 AT 11.00 AM
6927099.1 Withdrawal of Caveat C959172.1 - 28.6.2006 at 3:50 pm
6960804.1 Transmission to Leone Carol Treadwell and Charles Connolly as Executors - 25.7.2006 at 9:00 am
7071380.1 Discharge of Mortgage C396074.2 - 13.10.2006 at 3:56 pm
7110239.1 Transfer to Leone Carol Treadwell, Lexene Jane Compain and Joanne Marie Marshall - 20.11.2006 at 2:41 pm
7110289.1 Transfer to Leone Carol Treadwell, Lexene Jane Compain and Joanne Marie Marshall (1/2 share) and Leone Carol Treadwell (1/2 share) - 20.11.2006 at 2:44 pm
7123421.1 Transfer to Leone Carol Treadwell, Lexene Jane Compain and Joanne Marie Marshall (1/2 share) and Leone Carol Treadwell, Lexene Jane Compain and Joanne Marie Marshall (1/2 share) - 20.11.2006 at 3:59 pm
7123421.2 Mortgage to ASB Bank Limited - 20.11.2006 at 3:59 pm
9343900.1 Discharge of Mortgage 7123421.2 - 22.3.2013 at 3:32 pm
9343900.2 Transfer to Heather Anne George - 22.3.2013 at 3:32 pm
9343900.3 Mortgage to ASB Bank Limited - 22.3.2013 at 3:32 pm

Identifier

NA110C/222

Reference:
Prior CT: 50C/1296
Document No.: D174693.2



REGISTER

LT68

110C/222

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT 1952

This Certificate dated the 23rd day of July 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 **GARRY KEITH TREADWELL**
 is seized 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 hereto, by the several administrations a title more or less, that is to say: All that parcel of land containing 3637 square metres, more or less being **LOT 1 DEPOSITED PLAN 179213**



C366074.2 Mortgage to ASB Bank Limited - 30.7.1992 at 8.00

C210448.1 Mortgage to ANZ Bank Limited - 5.3.1994 at 1.46

C919172.1 CAVEAT BY AUCKLAND FINANCE LIMITED - 26.2.1996 AT 11.00

DE17493.1 NOTICE OF CLAIM UNDER SECTION 42 OF THE MATRIMONIAL PROPERTIES ACT 1976 BY LEONE CAROL TREADWELL - 28.1.1996 AT 9.00

110C/222

Property 7: 26 Batten Street, Wellsford



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Historical Search Copy**



R. W. Muir
Registrar-General
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier NA110C/223
Land Registration District North Auckland
Date Issued 23 July 1997

Prior References
NA50C/1296

Estate Fee Simple
Area 9214 square metres more or less
Legal Description Lot 2 Deposited Plan 179213

Original Registered Owners
Warren James Thomas and Jayne Thomas

Interests

6392205.1 Transfer to Michael Kane Jacobs (1/4 share), Allana Alice Jacobs (1/4 share) and Lorraine Yates (1/2 share) - 21.4.2005 at 9:00 am
7304177.1 Mortgage to ASB Bank Limited - 2.4.2007 at 9:00 am
8311036.1 Discharge of Mortgage 7304177.1 - 21.10.2009 at 2:16 pm
8311036.2 Transfer to Gary John Lawford - 21.10.2009 at 2:16 pm
8311036.3 Mortgage to ANZ National Bank Limited - 21.10.2009 at 2:16 pm
8868635.1 CAVEAT BY JOHN ANDREW LAWFORD, MARION WINIFRED LAWFORD AND RICHARD LESLIE BURCHER - 7.6.2013 at 2:15 pm

Identifier

NA110C/223

Reference:
Prior CT: 50C/1296
Document No.: D174693.2



REGISTER

LT69

110C/223

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT 1952

This Certificate dated the 23rd day of July 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 **GARRY KEITH TREADWELL**
 is seized 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 9214 square metres, more or less being **LOT 2 DEPOSITED PLAN 179213**



C396074.2 Mortgage to ASB Bank Limited -20.7.1992 at 9.03
 DISCHARGED 7/1/1998 FOR DLR

C621049.1 Mortgage to Ian Leonard Cullen (31/7/94) at 1.974
 1.46
 DISCHARGED 7/1/1998 FOR DLR

C959172.1 Charge by AUUCKLAND FINANCE LIMITED-26.2.1996 AT 1.46
 WITHDRAWN 8/1/1997 FOR DLR

D074193.1 NOTICE OF CLAIM UNDER SECTION 42 OF THE MATRIMONIAL PROPERTY ACT 1976 BY LEONE CAROL TREADWELL 13.12.1996 AT 9.03
 WITHDRAWN 8/1/1997 FOR DLR

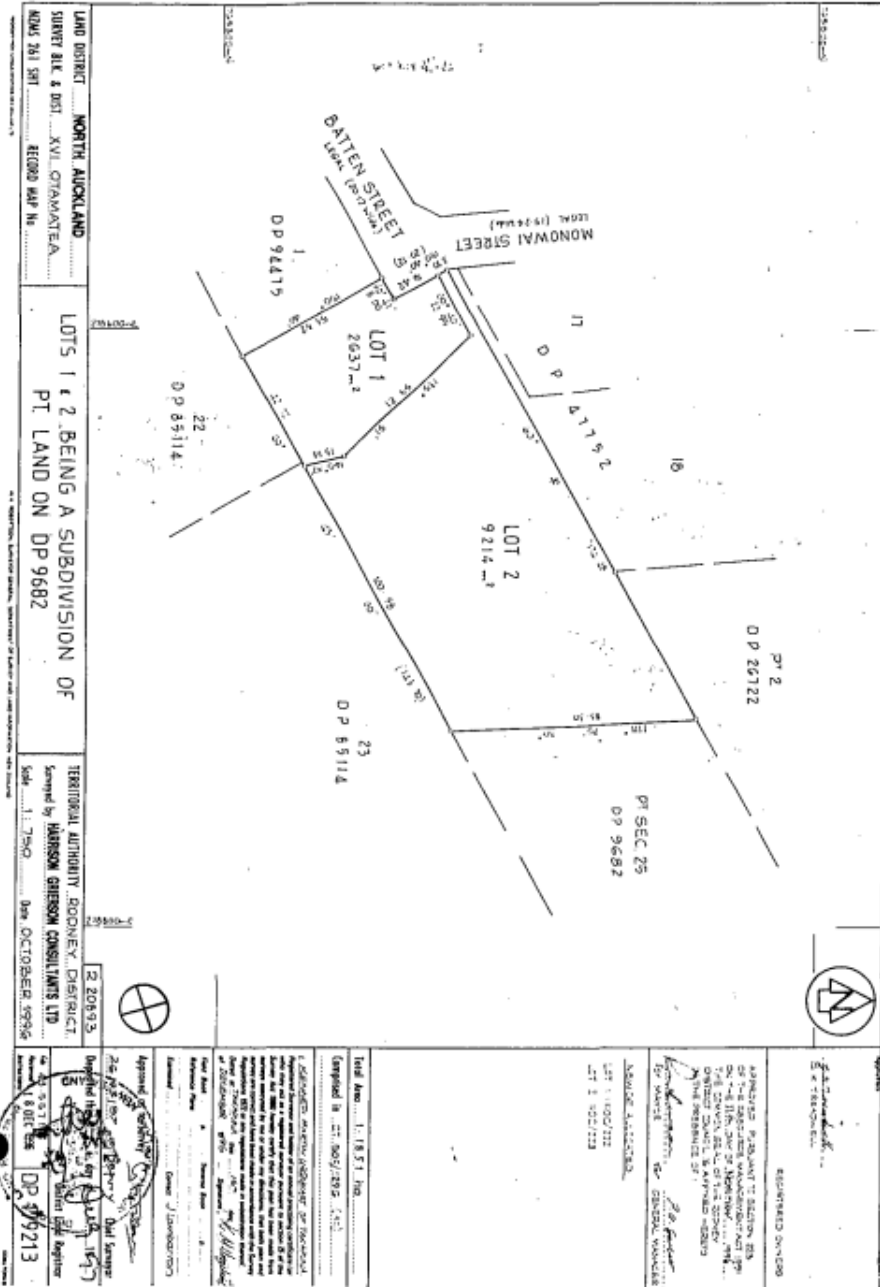
D300164.5 Transfer to Warren James Thomas and Jayne Thomas 7.8.1998 at 2.05

A. Ngata
for DLR

110C/223

Identifier

NA110C/223



LAND DISTRICT: NORTH AUCKLAND
 SURVEY A/E & DIST: XVI OTAMAITEA
 KOWI 781 SRT RECORD MAP No.

LOTS 1 & 2 BEING A SUBDIVISION OF PT LAND ON DP 9682

TERRITORIAL AUTHORITY: RODNEY DISTRICT
 Surveyed by: HANSON GREENSON CONSULTANTS LTD
 Scale: 1:1750 Date: OCTOBER 1996

2 20693
 Approved: [Signature] Date: [Date]
 Checked: [Signature] Date: [Date]
 Drawn: [Signature] Date: [Date]

DP 9682

Property 8: 2 Monowai Street, Wellsford



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Historical Search Copy**



R. W. Muir
Registrar-General
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier NA7A/91
Land Registration District North Auckland
Date Issued 17 January 1966

Prior References
NA1866/42

Estate Fee Simple
Area 2512 square metres more or less
Legal Description Lot 18 Deposited Plan 47752

Original Registered Owners
Aline Margaret Van Der Net

Interests

Subject to a drainage right (in gross) over part coloured yellow on DP 47752 in favour of The Rodney County Council created by Transfer 646787

Appurtenant hereto is a right of way created by Transfer A126303

The easements created by Transfer 646787 are subject to Section 9A (3) (a) Land Subdivision in Counties Act 1946

The easements created by Transfer A126303 are subject to Section 9A (3) (a) Land Subdivision in Counties Act 1946

K75112 Building Line Restriction

Appurtenant hereto is a right of way created by Transfer A102562 - 17.1.1966

The easements created by Transfer A102562 are subject to Section 9A (3) (a) Land Subdivision in Counties Act 1946

6159028.1 Transmission to Marilyn May Steel as Executrix - 23.9.2004 at 9:00 am

6209006.1 Transfer to Marilyn May Steel (1/2 share) and Cor Hank Van Der Net (1/2 share) - 9.11.2004 at 9:00 am

9108289.1 Transmission of a 1/2 share/interest Cor Hank Van Der Net to Louise Grace Goff as Executor - 27.6.2012 at 3:50 pm

9204701.1 Transfer to Warren Lindsay Millar and Pamela Jane Millar - 12.10.2012 at 2:31 pm

9204701.2 Mortgage to ASB Bank Limited - 12.10.2012 at 2:31 pm


Identifier

NA7A/91

Land and Death 69

No. 7A / 91

References
Prior C/T. 1866/42
Transfer No. A.102562
N/C. Order No.



REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 17th day of January 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 MARTIN ELECTRICAL COMPANY LIMITED at Welleford

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 2 roods 19.3 perches more or less being Lot 18 Deposited Plan 47752 and being part Section 25 Block XVI Otamatea Survey District.


Assistant Land Registrar.

Memorials brought forward:-
Fencing covenant in Transfer 85174.
Building line restriction 33 feet from the middle line of Batten Street contained in S.K. 75112.

XVI Otamatea S.D. Subject to a drainage easement over the part METRIC AREA 2512 m² coloured yellow on Plan 47752 in favour of The Chairman, Councilors and Inhabitants of the County of Rodney created by Transfer 646787.


Conversion Factors:
1 Acre = 4046.86 m²
1 Perch = 252.9285 m²
1 Link = 2012 metres

Appurtenant hereto is a right of way over the part Lot 20 shown coloured yellow on Plan 47752 (C.T.1866/42) created by Transfer A.102562.

Appurtenant hereto is a right of way over the part Lot 12 coloured yellow on Plan 47752 (C.T.1866/42) created by Transfer A.126303.

The above easements are subject to Section 9A3A Land Subdivision in Counties Act 1946.

A.L.R.
A.L.R.
A.L.R.



Scale: 1 inch = 2 chains
DEL: CRR ghw

No. 7A / 91



Identifier

NA7A/91

7A 91 7A/91

CERTIFICATE OF TITLE

A 148995 Transfer to Gary Desmond Martin of Wellsford company manager produced 17.5.1966 at 1.35 o/c.

D.050578.1 Evidence of the marriage of Aline Margaret Millar abovenamed to Cor Bank Van Der Net of Auckland engineer - 1.10.1996 at 9.36 oc

A 162013 Mortgage to Bank of New Zealand produced 18.7.1955 at 2.15 o/c.

DISCHARGED
1996
A.L.R.

MDS
A.L.R.

A.460139 Transfer to Peter Robertson Millar of Wellsford traffic officer and Aline Margaret Millar his wife - 20.4.1970 at 2.40.o'c.

ha. Lumbidge
A.L.R.

Pencing covenant contained in Transfer A.460139.

ha. Lumbidge
A.L.R.

A.460140 Mortgage to The State Advances Corporation of New Zealand 20.4.1970 at 2.40.o'c.

DISCHARGED
ha. Lumbidge
A.L.R.

501123.1

A.460141 Mortgage to Gary Desmond Martin - 20.4.1970 at 2.40.o'c.

ha. Lumbidge
A.L.R.

A.460142 Family Beneficial Charge to The State Advances Corporation of New Zealand - 20.4.1970 at 2.40.o'c.

343255.1

ha. Lumbidge
A.L.R.

A.460143 settled under the Joint Family Homes Act 1964 - 20.4.1970 at 2.40.o'c.

ha. Lumbidge
A.L.R.

A.550697 Mortgage to The New Zealand Co-operative Terminal Building Society - 7.5.1971 at 1.45 o/c.

C286927

ha. Lumbidge
A.L.R.

A.550698 Memorandum of Priority of Mortgage making Mortgage A.550697 a 1st Mortgage, Mortgage A.460141 a 2nd Mortgage and A.460142 a 3rd Charge - 7.5.1971 at 1.45 o/c

ha. Lumbidge
A.L.R.
2104

77514

501123.2 Mortgage to Bank of New Zealand - 18.12.1975 at 2.15 o/c.

DISCHARGED
ha. Lumbidge
For A.L.R.

800924A.1 Transfer to Aline Margaret Millar abovenamed - 26.11.1991 at 2.60o'c.

ha. Lumbidge
A.L.R.



Property 9: 18 Monowai Street, Wellsford



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Historical Search Copy**



Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier NA91B/209
Land Registration District North Auckland
Date Issued 23 April 1993

Prior References
NA4D/471 NA8D/654

Estate Fee Simple
Area 2806 square metres more or less
Legal Description Lot 2 Deposited Plan 152849

Original Registered Owners
Peter John Waterman and Pauline Isabella Waterman

Interests

Subject to a right of way over parts marked A, C, D and E on DP 152849 created by Transfer A126303
The easements created by Transfer A126303 are subject to Section 37 (1) (a) Counties Amendment Act 1961
K75112 Building Line Restriction
Appurtenant hereto are rights of way specified in Easement Certificate C473672.6 - 23.4.1993 at 2.18 pm
Subject to a right of way over parts marked B and F, and a right to drain sewage over parts marked D and H on DP 152849 specified in Easement Certificate C473672.6 - 23.4.1993 at 2.18 pm
The easements specified in Easement Certificate C473672.6 are subject to Section 243 (a) Resource Management Act 1991
D658611.1 Mortgage to Bank of New Zealand - 21.11.2001 at 9:55 am
7364487.1 Discharge of Mortgage D658611.1 - 14.5.2007 at 10:06 am
7411014.1 Transfer to Keith Dustin and Nola Elizabeth Dustin - 21.6.2007 at 11:07 am
8581255.1 Lease Term Commencing 31.08.2010 and expiring on the death of the Lessees CT 534678 issued - 9.9.2010 at 11:07 am
8581255.2 Transfer to Ian Clive Dustin - 9.9.2010 at 11:07 am
8684831.1 Transfer to Keith Dustin and Nola Elizabeth Dustin - 28.1.2011 at 11:50 am
8684831.2 Merger of Lease 8581255.1 - 28.1.2011 at 11:50 am
9386472.1 Transfer to Colin Douglas Cooper and Richard Allan Cooper - 17.5.2013 at 12:54 pm
9386472.2 Mortgage to ANZ Bank New Zealand Limited - 17.5.2013 at 12:54 pm
10595434.1 Discharge of Mortgage 9386472.2 - 11.11.2016 at 12:05 pm
10595434.2 Transfer to Amanda Jane Buck and Carl Williams Buck Jr - 11.11.2016 at 12:05 pm
10595434.3 Mortgage to ASB Bank Limited - 11.11.2016 at 12:05 pm
11225882.1 Discharge of Mortgage 10595434.3 - 12.10.2018 at 10:42 am
11225882.2 Transfer to Buxton Farm Trustee Limited - 12.10.2018 at 10:42 am

Identifier **NA91B/209**

11225882.3 Mortgage to ANZ Bank New Zealand Limited - 12.10.2018 at 10:42 am



Identifier

NA91B/209

References
Prior C/T 4D/471 & 8D/654
Transfer No.
NIC. Order No. C.473672.5

Land and Deeds 69



REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

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

WITNESSETH that GRAEME DESMOND PHILLIPS of Wellsford farmer and ANN PHILLIPS his wife are

as set 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 2006 square metres more or less being Lot 2 Deposited Plan 152849 and being part Section 25 Block XVI Otamatea Survey District



Assistant Land Registrar

Interests at Date of Issue:

Fencing Covenant in Transfer 85174 (affects part)

Building Line Restriction in 875112

Subject to a right of way over the parts herein marked "A", "C", "D" and "E" on Plan 152849 appurtenant to Lot 18 Plan 47752 (CT 7A/91) created by Transfer A126303

The above right of way is subject to Section 37 (1) (a) Counties Amendment Act 1961

C.473672.6 Easement Certificate affecting Lots on Plan 152849

Nature	Servient Land	Dominant Land
Right of Way	parts Lot 1 (CT 91B/208) marked "A" and "G"	Herein
Right of Way	parts herein marked "B" and "F"	Lot 1

Right to Drain and Sewage	parts herein marked "D" and "H"	Lot 1
---------------------------	---------------------------------	-------

- 23.4.1993 at 2.18 o'clock

The above easements when created will be subject to Section 243 (a) Resource Management Act 1991

A.L.R.

C.690148.1 Transfer to Terry Owen Bennett of Wellsford, contractor and Karen Margaret Bennett his wife - 7.12.1994 at 9.00 o'clock

A.L.R.

C.690148.2 Mortgage to New Zealand Banking Corporation - 12.12.1994 at 9.00 o'clock

A.L.R.

D255597.1 Variation of Mortgage C690148.2 25.3.1998 at 12.33.

D381170.2 Transfer to Peter John Waterman and Pauline Isabella Waterman 23.4.1999 at 9.48.

D658611.1 Mortgage to Bank of New Zealand 21.11.2001 at 9.55

For NGL

Measurements are Metric

No. 91B/209

No. 91B/209

Property 10: 20 Monowai Street, Wellsford



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Historical Search Copy**



R. W. Muir
Registrar-General
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier NA91B/208
Land Registration District North Auckland
Date Issued 23 April 1993

Prior References
NA8D/654

Estate Fee Simple
Area 1549 square metres more or less
Legal Description Lot 1 Deposited Plan 152849
Original Registered Owners
Pauline Isabella Waterman and Peter John Waterman

Interests

K75112 Building Line Restriction
Subject to a right of way over part marked A on DP 152849 created by Transfer A102562
The easements created by Transfer A102562 are subject to Section 37 (1) (a) Counties Amendment Act 1961
Appurtenant hereto are rights of way and rights to drain sewage specified in Easement Certificate C473672.6 - 23.4.1993 at 2.18 pm
Subject to a right of way over parts marked A and G on DP 152849 specified in Easement Certificate C473672.6 - 23.4.1993 at 2.18 pm
The easements specified in Easement Certificate C473672.6 are subject to Section 243 (a) Resource Management Act 1991
7313210.1 Transfer to Denis Palmer Earley, Gaye Earley and Robert James Earley - 16.5.2007 at 11:58 am
7719813.1 Transmission to Denis Palmer Earley and Robert James Earley - 20.2.2008 at 9:00 am
7709454.1 Transfer to Denis Palmer Earley, Robert James Earley and Kirsten Jane Taylor-Ruiteman - 21.2.2008 at 12:01 pm
8549774.1 CAVEAT AGAINST THE INTEREST OF ROBERT JAMES EARLEY BY CARTER HOLT HARVEY LIMITED - 27.7.2010 at 11:18 am
8586027.1 Withdrawal of Caveat 8549774.1 - 6.9.2010 at 3:48 pm
9440124.1 Transfer to Denis Palmer Earley and Kirsten Jane Taylor-Ruiteman - 6.8.2013 at 10:44 am
10606182.1 Transfer to Anthony John Armit and Annabelle Joan Armit - 9.11.2016 at 11:18 am

Identifier

NA91B/208

References
Price C/T 80/654.
Transfer No.
N.C. Order No. C.473672.5

Land and Deeds 69



REGISTER

No. 91B/208

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

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

WITNESSETH that GRAEME DESMOND PHILLIPS of Wellsford farmer and ANN PHILLIPS his wife are

granted 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 1549 square metres more or less being Lot 1 Deposited Plan 152849 and being part Section 25 Block XVI Otamatea Survey District



District Land Registrar

Interests at Date of Issue:

Building Line Restriction in W75112

Subject to a right of way over the part herein marked "A" on Plan 152849 appurtenant to Lot 18 Plan 47752 (CT 7A/91) created by Transfer A102562

The above right of way is subject to Section 37 (1) (a) Counties Amendment Act 1961

C.473672.6 Easement Certificate affecting Lots on Plan 152849

Nature	Servient Land	Dominant Land
Right of Way	parts herein marked "A" and "G"	Lot 2 (CT 91B/209)

Right of Way	parts Lot 2 marked "B" and "F"	Herein
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Right to Drain Sewage	parts Lot 2 marked "D" and "H"	Herein
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- 23.4.1993 at 7.18 o'clock

The above easements when created will be subject to Section 243 (a) Resource Management Act 1991

[Signature]
A.L.R.

D.079356.1 Transfer to Lorna Rose Kerr of Wellsford married woman - 13.12.1996 at 2.35 o'clock

[Signature]
A.L.R.

D282326.1 Transfer to William John West 17.6.1998 at 3.13

[Signature]
for DLR

D658610.1 Transfer to Pauline Isabella Waterman and Peter John Waterman 21.11.2001 at 9.55

[Signature]
for RGL

No. 91B/208

Measurements are Metric

Property 11: 56 Boshor Road, Wellsford



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Historical Search Copy**



R. W. Muir
Registrar-General
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier 157227
Land Registration District North Auckland
Date Issued 13 December 2004

Prior References
 NA18D/401

Estate Fee Simple
Area 8.3925 hectares more or less
Legal Description Lot 5 Deposited Plan 338255

Original Registered Owners
 Grant Thomas Sullivan and Josephine Frances Sullivan

Interests

- 661822.1 Gazette Notice (N.Z. Gazette 30.3.1978 P.730) declaring part State Highway 1 (Awanui-Bluff) (adjoining) to be a limited access road - 14.4.1978 at 1.56 pm
- D120340.3 Mortgage to Westpac Banking Corporation - 17.3.1997 at 3.56 pm
- D673509.2 Variation of Mortgage D120340.3 - 18.1.2002 at 3.36 pm
- 6097837.1 Variation of Mortgage D120340.3 - 30.7.2004 at 9:00 am
- 6155441.1 Variation of Mortgage D120340.3 - 21.9.2004 at 9:00 am
- 6249452.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 13.12.2004 at 9:00 am
- 7095691.1 Application pursuant to Section 99A Land Transfer Act 1952 vesting Mortgage D120340.3 in Westpac New Zealand Limited - 2.11.2006 at 9:00 am
- 8532896.1 Discharge of Mortgage D120340.3 - 8.7.2010 at 3:31 pm
- 8532896.2 Transfer to George Dragicevich and Lynette Dragicevich - 8.7.2010 at 3:31 pm

Property 12: 10 State Highway 1, Wellsford



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**
Historical Search Copy



Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier NA18D/400
Land Registration District North Auckland
Date Issued 20 January 1970

Prior References
NA1137/67

Estate Fee Simple
Area 1247 square metres more or less
Legal Description Lot 1 Deposited Plan 61904

Original Registered Owners
Peter Mark Thomas and Christine Frances Joynt

Interests

- 661822.1 Gazette Notice (N.Z. Gazette 30.03.1978 p.730) declaring part State Highway 1 (Awanui-Bluff) (adjoining) to be a limited access road - 14.4.1978 at 1.56 pm
- D647432.3 Mortgage to ASB Bank Limited - 10.10.2001 at 9:03 am
- 5602117.1 Discharge of Mortgage D647432.3 - 28.5.2003 at 9:00 am
- 5602117.2 Transfer to Wellsford Painters Limited - 28.5.2003 at 9:00 am
- 5602117.3 Mortgage to ASB Bank Limited - 28.5.2003 at 9:00 am
- 6481959.3 Discharge of Mortgage 5602117.3 - 5.7.2005 at 9:00 am
- 6481959.4 Transfer to Pistol Properties Limited - 5.7.2005 at 9:00 am
- 6481959.7 Mortgage to ASB Bank Limited - 5.7.2005 at 9:00 am
- 7508098.1 Discharge of Mortgage 6481959.7 - 3.9.2007 at 11:26 am
- 7508098.2 Transfer to Tracey Marie Thomas - 3.9.2007 at 11:26 am
- 7508098.3 Mortgage to ASB Bank Limited - 3.9.2007 at 11:26 am
- 7853816.1 Discharge of Mortgage 7508098.3 - 4.7.2008 at 3:50 pm
- 7853816.2 Transfer to Dean Arthur Thomas - 4.7.2008 at 3:50 pm
- 7853816.3 Mortgage to ANZ National Bank Limited - 4.7.2008 at 3:50 pm
- 9832114.1 Discharge of Mortgage 7853816.3 - 11.9.2014 at 3:09 pm
- 9832114.2 Transfer to Garcia Investments Limited - 11.9.2014 at 3:09 pm
- 9832114.3 Mortgage to Mortgage Holding Trust Company Limited - 11.9.2014 at 3:09 pm
- 10959242.1 Discharge of Mortgage 9832114.3 - 8.12.2017 at 12:33 pm
- 10959242.2 Transfer to Mark Steven Dodd and Elsa Bronwyn Harris - 8.12.2017 at 12:33 pm
- 10959242.3 Mortgage to TSB Bank Limited - 8.12.2017 at 12:33 pm

Identifier **NA18D/400**

11342283.1 Discharge of Mortgage 10959242.3 - 7.2.2019 at 12:41 pm
11342283.2 Transfer to Mark Steven Dodd - 7.2.2019 at 12:41 pm
11342283.3 Mortgage to TSB Bank Limited - 7.2.2019 at 12:41 pm



Identifier

NA18D/400

References
Deed C/T. 1137/67

Transfer No. A-441 894
N/C. Order No.

Load and Debit 69

REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 20th day of January one thousand nine hundred and Seventy under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that SIDNEY WIDGLEY of Wellsford Farmer

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, Eas, and interests as are notified by material underwritten or evidenced herein) in the land hereinafter described, delineated with bold black lines on the plan hereon, to the several subdivisions a little more or less, that is to say: All that parcel of land containing 1 road 9.3 perches more or less being Lot 1 on Deposited Plan 61904 and being part Allotment N 119 Parish of Oruawhare

XII Otamaheka 5D

Assistant Land Registrar
17201

661822.1 Gazette Notice (N.Z. Gazette 30.3.1978 P.730) declaring part State Highway 1 (Amenul-Bluff) (adjoining) to be a limited access road - 16.4.1978 at 1.55 o/c

Metric Area is 1247 m²
1247 m²
Conversion Factor
1 Acre = 4046 m²
1 Perch = 36.25 m²
1 Link = 2012 m²

B.466519.1 Transfer to Peter Mark Thomas of Wellsford forestry contractor and Shirley Thomas his wife - 4.10.1985 at 1.45 o/c

B.466519.2 Mortgage to Postage Banking Corporation (NZ) Ltd at 1.45 o/c

C.874388.2 Mortgage to Citibank Limited 7.8.1995 at 10.19 o/c

Scale: 1 inch = 1 Chain

Register 1997 of L. & D. 40, 71, 72

Identifier

NA18D/400

18D/400

D649923.2 Transfer to Peter Mark Thomas

D649923.3 **DISCHARGED** ASB Bank Limited

Both 17.10.2009 **WOLFE**
for M.L.

D647432.2 Transfer to Peter Mark Thomas
and Christine Frances Joynt

D647432.3 Mortgage to ASB Bank Limited

All 18.10.2001 at 9.03
for M.L.



Property 13: 374 Rodney Road, Wellsford



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Limited as to Parcels
Historical Search Copy**



R. W. Muir
Registrar-General
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier NA1656/67 **Part-Cancelled**
Land Registration District North Auckland
Date Issued 11 June 1959

Prior References
NA522/287

Estate Fee Simple
Area 11.9008 hectares more or less
Legal Description Part South West Allotment 118 Parish of Oruawharo

Original Registered Owners
Kevin Donald Pugh, Leanne Grace Pugh and Roderick Charles Jenden

Interests
K69901 Building Line Restriction
18737 Proclamation taking part for road - 18.12.1961 at 2:50 pm
661822.1 Gazette Notice (N.Z. Gazette 30.3.1978 P.730) declaring part State Highway 1 (Awanui-Bluff) to be a limited access road - 14.4.1978 at 1:56 pm
5907200.1 Transfer to Kevin Donald Pugh and Leanne Grace Pugh - 23.2.2004 at 9:00 am
5907200.2 Transfer to Michael Charles Brown (1/2 share) and Susan Claire More (1/2 share) - 23.2.2004 at 9:00 am
5907200.3 Mortgage to ASB Bank Limited - 23.2.2004 at 9:00 am
7792221.1 Discharge of Mortgage 5907200.3 - 7.5.2008 at 9:26 am
7792221.2 Transfer to RAMS INVESTMENTS 2008 LIMITED - 7.5.2008 at 9:26 am
7792221.3 Mortgage to ANZ National Bank Limited - 7.5.2008 at 9:26 am

Identifier

NA1656/67

Land and Deeds - 4
FORM No. 2

NORTH REGISTER

Reference: Vol. 522, Folio 267
 Transfer No. _____
 Order for N/C No. C.39156

Register-book, Vol. 1656, folio 67


PART CANCELLED
PART TAKEN BY GAZETTE
NOTICE

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT LIMITED AS TO PARCELS

This Certificate, dated the eleventh day of June, one thousand nine hundred and fifty-nine under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND WITNESSETH that KELVIN IRVINE CURIEL of Wellingford, Robert and LOURAINNE GRACE CURIEL his wife are seized of an estate in fee simple as tenants in common of equal shares

in and to the parcel of land hereinafter described (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 advancements, a little more or less, that is to say: All that parcel of land containing 29 ACRES 1 ROOD 25.2 PERCHES more or less being part of the South West Allotment 118 Parish of Owharewa

EQUIVALENT METRIC AREA IS 11.9007 ha

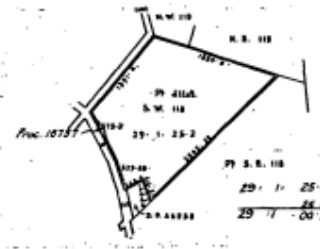

[Signature]
 District Land Registrar
 Assistant

Pl. X. Otago S. D.

Building line restriction contained in X.69901
 Mortgage 405719 to the Public Trustee of New Zealand, Produced 29.11.1954
 K.6113 Commencement of Proceedings for Writ of Habeas Corpus, Entered 18.12.1954
 Transfer 663233 to the Public Trustee of New Zealand, Produced 18.7.1961 at 12.00%
 Mortgage 516252 to the Public Trustee of New Zealand, Produced 10.1.1962
 Proclamation 18737 taking part for road, Entered 18.12.1961 at 2.80%
 Proclamation 126255 taking part for road, Entered 18.12.1961 at 2.80%
 Proclamation 18737 taking part for road, Entered 18.12.1961 at 2.80%
 Transfer of the right to loan HELENITA SORRELL to HELENITA SORRELL entered 12.2.1963 at 11.00%

THIS PRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTERED FOR THE PURPOSES OF SECTION 215A LAND TRANSFER ACT 1952.

[Signature] A.L.R.



Scale - 10 Chains = 1 Inch



Identifier

NA1656/67

A487495 Transfer of Wellsford Manager and Patricia Ann Payne his wife 12.8.1977 at 10.200 c
 A.L.R. 8056
 A487496 Mortgage to The Northern Co-operative Building Society Ltd. 1977 at 10.200 c
 A.L.R. 8056
 212478 Mortgage to Australian and New Zealand Banking Group Ltd. 19.9.1972 at 10.58 o/c
 A.L.R.
 307973.6 Mortgage to Torrance Corboy and Riley Nominees Limited 1974 at 9.37 o/c
 A.L.R.
 307973.7 Mortgage to Australian and New Zealand Banking Group Limited - No 9-1974 at 9.37 o/c
 A.L.R.
 367942.1 Variation of Mortgage 307973.6 - 22.8.1977 at 2.20 o/c
 A.L.R.
 661822.1 Gazette Notice (N.Z. Gazette 30.3.1978 P.730) declaring part State Highway 1 (Amanui-Bluff) (adjoining) to be a limited access road - 14.4.1978 at 1.56 o/c
 A.L.R.
 775063.1 Variation of Mortgage 307973.6 - 19.9.1980 at 2.20 o/c
 A.L.R.
 B.202529.2 Mortgage to Torrance Corboy & Riley Nominees Limited 5.8.1983 at 2.20 o/c
 A.L.R.
 B.202529.3 Memorandum of Priority making mortgage B.202529.2 a first mortgage and mortgage 307973.7 a second mortgage - 5.8.1983 at 2.20 o/c
 A.L.R.
 B.466525.1 Variation of terms of Mortgage B.202529.2 - 4.10.1985 at 1.45 o/c
 A.L.R.

B.750685.1 Variation of terms of Mortgage B.202529.2 - 11.11.1985 at 2.34 o/c
 A.L.R.
 C.062333.1 Variation of terms of Mortgage B.202529.2 - 3.11.1989 at 11.580 o/c
 A.L.R.
 C.173450.3 Transfer to Noel Alexander Adams of Tapoia farmer and Deed Margaret Rosemary Adams his wife - 9.10.1990 at 1.45 o/c
 A.L.R.
 C.860896.1 Transmission to Noel Alexander Adams as Survivor - 4.7.1995 at 11.19 o/c
 A.L.R.
 D479031.2 Transfer to Noel Alexander Adams, Richard John Adams and Tracy Jane Witheford 16.2.2000 at 11.41
 For RGL
 D545275.1 Transfer to Kevin Donald Pugh, Leanne Grace Pugh and Roderick Charles Jarden 29.9.2000 at 2.20
 For RGL

Property 14: 364 Rodney Street, Wellsford



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Historical Search Copy**



R. W. Muir
Registrar-General
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier NA1656/64
Land Registration District North Auckland
Date Issued 11 June 1959

Prior References
NA522/287

Estate Fee Simple
Area 868 square metres more or less
Legal Description Lot 1 Deposited Plan 46858

Original Registered Owners
Wendy Joan Palmer

Interests

Fencing Agreement in Transfer 622093 - 11.6.1959
661822.1 Gazette Notice (N.Z. Gazette 30.3.1978 P. 730) declaring part State Highway 1 (Awanui - Bluff) (adjoining) to be a limited access road - 14.4.1978 at 1.56 pm
D572172.2 Mortgage to ASB Bank Limited - 17.1.2001 at 9.00 am



Identifier

NA1656/64

NORTH ISLAND and Districts
FORM No. 1

REGISTER

Reference: Vol. 522, Folio 287
Transfer No. 600293
Order for N/C No.

Register-book,
Vol. 1656, folio 64

NEW ZEALAND

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate, dated the eleventh day of June, one thousand nine hundred and fifty-six under the hand and seal of the District Land Registrar of the Land Registration District of SEKLAND WITNESSETH that MARGARET WALLACE PERLES of Glen Eden, married woman

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and incumbrances as are notified by memorial under writen or endorsed licences, subject also to any existing rights 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, in the name of which she is the sole proprietor, to wit:—

Lot 1 Deposited Plan 46828 and being part South West Allotment 138 Parish of Orouauroa

By [Signature]
District Land Registrar

By [Signature]
S. D.

Agreement as to details contained in Transfer
600293

644277 [Signature] s.d.
Murray Wallace
12.10.1949 at 9.30

THIS REPRODUCED COPY A REDUCED SCALE COPY SHOULD BE A TRUE COPY OF THE ORIGINAL REGISTERED FOR THE PURPOSES OF THE LAND TRANSFER ACT 1952.

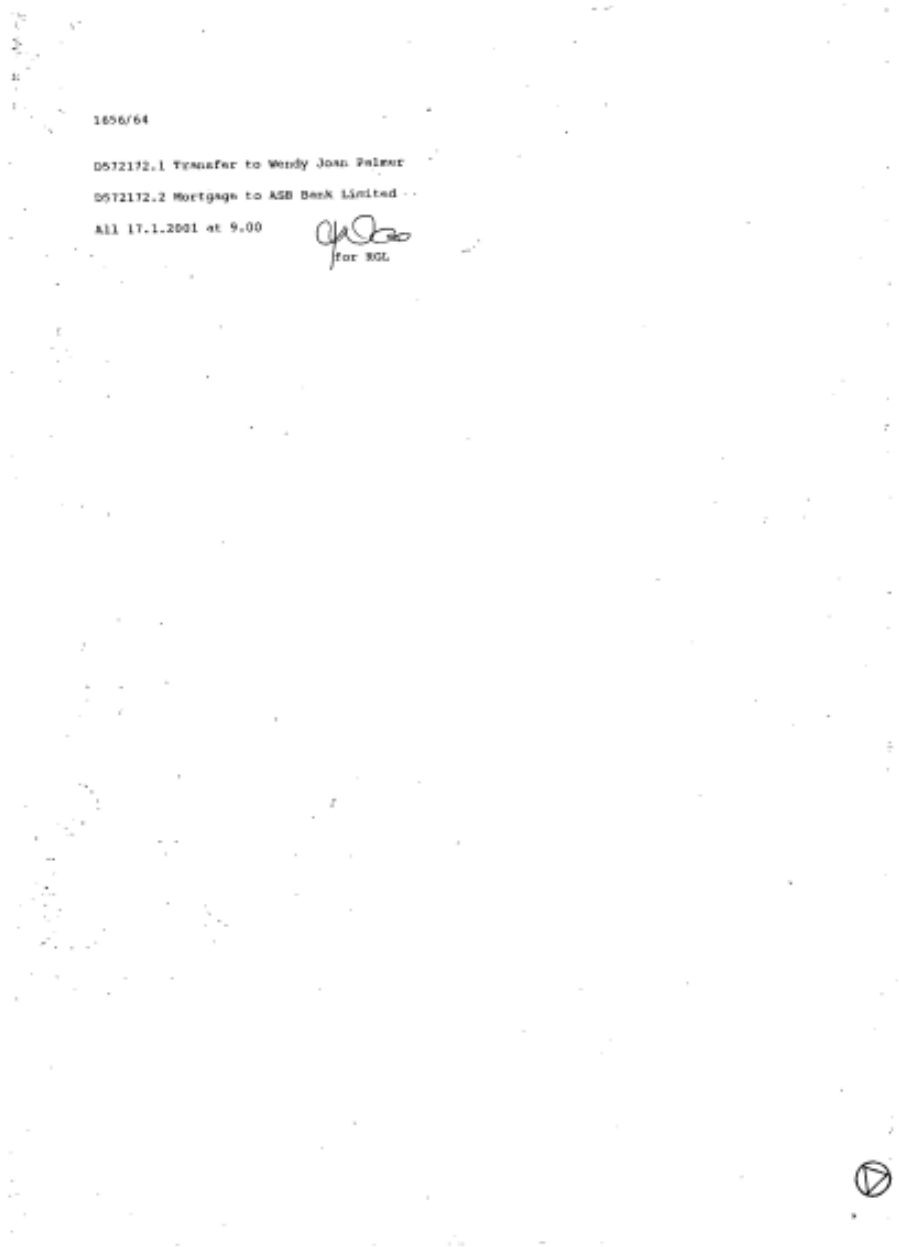
641822.1 Gazette Notice (N.Z. Gazette 30.3.1978 P.730) declaring part State Highway 1 (Awarua-Bluff) (adjoining) to be a limited access road - 14.6.1978 at 1.56 p.m.

6438601.1 Transmission to Murray Wallace Smith as executor 12.10.1949 at 9.30

[Signature]
for R.O.

OVER ...

Identifier **NA1656/64**



Property 15: 362 Rodney Street, Wellsford



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**
Historical Search Copy



Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier NA1656/65
Land Registration District North Auckland
Date Issued 11 June 1959

Prior References
NA522/287

Estate Fee Simple
Area 936 square metres more or less
Legal Description Lot 2 Deposited Plan 46858

Original Registered Owners
Elizabeth Brenda Lancaster

Interests

Fencing Agreement in Transfer 622094 - 11.6.1959
661822.1 Gazette Notice (N.Z. Gazette 30.3.1978 P.730) declaring part State Highway 1 (Awanui - Bluff) (adjoining) to be a limited access road - 14.4.1978 at 1.56 pm
C979063.4 Mortgage to ASB Bank Limited - 10.4.1996 at 2.47 pm
5488509.1 Discharge of Mortgage C979063.4 - 14.2.2003 at 9:00 am
5488509.2 Transfer to Elizabeth Brenda Lancaster, Bruce Sellars Wyber, Arthur Ole Lancaster and Barbara Robyn Laird - 14.2.2003 at 9:00 am
5488509.4 Mortgage to ASB Bank Limited - 14.2.2003 at 9:00 am
6375786.1 Discharge of Mortgage 5488509.4 - 8.4.2005 at 9:00 am
6375786.2 Transfer to Elizabeth Anthida Mulligan - 8.4.2005 at 9:00 am
6375786.3 Mortgage to ANZ National Bank Limited - 8.4.2005 at 9:00 am
6783965.1 Discharge of Mortgage 6375786.3 - 10.3.2006 at 9:00 am
6783965.2 Transfer to Andrew Sydney Dyer - 10.3.2006 at 9:00 am
6783965.3 Mortgage to ANZ National Bank Limited - 10.3.2006 at 9:00 am

Identifier

NA1656/65

1656/65

NORTH Land and District
REGISTER FORM No 1

Vol. 522, Folio 297

Reference: Transfer No. 62094
Order for M/G No.

NEW ZEALAND


Register-book,
Vol. 1656, folio 65

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate, dated the eleventh day of June, one thousand nine hundred and forty-five, under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND, WITNESSETH that ALEXANDER GRAHAM NIXON of Waikeano, competent representative

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, easements, and interests as are notified by memorial under writen or endorsed hereon, subject also to any existing right of the Crown to mine and try off such 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 hereto attached, being in the several subdivisions, a little more or less, that is to say: All that parcel of land containing 37 PERCHES more or less being Lot 2 Deposited Plan 40828 and being part South West Allotment 118 Parish of Orewairo

EQUIVALENT METRIC AREA IS 936m²
936 m²


Ch. Clark
 District Land Registrar

ART. XII. Orewairo S. D.

Agreement as to Foreline contained in Transfer
 62094
 Notarised 27/03/55 by DISCHAMBERS Notary Association
 of New Zealand. Produced 23.10.62 at 11.5 a.m.
Ch. Clark A.L.R.

Mortgage 281227 to DISCHAMBERS Bank
 dated 27/03/55
Ch. Clark A.L.R.
 K99381 The same of Mortgage under
 Mortgage 501237 is charged to
 Dalrymple and New Zealand Loan
 Limited, Produced 27.2.1962 at 11.45 a.m.
Ch. Clark A.L.R.

A 208655 transfer to Dalrymple's Properties (C.S.D.)
 Limited at Wellington. Produced 27.11.62 at 2.14 a.m.
Ch. Clark A.L.R.

THIS REPRODUCTION (ON A REDUCED SCALE) IS CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTERED FOR THE PURPOSES OF SECTION 124A LAND TRANSFER ACT 1952.

Ch. Clark

Scale - 1 Chain = 1 inch

over

Identifier

NA1656/65

1656/65

661822.1 Gazette Notice (N.Z. Gazette 30.3.1978 P.730) declaring part State Highway 1 (Amanui-Bluff) (adjoining) to be a limited access road at 14.4.1978 at 1.56 o/c

B.607193.2 Evidence of the change of name of the registered proprietor to Brighton Properties Limited - 4.12.1986 at 2.13 o/c

B.826632.1 Transfer to Wayne Patrick Cave quarry manager and Diane Margary Cave housewife both of Wellsford - 13.5.1988 at 1.35 o/c

B.826632.2 Mortgage to The Housing Corporation of New Zealand - 13.5.1988 at 1.35 o/c

B.826632.3 Mortgage to The Housing Corporation of New Zealand - 13.5.1988 at 1.35 o/c

C.297556.1 Statutory Land Charge under Section 18(4) of the Land Act 1969 - 26.8.1991 at 9.24 o/c

C.299506.1 Statutory Land Charge under Section 18(4) of the Land Act 1969

No. 8976/11
Certificate of title 11/11/11
Wellsford 13.8.1988 at 2.7 o/c

C.528453.1 Variation of terms of Mortgage B.826632.3 - 18.10.1993 at 2.41 o/c

C.925914.2 Transfer to Wayne Patrick Cave above-named - 27.11.1995 at 2.45 o/c

C.979063.3 Transfer to Elizabeth Brenda Lancaster of Auckland community support worker - 10.4.1996 at 2.47 o/c

C.979063.4 Mortgage to ASB Bank Limited 10.4.1996 at 2.47 o/c

Property 16: 360 Rodney Street, Wellsford



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Historical Search Copy**



R. W. Muir
Registrar-General
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier NA1918/85
Land Registration District North Auckland
Date Issued 23 March 1961

Prior References
NA1656/66

Estate Fee Simple
Area 1004 square metres more or less
Legal Description Lot 3 Deposited Plan 46858

Original Registered Owners
Maurice Claude Melville

Interests

Fencing Agreement in Transfer 656620 - 23.3.1961
92405 Settled under the Joint Family Homes Act 1950 - 18.7.1961 at 12.05 pm
661822.1 Gazette Notice (N.Z. Gazette 30.3.1978 P.730) declaring part State Highway 1 (Awanui-Bluff) (adjoining) to be a limited access road - 14.4.1978 at 1.56 pm
5846869.1 Transfer to Yeoman Wayne Dowson and Rowena Shirley Dowson - 19.12.2003 at 9:00 am

5846869.1 Cancellation of Joint Family Home Settlement 92405
5846869.2 Mortgage to ASB Bank Limited - 19.12.2003 at 9:00 am
6186078.1 Discharge of Mortgage 5846869.2 - 18.10.2004 at 9:00 am
6186078.2 Transfer to Yeoman Wayne Dowson, Rowena Shirley Dowson and Craig William Prouting - 18.10.2004 at 9:00 am
6186078.3 Mortgage to ASB Bank Limited - 18.10.2004 at 9:00 am
8985903.1 Transfer to Yeoman Wayne Dowson, Rowena Shirley Dowson, Lance Stuart Dowson and Sharon Marec Middleton - 18.6.2012 at 2:33 pm



Identifier

NA1918/85

Land and District
FORM No. 2

Reference: Vol. 1656, Page 66
Transfer No. 656620
Order for M/C No.

NEW ZEALAND

REGISTER
NORTH
Vol. 1918, Page 65

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate, dated the Twenty-third day of March, one thousand nine hundred and Sixty-One under the land and seal of the District Land Registrar of the Land Registration District of Auckland WITNESSETH that MARJORIE CLARE MERRILLAN, of Mollartown, Forester

is widow of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and incumbrances as are specified by memorial underwritten or endorsed hereon, subject also to any existing rights 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 heretofore described, as the same is delineated by the plan hereto hereunto attached, by the several subdivisions, a title issue or less, that is to say: All that parcel of land containing 29.7 PERCHES more or less being Lot 3 Deposited Plan 5628 and being part South West Allotment 110 Parish of Auckland

M. Merrillean
District Land Registrar

Area: 10.0397

Agreement as to fence contained in Transfer Book No. 16271

16.9.1960

The Joint Single Home Act 1960

140271-1

5.7.1973

10/8/85



Identifier

NA1918/85

1918/85

374715.2 North Harbour
16.12.1977

DISCHARGED
A. L. R.
for A.L.R.

661822.1 Gazette Notice (N.Z. Gazette
30.3.1978 P.730) declaring part State
Highway 1 (Amanut-Bluff) (adjoining)
to be a limited access road - 14.4.1978
at 1.56 o'clock

B.156563.2 (New Zealand
- 11.3.1983 at 12.11 o'clock

DISCHARGED
A.L.R.

B732025.1 Transmission to Maurice Claude
Melville as survivor - 13.11.1987 at 2.50
o'clock

A.L.R.



Property 17: 358 Rodney Street, Wellsford



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**
Historical Search Copy



R. W. Muir
Registrar-General
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier NA1864/29
Land Registration District North Auckland
Date Issued 14 September 1960

Prior References
NA1656/66

Estate Fee Simple
Area 986 square metres more or less
Legal Description Lot 4 Deposited Plan 46858

Original Registered Owners
Thomas Herbert Iles and Heather Iles

Interests

Fencing Agreement in Transfer 646246 - 14.9.1960
A199385 Settled under the Joint Family Homes Act 1964 - 7.2.1967 at 2.22 pm
661822.1 Gazette Notice (N.Z. Gazette 30.3.1978 P.730) declaring State Highway 1 (Awanui-Bluff) (adjoining) to be a limited access road - 14.4.1978 at 1.56 pm
C061032.3 Mortgage to Westpac Banking Corporation - 1.11.1989 at 12.05 pm
D131637.1 Variation of Mortgage C061032.3 - 16.4.1997 at 1.00 pm
7095691.1 Application pursuant to Section 99A Land Transfer Act 1952 vesting Mortgage C061032.3 in Westpac New Zealand Limited - 2.11.2006 at 9:00 am



Identifier

NA1864/29

1864/29

NORTH ISLAND REGISTER
NEW ZEALAND

Reference: Pat. 2886, Folio 66
Transfer No. 648286
Order for N/C No.

Registered
Vol. 1864, folio 29

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate, dated the fourteenth day of September, one thousand nine hundred and eighty under the hand and seal of the District Land Registrar of the Land Registration District of Auckland WITNESSETH that LESLIE HUBOLD CRICK of Wairoa, truck driver and ELLEN CORREY CRICK, his wife

is the owner of an estate in fee-simple (subject to such easements, restrictions, covenants, leases, and interests as are entitled by or 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 hereto annexed, to be the several allotments, a title issue or less, that is to say: All that parcel of land consisting of 20 PERCHES more or less being lot 4 deposited plan 46888 and being part South West Allotment 118 Parish of Orahoro.

EQUIVALENT METRIC AREA IS 926 m²
XII Otamatea S.O.

Scale: 1 chain = 1 inch
DWB

[Handwritten signature]

LAND REGISTRATION DISTRICT OF AUCKLAND
S. P. Blagge,
District Land Registrar

Agreement as to fencing contained in Transfer 648286.

A. R. Blagge A.L.R.
allotment page 47285
Certificate of Title 1864/29
19-10-1880 at 2.4.1880

H. R. 2783 Family Trusts (Trusts of Property) to the Trust Advancing the Education of the Children of the late John Blagge deceased produced 19-10-1880 at 2.4.1880

A.L.R.

H. 22516 Settled as a Joint Family Trust under The Joint Family Trusts Act 1950 on 19-10-1880

A.L.R.

A. 187251 Transfer to Thomas Richard Blagge of Wairoa, evidence Produced 2.3.1977 at 2.3.77

A.L.R.

A. 187251 Transfer to Thomas Richard Blagge of Wairoa, evidence Produced 2.3.1977 at 2.3.77

A.L.R.



Identifier

NA1864/29

APPEAR Settled on a Joint Family Home under the Joint Family Home Act 1944 on James Robert Blair Buchanan and Heather Blair his wife Registered 7.2.1987 at 292c.

8.6.2

THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTERED FOR THE PURPOSES OF SECTION 215A LAND TRANSFER ACT 1952.

Robert Buchanan A.L.R.

B 97345.1 Mortgage of *Centralway* Interlocking *ASB* Building Society Gold Finance 70 *1970* at 2 *1970* A.L.R.

B 23 7950.1

661822.1 Gazette Notice (N.Z. Gazette 30.3.1978 P.730) declaring part State Highway 1 (Avonui-Bluff) (adjoining) to be a limited access road - 15.4.1978 at 1.55 c/c

7/1980 A.L.R.

779079.1 Mortgage to Bank of New Zealand 7.11.1980 at *1980* A.L.R.

B 707441.1 Mortgage of Kenneth Goodwill Quailie - 25.2.1980 at 20 cc. *1980* A.L.R.

C.061032.1 Mortgage to Westpac Banking Corporation - 1.11.1989 at 12.05 cc *1989* A.L.R.

D.121637.1 Variation of terms of Mortgage C.061032.1 - 18.4.1997 at 1.80 c/c *1997* A.L.R.

D.150560.1 CAVEAT BY SOUTHERN CROSS BUILDING SOCIETY - 20/6.1997 at 1.44 cc *1997* A.L.R.

1864/29

111

Property 18: 338 Rodney Road, Wellsford



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Limited as to Parcels
Historical Search Copy**



R. W. Muir
Registrar-General
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier NA47A/1223
Land Registration District North Auckland
Date Issued 03 March 1981

Prior References
NA1065/131

Estate Fee Simple
Area 24.7543 hectares more or less
Legal Description Part South Eastern Portion Allotment 118
Parish of Oruawhoro

Original Registered Owners
Graham William Powell

Interests

661822.1 Gazette Notice (N.Z. Gazette No.23, 30.3.1978 p.730) declaring part State Highway 1 (Awanui-Bluff) adjoining to be a limited access road - 14.4.1978 at 1.56 pm
B613259.2 Mortgage to ASB Trust Bank - 18.12.1986 at 1.31 pm
D632249.1 Compensation Certificate under to Section 19 Public Works Act 1981 by Her Majesty the Queen - 17.8.2001 at 1.40 pm
8495394.1 Discharge of Compensation Certificate D632249.1 - 17.5.2010 at 12:12 pm
Subject to a right to drain water (in gross) over part marked A on DP 420659 in favour of Her Majesty the Queen created by Easement Instrument 8495394.2 - 17.5.2010 at 12:12 pm
9845396.1 CAVEAT BY LIANSEN MAO - 19.9.2014 at 10:40 am
10321398.1 Withdrawal of Caveat 9845396.1 - 29.2.2016 at 12:32 pm
10321398.2 Discharge of Mortgage B613259.2 - 29.2.2016 at 12:32 pm
10321398.3 Transfer to Jesus (2016) Company Limited - 29.2.2016 at 12:32 pm
10321398.4 Transfer to Chengjiang Wu - 29.2.2016 at 12:32 pm
10321398.5 Transfer to Liansen Mao - 29.2.2016 at 12:32 pm
10321398.6 Mortgage to Industrial and Commercial Bank of China (New Zealand) Limited - 29.2.2016 at 12:32 pm
11109161.1 Discharge of Mortgage 10321398.6 - 17.5.2018 at 3:39 pm
11109161.2 Transfer to Jiawen Mao - 17.5.2018 at 3:39 pm
11109161.3 Transfer to Yi Zhou - 17.5.2018 at 3:39 pm
11109161.4 Mortgage to FM Custodians Limited - 17.5.2018 at 3:39 pm
11460219.1 Discharge of Mortgage 11109161.4 - 11.6.2019 at 3:26 pm
11460219.2 Mortgage to ANZ Bank New Zealand Limited - 11.6.2019 at 3:26 pm

Identifier **NA47A/1223**

- 11847362.1 Discharge of Mortgage 11460219.2 - 17.9.2020 at 4:18 pm
- 11847362.2 Transfer to Wellsford Welding Club Limited - 17.9.2020 at 4:18 pm
- 11847362.3 Mortgage to ASB Bank Limited - 17.9.2020 at 4:18 pm

Identifier

NA47A/1223

Land and Deeds 69

No. 47A / 1223

Refer to Prior C/T 1065/131

Transfer No. N/C. Order No. 933704.2

REGISTER

LIMITED AS TO PARCELS

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 3rd day of March one thousand nine hundred and eighty-one under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that NOEL KELLY INVESTMENTS LIMITED at Wellsford

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 24.7553 hectares more or less being part of the South Eastern portion of Allotment 118 Parish of Oruanwharo.

Interests at date of issue:-

Fencing Covenant in Transfer 520961.

661822.1 Gazette Notice (N.Z. Gazette No. 23, 30.3.1978 p.730) declaring part State Highway 1 (Awanui-Bluff) adjoining to be a limited access road - 14.4.1978 at 1.56 ac.

957068.1 CAVEAT BY WILLIAM POWELL - 12.8.80 at 1.59 ac.

889947.2 Transfer to Graham William Powell of Wellsford, farmer- 22.9.1981 at 11.44 o's

Fencing covenant contained in Transfer 889947.2

889947.3 Mortgage to Noel Kelly Investments Limited- 22.9.1981 at 11.44 o's

B.613259.2 Mortgage to ASB Trust Bank -18.12.1986 at 1.31ac

Measurements are Metric

Assistant Land Registrar

D632249.1 Compensation Certificate under to Section 19 Public Works Act 1981 by Her Majesty the Queen 17.8.2001 at 1.40

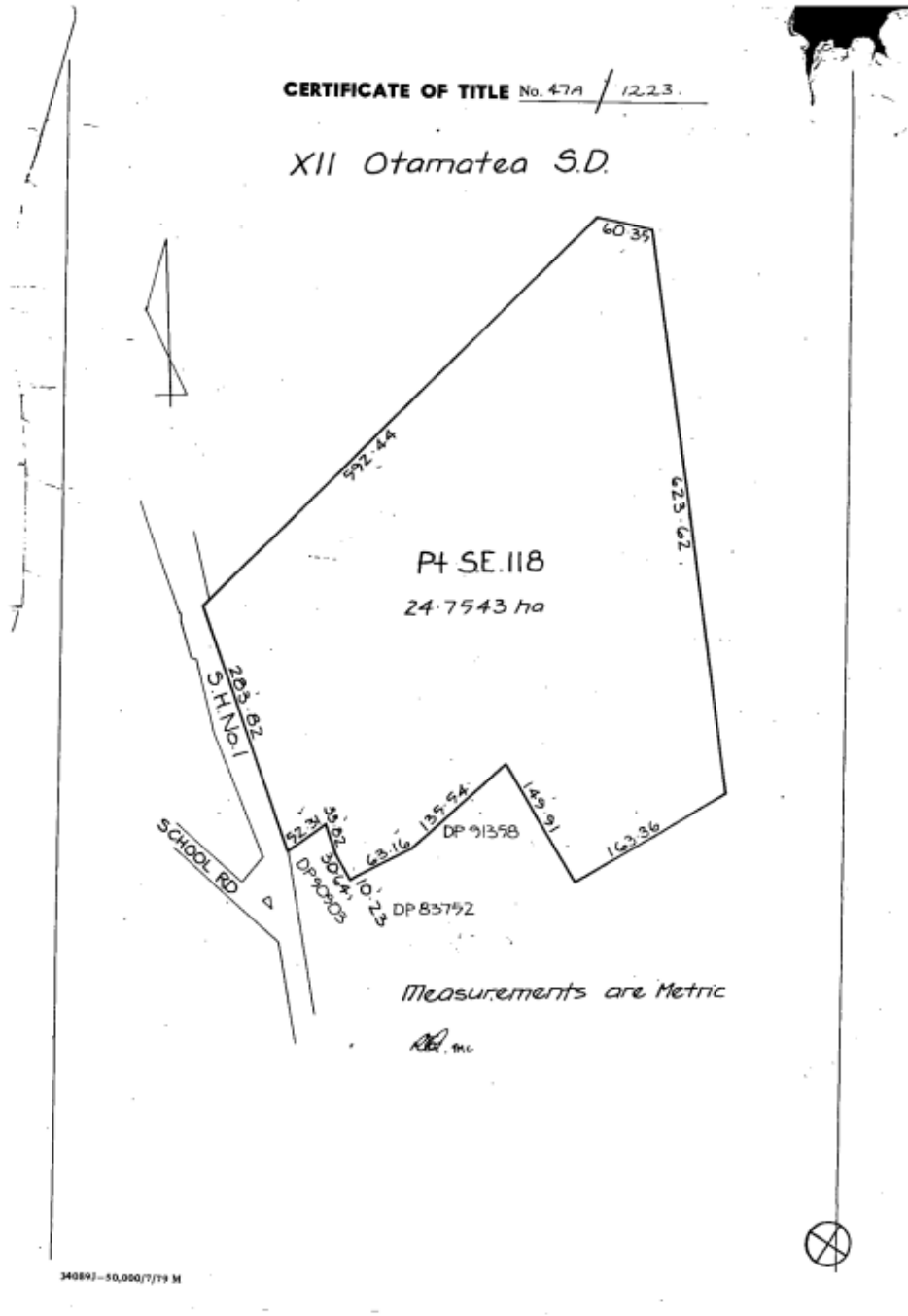
For RGL

CC AH

No. 47A / 1223

Identifier

NA47A/1223



Property 19: Pt Allot 117 SO 22925, State Highway 1, Wellsford



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Historical Search Copy**



R. W. Muir
Registrar-General
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier NA1065/132
Land Registration District North Auckland
Date Issued 02 March 1953

Prior References
NA857/153

Estate Fee Simple
Area 11.8768 hectares more or less
Legal Description Part Allotment 117 Oruawhoro Parish

Original Registered Owners
Graham William Powell

Interests

Fencing Agreement in Transfer 520962 - 2.3.1953
B613259.2 Mortgage to ASB Trust Bank - 18.12.1986 at 1:31 pm
9845396.1 CAVEAT BY LIANSEN MAO - 19.9.2014 at 10:40 am
10321398.1 Withdrawal of Caveat 9845396.1 - 29.2.2016 at 12:32 pm
10321398.2 Discharge of Mortgage B613259.2 - 29.2.2016 at 12:32 pm
10321398.3 Transfer to Jesus (2016) Company Limited - 29.2.2016 at 12:32 pm
10321398.4 Transfer to Chengjiang Wu - 29.2.2016 at 12:32 pm
10321398.5 Transfer to Liansen Mao - 29.2.2016 at 12:32 pm
10321398.6 Mortgage to Industrial and Commercial Bank of China (New Zealand) Limited - 29.2.2016 at 12:32 pm
11118582.1 CAVEAT BY LIYUN CHEN - 16.5.2018 at 12:58 pm
11110199.1 Discharge of Mortgage 10321398.6 - 17.5.2018 at 3:53 pm
11207033.2 CHARGING ORDER DATED 16.8.2018 BETWEEN LIANSEN MAO AND BEST CAPITAL LIMITED - 21.8.2018 at 7:00 am
11322164.2 CHARGING ORDER DATED 06.12.2018 BETWEEN LIANSEN MAO AND HYUN BIN KIM AND DUK YOUNG LEE - 19.12.2018 at 7:00 am
11332193.1 CHARGING ORDER DATED 31 DECEMBER 2018 BETWEEN TOP PICKS 2012 LIMITED AND AUCKLAND COUNCIL - 15.1.2019 at 10:57 am
11332193.2 CHARGING ORDER DATED 31 DECEMBER 2018 BETWEEN TOP PICKS 2012 LIMITED AND AUCKLAND COUNCIL - 15.1.2019 at 10:57 am
11481497.1 Departmental dealing correcting the memorial details for Charging Orders 11332193.1 and 11332193.2 by deleting Top Picks 2012 Limited and adding Liansen Mao - 24.6.2019 at 11:23 am
11678473.1 Discharge of Charging Order 11207033.2 - 10.2.2020 at 11:38 am

Identifier **NA1065/132**

11846606.1 CAVEAT BY WELLSFORD WELDING CLUB LIMITED - 28.8.2020 at 4:43 pm
11842149.1 Withdrawal of Caveat 11118582.1 - 21.9.2020 at 4:05 pm
11842149.2 Discharge of Charging Order 11322164.2 - 21.9.2020 at 4:05 pm
11842149.3 Discharge of Charging Order 11332193.1 - 21.9.2020 at 4:05 pm
11842149.4 Discharge of Charging Order 11332193.2 - 21.9.2020 at 4:05 pm
11842149.5 Withdrawal of Caveat 11846606.1 - 21.9.2020 at 4:05 pm
11842149.6 Transfer to Wellsford Welding Club Limited - 21.9.2020 at 4:05 pm
11842149.7 Mortgage to ASB Bank Limited - 21.9.2020 at 4:05 pm



Identifier

NA1065/132

1065/132

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. Gorman
D.L.R.

259753.1 Variation of Mortgage
A306656 - 28.5.1974 at 9.12 oc.

[Signature] for A.L.R.

957068.1 CAVEAT BY GRHAM WILLIAM
POWELL - 12.9.1981 at 2.39 o'clock

[Signature]
A.L.R.

889947.2 Transfer to Graham William
Powell of Wellaford, farmer- 22.9.1981
at 11.44 o'clock.

[Signature]
A.L.R.

Fencing covenant contained in Transfer
889947.2

[Signature]
A.L.R.

889947.3 Mortgage to *[Signature]* Investments
Limited- 22.9.1981

[Signature]
A.L.R.

B.613259.2 Mortgage to ASB Trust Bank -18.12.1986
at 1.31oc

[Signature]
A.L.R.



Property 20: 96 Boshier Road, Wellsford



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Historical Search Copy**



R. W. Muir
Registrar-General
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier NA25C/490
Land Registration District North Auckland
Date Issued 16 September 1974

Prior References
NA22D/16 NA376/193

Estate Fee Simple
Area 15.1041 hectares more or less
Legal Description Lot 1 Deposited Plan 69586

Original Registered Owners
Paul Edward Shepherd as to a 1/2 share
Ruth Patricia Shepherd as to a 1/2 share

Interests

Saving and excepting from the part Allotment 117 all minerals within the meaning of the Land Act 1924 thereon or thereunder and reserving always to Her Majesty the Queen and all persons lawfully entitled to work the said minerals a right of ingress egress and regress over the said part Allotment 117

749549.1 Mortgage to John Desmond Wharfe - 24.7.1979 at 11:35 am

C582382.3 Mortgage to The Rural Bank Limited - 25.3.1994 at 1:41 pm

7924215.1 Discharge of Mortgage C582382.3 - 23.9.2008 at 11:19 am

11477258.1 Discharge of Mortgage 749549.1 - 9.8.2019 at 9:59 am

11284690.1 Transmission of a 1/2 share/interest Ruth Patricia Shepherd to Paul Edward Shepherd as Executor - 14.8.2019 at 2:42 pm

11284690.2 Transfer of a 1/2 share/interest Paul Edward Shepherd as Executor to Paul Edward Shepherd and Ian Ross Blackman - 14.8.2019 at 2:42 pm

11393573.1 Transfer of a 1/2 share/interest Paul Edward Shepherd and Ian Ross Blackman to Paul Edward Shepherd and Rachel Anne Louise Petterson - 14.8.2019 at 2:46 pm

Identifier **NA25C/490**

References
 Prior C/T 376/193 22D/16
 Transfer No.
 N/C. Order No. 307972.1

Land and Deeds 69


REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the **16th** day of **September** one thousand nine hundred and **seventy-four** under the seal of the District Land Registrar of the Land Registration District of **NORTH AUCKLAND**

WITNESSETH that **BOGNER FARMS LIMITED** at Wellsford

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, to be the several admeasurements a little more or less, that is to say: All that parcel of land containing **15.1041 hectares** more or less being Lot 1 on Deposited Plan 69586 and being part Allotment 117 and Allotment N.E 118 Parish of Oruawhoro saving and excepting from the part Allotment 117 all minerals within the meaning of the Land Act 1924 thereon or thereunder and reserving always to Her Majesty the Queen and all persons lawfully entitled to work the said minerals a right of ingress egress and regress over the said part Allotment 117

 *Alf Morris*
 Assistant Land Registrar

Interests at date of issue:-

Appurtenant hereto is a water supply easement over the part of Lot 1/Plan 66573 (C.T. 2280/1455) and the part Lot 2 Plan 40954 (C.T. 1107/253) shown coloured yellow on Plan 66573 created by Transfer 228551.5

XII Otamatea SD

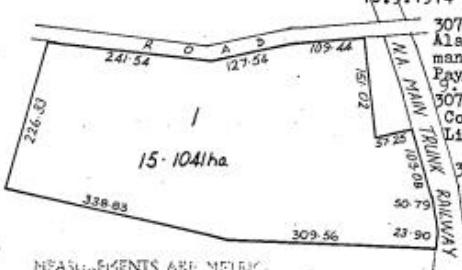
307973.2 Transfer surrendering the easement created by Transfer 228551.5 16.9.1974 at 9.35 o/c

307973.5 Transfer to Peter Alan Payne of Wellsford garage manager and Patricia Ann Payne his wife - 16.9.1974 at 9.37 o/c

307973.6 Mortgage to Torrance Corboy & Riddell Solicitors Limited 16.9.1974 at 9.37 o/c

307973.7 Mortgage to Australia New Zealand Banking Group Limited - 16.9.1974 at 9.37 o/c

Alf Morris
 A.L.R.



MEASUREMENTS ARE METRIC
 2pk. DP 69586

SH



Identifier

NA25C/490

25C/490

* 346542.3 Transfer to Paul Edward Shepherd of Mangawhai farmer and Ruth Patricia Shepherd his wife - 25.6.1976 at 11.32 o/c. as tenants in common in equal shares for A.L.R.

346542.6 Mortgage to The Bank of New South Wales - 25.6.1976 at 11.35 o/c. for A.L.R.

749549.1 Mortgage to Raymond Wharfe - 24.7.1979 at 11.35 o/c

778461.1 Mortgage to The Rural Banking and Finance Corporation of New Zealand - 13.11.1980 at 11.60 o/c

B.247596.1 Transmission of Mortgage 749549.1 to John Desmond Wharfe as executor 16.12.1983 at 10.42 o/c

B.302559.2 Transfer of Mortgage 749549.1 to John Desmond Wharfe - 18.1.1985 at 2.30 o/c

C.021065.2 Mortgage to The Rural Banking and Finance Corporation of New Zealand - 7.7.1989 at 10.33 o/c.

C.582382.3 Mortgage to The Rural Bank Limited - 25.3.1994 at 1.41 o/c

Appendix 3: Historical Aerial Photography



1961



1966



1976



1982



1992



2006



2010



2017

Appendix 4: Contaminated Land Report



12 April 2022

Attention: Bron Steenson

Dear Bron

Site Contamination Enquiry – Wellsford

This letter is in response to your enquiry requesting available site contamination information within Auckland Council records for the above site. Please note this report does not constitute a site investigation report; such reports are required to be prepared by a (third-party) Suitably Qualified and Experienced Practitioner.

The following details are based on information available to the Contamination, Air & Noise Team in the Resource Consent Department. The details provided may be from former regional council information, as well as property information held by the former district/city councils. For completeness the relevant property file should also be requested to obtain all historical records and reports via 09 3010101 or online at:

<https://www.aucklandcouncil.govt.nz/buying-property/order-property-report/Pages/order-property-file.aspx>.

1. Hazardous Activities and Industries List (HAIL) Information

This list published by the Ministry for the Environment (MfE) comprises activities and industries that are considered likely to cause land contamination as a result of hazardous substance use, storage, and/or disposal.

There is no contamination information within Council records for 56 Boshier Road and 374 Rodney Street, Wellsford

There is no contamination information within Council records for 338 Rodney Street however aerial images indicate soil disturbance onsite (see below aerial image)



There is no contamination information within Council records for Pt Lot 2 DP 26722, Pt Lot 4 DP 9919 and Pt Sec 25 DP 9682, Monowai Street, 11 Wi Apo Place and 96 Boshier Road, Wellsford however due to the adjacent railway there is potential for uncertified/non-engineered fill to be present on site.

There is no contamination information within Council records for Pt Allot 117 SO 22925, State Highway 1 however aerial images indicate soil disturbance onsite (see below aerial image) Due to the adjacent railway, there is potential for uncertified/non-engineered fill to be present on site.



There is no contamination information within Council records for 15 Wi Apo Place, 22 & 26 Batten Street, 2, 18 & 20 Monowai Street, Wellsford

Due to the age of the buildings on the sites the potential for asbestos and/or lead paint may need to be considered.

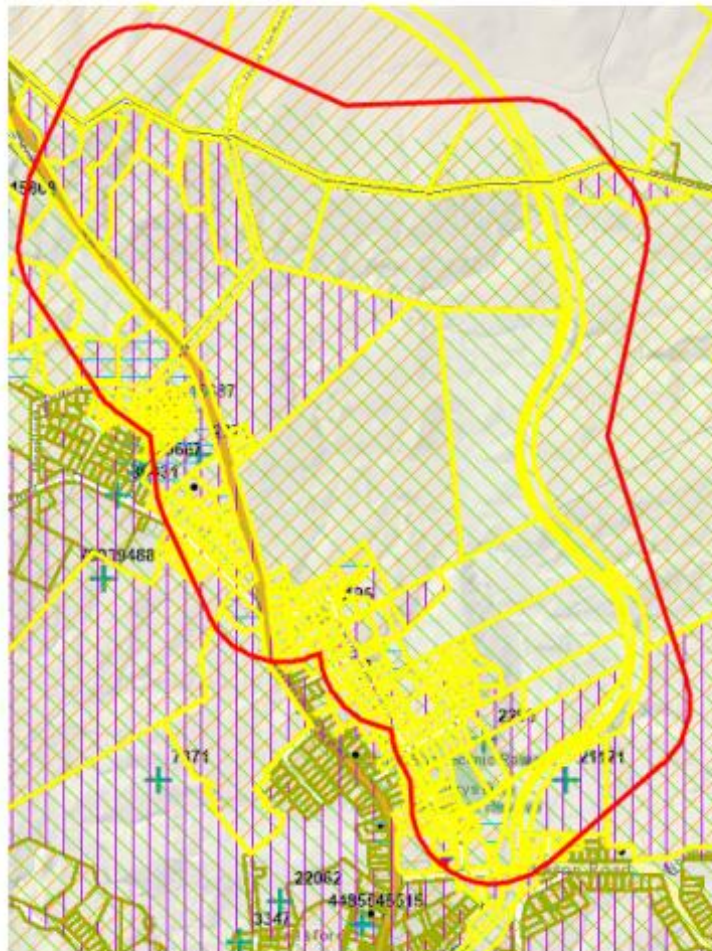
Please note:

- *If you are demolishing any building that may have asbestos containing materials (ACM) in it, you have obligations under the Health and Safety at Work (Asbestos) Regulations 2016 for the management and removal of asbestos, including the need to engage a Competent Asbestos Surveyor to confirm the presence or absence of any ACM.*
- *Paints used on external parts of properties up until the mid-1970's routinely contained lead, a poison and a persistent environmental pollutant. You are advised to ensure that soils affected by old, peeling or flaking paint are assessed in relation to the proposed use of the property, including high risk use by young children.*

2. Consents and Incidents Information (200m radius of the selected site)

The Council database was searched for records of the following activities within approximately 200 metres of the site:

- Pollution Incidents (including air discharges, oil or diesel spills)
- Bores
- Contaminated site and air discharges, and industrial trade process consents
- Closed Landfills
- Air quality permitted activities



Legend:

- | | |
|----------------------------|--|
| All Consents + | Closed Landfill (Auckland Council owned) □ |
| All Applications ■ | Closed Landfill (Privately owned) ■ |
| All Permitted Activities * | |
| All Bores ★ | |

Relevant details of any pollution incidents and consents are appended to this letter (Attachment A). Please refer to the column titled 'Property Address' on the spreadsheet to aid in identifying corresponding data on the map.

While the Auckland Council has carried out the above search using its best practical endeavours, it does not warrant its completeness or accuracy and disclaims any responsibility or liability in respect of the information. If you or any other person wishes to act or to rely on this information, or make any financial commitment based upon it, it is recommended that you seek appropriate technical and/or professional advice.

If you wish to clarify anything in this letter that relates to this site, please contact contaminatedsites@aucklandcouncil.govt.nz. Any follow up requests for information on other sites must go through the online order process.

Should you wish to request any of the files referenced above and/or listed in the attached spreadsheet for viewing, please contact the Auckland Council Call Centre on 301 0101 and note you are requesting former Auckland Regional Council records (the records department requires three working days' notice to ensure the files will be available).

Please note Auckland Council cost recovers officer's time for all site enquiries. As such an invoice for \$384 for the time involved in this enquiry will follow shortly.

Yours Sincerely,

**Contamination, Air and Noise Team
Specialist Unit | Resource Consents
Auckland Council**

Appendix 5: Supporting Documents

Property 1: Pt Allot 4, DP 919 Monowai Street, Wellsford

R O D N E Y D I S T R I C T C O U N C I L

APPLICATION FOR SUBDIVISION CONSENT: SCHEME PLAN R15935

OWNERS: HEAYS ESTATE

I, FREDERICK ROLAND SMITH, Manager - Development (Engineering and Subdivisions) hereby certify that the following resolution was passed at a meeting held on 25 June 1992.

" THAT THE APPLICATION BE CONSENTED TO AND THAT THE FULL TEXT OF THE RESOLUTION BE ENDORSED ON ALL NECESSARY DOCUMENTS:-

THAT BECAUSE IT COMPLIES WITH THE SUBDIVISIONAL ORDINANCES CONTAINED IN THE PROPOSED DISTRICT PLAN, SCHEME PLAN R15935 BEING AN APPLICATION FOR CONSENT TO SUBDIVIDE LOT 2 DP 26722 AND PART LOT 4 DP 9919 COMPRISED IN CERTIFICATES OF TITLE 1358/44 AND 1888/29 TOTALLING IN AREA 12.47 HECTARES OWNED BY HEAYS ESTATE BE CONSENTED TO PURSUANT TO SECTION 105(1)(a) OF THE RESOURCE MANAGEMENT ACT 1991, SUBJECT TO THE FOLLOWING CONDITIONS:-

- (a) (conditions to be shown on survey title plan) BEFORE THE COUNCIL WILL APPROVE THE SURVEY PLAN PURSUANT TO SECTION 223 OF THE ACT, THE OWNER SHALL:-
- (i) (amendment required) LOT 3 IS TO BE INCLUDED IN AND FORM PART OF LOT 4 AS IT IS CONSIDERED IT DOES NOT CONTAIN 2 HECTARES OF SIGNIFICANT NATIVE FOREST.
 - (ii) (amendment required) SHOW AS 'LOT 6 - ROAD TO VEST' AN AREA OF LAND GENERALLY IN THE POSITION OF RIGHTS-OF-WAY 'A' AND 'B', OF SUFFICIENT SIZE TO ACCOMMODATE AN URBAN STANDARD, CUL-DE-SAC HEAD.
 - (iii) (easement required) HAVE ENDORSED ON THE SURVEY PLAN UNDER A SCHEDULE OF MEMORANDUM OF EASEMENTS THE RIGHT-OF-WAY EASEMENT LABELLED 'C'.
- (b) (granting or reserving easements) THAT EASEMENTS OVER PARTS OF LOT 4 REFERRED TO IN THE MEMORANDUM OF EASEMENTS ENDORSED ON THE PLAN AND IN CONDITION (a)(iii), SHALL BE DULY GRANTED OR RESERVED.

..../2

Property 2: Pt Lot 2 DP 2677, Monowai Street, Wellsford and

Property 3: Pt Sec 25 DP 9682, Monowai Street, Wellsford

Bron

From: Siri Rathnayake <siri.rathnayake@aucklandcouncil.govt.nz>
Sent: Wednesday, 13 April 2022 12:32 pm
To: Bron
Subject: Property file requests -8270385026/8270385025/8270385024

Hi Bronwyn,

We have received following three property file request. Unfortunately I couldn't find documents under all three property IDs. If you wish to cancel these three property file requests please let me know. We will be able to make a full refund.

I have completed your property file request for Pt Lot 4 DP 9919 Monowai Street Wellsford 0900 (8270385027)

- Pt Sec 25 DP 9682 Monowai Street Wellsford 0900 - 8270385026
- Pt Allot 117 SO 22925 State Highway 1 Wellsford- 8270385025
- Pt Lot 2 DP 26722 Monowai Street Wellsford 0900 - 8270385024

Ngā mihi | Kind Regards
Siri

Siri Rathnayake | Property Product Technician– Henderson
Group Treasury
Ph 021 564 504
Auckland Council, Civic Building, 8 Henders on Valley Road, Henderson
Visit our website: www.aucklandcouncil.govt.nz



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Property 4: 11 Wi Apo Place, Wellsford

APPLICATION NO. 3825 / BPM 43278 PERMIT NO. 413278
 DISTRICT OFFICE NO. 3572/ DATE ISSUED 13-9-82 DATE 6 SEP 1982
RODNEY COUNTY COUNCIL
 CENTREWAY ROAD, OREWA. PRIVATE BAG, OREWA
 PHONE HBC 65-169 DISTRICT OFFICES HUAPAI PH. 412-9120 WARKWORTH 8539

BUILDING PERMIT APPLICATION

IMPORTANT PLEASE READ INSTRUCTIONS ON PAGE 3 AND COMPLETE THE FOLLOWING INFORMATION

OWNER OF SECTION: 43269
 NAME ALAN LESLIE SHERIFF PHONE NO. 8891 WFD
 (BLOCK CAPITALS)
 PRESENT POSTAL ADDRESS 178 PORT ALBERT ROAD WELLSFORD.

BUILDER:
 NAME J. N. SHERIFF PHONE NO. 8665144
 ADDRESS 65 PARTS AVE MANUREWA.

PREVIOUS OWNER OF SECTION: NAME WARGENTINE CONTRACTORS LTD

LEGAL DESCRIPTION OF SECTION: (SEE RATES FORM) 1092612 (7029278)
 LOT 23 D.P. 85114 VALUATION NO. 860 / 37 - 27

ROAD NAME 11 WI APO PLACE LOCALITY WELLSFORD
 AREA OF SECTION 3.4087 HECTARES SQ. METRES ROAD FRONTAGE METRES

DESCRIPTION OF PROPOSED WORK:	FLOOR AREA: 60.8 SQ. METRES
<u>New Dwelling</u>	CARPORT/GARAGE <u>34.2</u>
	ADDITION
	BASEMENT
	GROUND FLOOR
	FIRST FLOOR
	Other OTHERS <u>22.9</u>
	TOTAL AREA <u>117.9</u>

VALUE OF BUILDING WORK ONLY \$ 29,105.
 (The decision of the Building Inspector shall be final as to estimated cost)

SIGNATURE OF APPLICANT [Signature]

FOR OFFICE USE ONLY

PERMIT FEES	WORK	VALUE	FEE	RECEIPT NO.	DATE
	BUILDING	27,505	140.00	073	6/9/82
	DRAINAGE	600	38.00	-	-
	PLUMBING	1,000	58.00	-	-
	SUB-TOTAL	29,105	236.00	-	-
	BUILDING RESEARCH LEVY		30.00	-	-
	TOTAL PERMIT FEE		266.00	-	-
SUNDRY FEES	WATER CONNECTION				
	ROAD DAMAGE DEPOSIT				



APPLICATION NO. L98 / BPA19497
 PERMIT NO. 319497
 DISTRICT OFFICE NO. 4228 / DATE ISSUED 6.9.83

REGISTERED AT DISTRICT OFFICE
 RECEIVED
 DATE 31 AUG 1983

RODNEY COUNTY COUNCIL
 CENTREWAY ROAD, OREWA. PRIVATE BAG, OREWA/W

PHONE HBC 65-169 DISTRICT OFFICES HUAPEHU 412-8120 WARKWORTH 8539

BUILDING PERMIT APPLICATION

IMPORTANT PLEASE READ INSTRUCTIONS ON PAGE 3 AND COMPLETE THE FOLLOWING INFORMATION

OWNER OF SECTION: 43269.

NAME Alan Leslie Sheriff PHONE NO. 4194 WFO
 (BLOCK CAPITALS)
 PRESENT POSTAL ADDRESS 11 WI-APU PLACE, WELLSFORD.

BUILDER:

NAME John Maurice Sheriff PHONE NO. 2673211 MANUREWA
 ADDRESS 55 AARTS AVE MANUREWA
 (PERMIT WILL BE POSTED TO BUILDER UNLESS OTHERWISE REQUESTED)
 PREVIOUS OWNER OF SECTION: NAME WARENIE CONTRACTORS LTD

LEGAL DESCRIPTION OF SECTION: (SEE RATES FORM)

LOT 23 O.P. 85114 VALUATION NO. 864 / 57/27 556

ROAD NAME 11 Wi APU PLACE LOCALITY _____ RIDING _____
 AREA OF SECTION 3.4087 HA. HECTARES 3.4087 SQ. METRES ROAD FRONTAGE _____ METRES

DESCRIPTION OF PROPOSED WORK:	FLOOR AREA: 36.4 SQ. METRES
<u>FARM SHED</u>	CARPORT/GARAGE _____
<u>1097612.</u>	ADDITION _____
<u>7029718</u>	BASEMENT _____
_____	GROUND FLOOR _____
_____	FIRST FLOOR _____
_____	Farm Shed OTHERS <u>36.4</u>
_____	TOTAL AREA <u>36.4 m²</u>

VALUE OF BUILDING WORK ONLY \$500-00 4000
 (The decision of the Building Inspector shall be final as to estimated cost)

SIGNATURE OF APPLICANT [Signature]

FOR OFFICE USE ONLY

PERMIT FEES	WORK	VALUE	FEE	RECEIPT NO.	DATE
	BUILDING	<u>4000</u>	<u>30.00</u>	<u>047</u>	<u>31.8.83</u>
	DRAINAGE				
	PLUMBING				
	SUB-TOTAL				
	BUILDING RESEARCH LEVY				
	TOTAL PERMIT FEE				
SUNDRY FEES	WATER CONNECTION				
	ROAD DAMAGE DEPOSIT				

BUILDING CONSENT NO: ABA 42386
PROJECT INFORMATION MEMORANDUM NO: ABA 42386
Section 35, Building Act
ISSUED BY: RODNEY DISTRICT COUNCIL

APPLICANT	PROJECT
<p>Name: COWPLAND, STANLEY</p> <p>Mailing Address: C/- JOHN COWPLAND PO BOX 163 WELLSFORD</p>	<p>All X</p> <p>Description: ADDITIONS & ALTERATION</p> <p>Nature: DOMESTIC GARAGE & OUTBUILDING</p> <p>Intended Use(s) in detail: Residential</p> <p>Intended Life: Indefinite, but not less than 50 years</p> <p>Estimated Value: 20000</p>
PROJECT LOCATION	
<p>Street Address: 11 WI APO PLACE, WELLSFORD, NORTHERN</p>	
LEGAL DESCRIPTION	
<p>Property Number: 1097612</p> <p>Valuation Roll No: 00861 55600</p> <p>Legal Description: LOT 23 DP 85114</p>	
COUNCIL CHARGES	
<p>The balance of Council's charges payable on uplifting this building consent, in accordance with the tax invoice are:</p> <p style="text-align: right;">Total: \$</p> <p>ALL FEES ARE GST INCLUSIVE</p>	<p>Signed for and on behalf of the Council:</p> <p>Name: <u><i>Robert Wood</i></u></p> <p>Date: <u>5/10/10</u></p>

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

This building consent is issued subject to the conditions specified in the attached pages headed "Conditions of Building Consent No." ABA 42386

Property 5: 15 Wi Apo Place, Wellsford

BMT7870

APPLICATION NO. C618/ PERMIT NO. B77870 REGISTERED AT DISTRICT OFFICE DATE STAMP

DISTRICT OFFICE NO. 5033/ DATE ISSUED 31.7.84 DATE 19 JUL 1984

RODNEY COUNTY COUNCIL
CENTREWAY ROAD, OREWA. PRIVATE BAG, OREWA

PHONE HBC 65-169 DISTRICT OFFICES HUAPAI PH 812-8120 WARKWORTH 65-987

BUILDING PERMIT APPLICATION

IMPORTANT PLEASE READ INSTRUCTIONS ON PAGE 3 AND COMPLETE THE FOLLOWING INFORMATION

OWNER OF SECTION:

NAME J.C. & A. COWPLAND Rossell PHONE NO. 8277 WARKWORTH
(BLOCK CAPITALS)

PRESENT POSTAL ADDRESS P.O. Box 167 WELLSFORD

BUILDER:

NAME F. POOL PHONE NO. 8413

ADDRESS WONGARE RD. WELLSFORD 7029717
(PERMIT WILL BE POSTED TO BUILDER UNLESS OTHERWISE REQUESTED)

PREVIOUS OWNER OF SECTION: NAME DIACONIS CONTRACTORS 1235260

LEGAL DESCRIPTION OF SECTION: (SEE RATES FORM)

LOT 22 D.P. 85114 VALUATION NO. 861/567-1

15

ROAD NAME 151 Apo Place LOCALITY Rodney

AREA OF SECTION 8086m² HECTARES RIDING R.O.V. METRES

SO. METRES

DESCRIPTION OF PROPOSED WORK:

To remove skylight garage from 41 Station Rd Wellsford and install on section in Wi Apo Place

FLOOR AREA: SQ. METRES

CARPORT/GARAGE	<u>30</u>
ADDITION	
BASEMENT	
GROUND FLOOR	
FIRST FLOOR	
OTHERS	
TOTAL AREA	<u>30</u>

VALUE OF BUILDING WORK ONLY \$ 500-00
(The decision of the Building Inspector shall be final as to estimated cost)

SIGNATURE OF APPLICANT [Signature]

FOR OFFICE USE ONLY

PERMIT FEES	WORK	VALUE	FEE	RECEIPT NO.	DATE
	BUILDING	<u>500</u>	<u>8.00</u>	<u>037</u>	<u>19.7.84</u>
	DRAINAGE				
	PLUMBING				
	SUB-TOTAL				
	BUILDING RESEARCH LEVY				
	TOTAL PERMIT FEE				
SUNDY FEES	WATER CONNECTION				
	ROAD DAMAGE DEPOSIT				



APPLICATION NO. 158-11/85 PERMIT NO. Do 26384 (FAM 26384)
 DISTRICT OFFICE NO. 6201 DATE ISSUED 22.11.85
 LODGED AT DISTRICT OFFICE HEAD OFFICE DATE STAMP
RODNEY COUNTY COUNCIL
 CENTREWAY ROAD, OREWA. PRIVATE BAG, OREWA NOV 1985
 PHONE HBC 85-189 DISTRICT OFFICES SHAPAI OREWA WARKWORTH 8539

BUILDING PERMIT APPLICATION

IMPORTANT PLEASE READ INSTRUCTIONS ON PAGE 3 AND COMPLETE THE FOLLOWING INFORMATION

OWNER OF SECTION:

NAME MR T.C. & A.P. COWPLAND (BLOCK CAPITALS) PHONE NO. 1782 9272 ext 3063
 PRESENT POSTAL ADDRESS P.O. Box 163 WELLSFORD

BUILDER:

NAME E. POOL PHONE NO. 8415
 ADDRESS 70 WORKERS RD. WELLSFORD
 (PERMIT WILL BE POSTED TO BUILDER UNLESS OTHERWISE REQUESTED)
 PREVIOUS OWNER OF SECTION: NAME WHAREHINE CONTRACTORS LTD

LEGAL DESCRIPTION OF SECTION: (SEE RATES FORM)

LOT 82 D.P. 55114 VALUATION NO. 561 / 567-1 20/11/85
BK XVI OTAMATEA SD

ROAD NAME L21 APO PLACE LOCALITY WELLSFORD RODNEY
 RIDING
 AREA OF SECTION 8086 SQ METRES HECTARES 8086 ROAD FRONTAGE RIGHT OF WAY METRES

DESCRIPTION OF PROPOSED WORK:

2nd FLOOR HOME. DRAINAGE WITH
BASEMENT GARAGE.
The basement will not be completed
until a later date.

FLOOR AREA: 145 SQ. METRES

CARPORT/GARAGE	
ADDITION	
BASEMENT	<u>49 sq m</u>
GROUND FLOOR	
FIRST FLOOR	<u>145 sq m</u>
OTHERS	
TOTAL AREA	<u>194</u>

VALUE OF BUILDING WORK ONLY \$ 37,000
 (The decision of the Building Inspector shall be final as to estimated cost)

SIGNATURE OF APPLICANT [Signature]

FOR OFFICE USE ONLY

PERMIT FEES	WORK	VALUE	FEE	RECEIPT NO.	DATE
	BUILDING	89,500	306	007	7.11.85
	DRAINAGE	960	70	-	"
	PLUMBING	1,040	85	-	"
	SUB: TOTAL				
	BUILDING RESEARCH LEVY		92	007	"
	TOTAL PERMIT FEE		553		
SUNDY FEES	WATER CONNECTION		261.25	008	"
	ROAD DAMAGE DEPOSIT		100	007	"



Property 6: 22 Batten Street, Wellsford

79271

HARRISON GRIERSON
HG



**APPLICATION FOR A RESOURCE CONSENT UNDER SECTION 88 OF THE
RESOURCE MANAGEMENT ACT 1991**

R20893

TO : **RODNEY DISTRICT COUNCIL**
Attention: Mr Ron Hewson

SUBJECT	REC
FUNCTION	PLN
COPY	

G K TREADWELL

PROPERTY LOCATION : **22 BATTEN STREET, WELLSFORD**

LEGAL DESCRIPTION : **Pt Sec 25 BLK XVI OTAMATEA S.D.**

TYPE OF CONSENT SOUGHT : **SUBDIVISION CONSENT
(CONTROLLED ACTIVITY)**

LAND OWNER : **G K TREADWELL**

**ENVIRONMENTAL
INFORMATION** : **See attached report**

**ADDITIONAL CONSENT
REQUIRED** : **NIL**

P. Gillies
Signed : **27 November 1995**
Dated

ADDRESS FOR SERVICE : **Harrison Grierson Consultants Ltd**
P O Box 84
OREWA Attn: P B GILLIES
Phone: (09) 4267570 Fax (09) 4267572

FEE : **\$500.00 Deposit fee attached**

ANNEXURES : **4 Copies of a Scheme plan illustrating the
proposal plus 4 A4 reductions**
: **Copy of Certificate of Title**
: **Supplementary Report**
: **Geotechnical Report**

Form 5:
43.5571.1

CONSULTING ENGINEERS SURVEYORS PLANNERS

*Harrison Grierson Consultants Limited, 2 Tamariki Avenue, Orewa, New Zealand.
P.O. Box 84 Orewa. Telephone: 0-9-426 7570, Facsimile: 0-9-426 7572.*

Bron

From: Shivani Narayan <Shivani.Narayan@aucklandcouncil.govt.nz>
Sent: Monday, 2 May 2022 5:59 pm
To: Bron
Subject: FW: Standard - PFP (Property File Product) - 8270385017 - 22 Batten Street Wellsford 0900
Attachments: SWM 4561 Monitor.pdf

Good afternoon Bron

My colleague Karen Paratene had a look at Pathways and Google Maps – she has said the dwelling is possibly 1950's and we probably don't have anything for it.

However, there is a subdivision file RMA20893 and SWM456L (attached) located in Pathways for the property. This is also included in the PFP.

If you wanting her to further look into she will be going back to the office next Thursday and Friday and she can have a look into the recorded cards if we have anything.

Awaiting for your reply.

Ngā mihi

Shivani Narayan | Property Product Technician
Property File Records and Data
Rates, Valuation and Data Management
Ph 09 892 4380 | Extn (42) 4380
Auckland Council, 6 Henderson Valley Road, Henderson
Visit our website: www.aucklandcouncil.govt.nz



In the Office = ✓ | Working from home = WFH | Public Holiday = PH | Leave = L



79271

HARRISON GRIERSON



**APPLICATION FOR A RESOURCE CONSENT UNDER SECTION 88 OF THE
RESOURCE MANAGEMENT ACT 1991**

R20893

TO : **RODNEY DISTRICT COUNCIL**
Attention: Mr Ron Hewson

SUBJECT	REC
FUNCTION	PLN
COPY	

G K TREADWELL

PROPERTY LOCATION : **22 BATTEN STREET, WELLSFORD**

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TYPE OF CONSENT SOUGHT : **SUBDIVISION CONSENT
(CONTROLLED ACTIVITY)**

LAND OWNER : **G K TREADWELL**

**ENVIRONMENTAL
INFORMATION** : **See attached report**

**ADDITIONAL CONSENT
REQUIRED** : **NIL**

P. Gillies
Signed **27 November 1995**
Dated

ADDRESS FOR SERVICE : **Harrison Grierson Consultants Ltd**
P O Box 84
OREWA Attn: P B GILLIES
Phone: (09) 4267570 Fax (09) 4267572

FEE : **\$500.00 Deposit fee attached**

ANNEXURES : **4 Copies of a Scheme plan illustrating the
proposal plus 4 A4 reductions**
: **Copy of Certificate of Title**
: **Supplementary Report**
: **Geotechnical Report**

Form 5:
43.5571.1

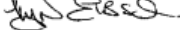
CONSULTING ENGINEERS SURVEYORS PLANNERS

*Harrison Grierson Consultants Limited, 2 Tamariki Avenue, Orewa, New Zealand.
P.O. Box 84 Orewa. Telephone: 0-9-426 7570, Facsimile: 0-9-426 7572.*

Property 7: 26 Batten Street, Wellsford

BUILDING CONSENT NO: ABA 56130
PROJECT INFORMATION MEMORANDUM NO: ABA 56130
Section 51, Building Act
ISSUED BY: RODNEY DISTRICT COUNCIL

THE OWNER	BUILDING WORK
Name: JACOMB, MICHAEL KANE Mailing Address: C/- TOTAL SPAN RODNEY P O BOX 687 WARKWORTH	All <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Description: NEW CONSTRUCTION Nature: OTHER CONSTRUCTION Intended Use(s) in detail: Farm Buildings Intended Life: Indefinite, but not less than 50 years
THE BUILDING Street Address: 26 BATTEN STREET, WELLSFORD, NORTHERN 1242	
LEGAL DESCRIPTION Property Number: 5508415 Valuation Roll No: 00861 58601 Legal Description: LOT 2 DP 179213	Estimated Value: 83000

Signed for and on behalf of the Council: 

Name: Lyn Gibson

Position: BUILDING CONTROL ADMIN

Date: 22/1/05

This building consent is a consent under the Building Act 2004 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

This building consent is issued subject to the conditions specified in the attached pages headed "Conditions of Building Consent No." ABA 56130



O'Connor Planning Consultants Limited
ENVIRONMENTAL PLANNING CONSULTANTS

31 March 2006

Chief Executive
Rodney District Council
Private Bag 500
OREWA

ATTN: Resource Consents

Dear Sir/Madam

APPLICATION FOR LAND USE RESOURCE CONSENT TO ERECT A DWELLING, THE FIRST STAGE OF WHICH IS A BARN FOR CONVERSION, AND FORM A DRIVEWAY OVER THE REQUIRED 1 IN 5 GRADIENT IN THE WELLSFORD STRUCTURE PLAN AREA

Please find attached an application on behalf of the M. K. and A. A. Jacombs for consent to the above activity.

The following information is enclosed in support of this application:

- A completed application form
- A receipt for the prepaid application deposit \$500.00 (discretionary activity)
- Two copies of the application report including a copy of the certificates of title and full size A3 plans.
- Four A4 reduced sets of building plans (not to scale).

We understand that our client lodged an application which was then returned due to insufficient information. We have contacted Council regarding the processing fee deposit which was not returned. As suggested by Council we enclose the receipt from the deposit as well as the original application form so that this can be linked with the old application.

Once the application has been allocated to the processing planner we would appreciate it if the Planner could please phone or email the writer.

We look forward to hearing from you in due course.

Yours sincerely



Kathryn Martin
Senior Planner
O'Connor Planning Consultants



**APPLICATION FOR PROJECT INFORMATION
MEMORANDUM AND / OR BUILDING CONSENT**

SECTION 33 OR SECTION 45, BUILDING ACT 2004

For Office Use Only	
ABA/PIM No	1001914
DATE STAMP	Rodney District Council RECEIVED 07 SEP 2007
Cus. Ser. Rep	

Please tick relevant box

PIM only	<input type="checkbox"/>	Building Consent only (PIM obtained)	<input type="checkbox"/>
Combined PIM and Building Consent	<input type="checkbox"/>	House removal/ Demolition only	<input type="checkbox"/>

THE BUILDING

Street Address of building:

(For structures that do not have a street address, state the nearest street intersection and the distance and direction from that intersection)

26 BATTEN STREET, WELLSFORD

Legal Description of land where building is located:

(State legal description as at the date of application and, if the land is proposed to be subdivided, include details of relevant lot numbers and subdivision consent. A recent Certificate of Title must be supplied.)

LOT 2 DP 179213

Building Name: (if applicable)

Location of Building within site/block number: (include nearest street access)

REFER SITE PLAN

Number of Levels: (include ground level and any levels below ground) TWO

Level/unit number: (if applicable)

Area: (total floor area; indicate area affected by the building work if less than the total area)

Current, lawfully established, use: (include number of occupants per level and per use if more than 1)

BARN

Year first constructed: (approximate date is acceptable e.g.: c1920's or 1960-1970)

2005/2006

THE OWNER

Name of the owner: (include preferred form of Address, e.g. Mr., Miss, Dr if an individual)

M & A JACOMB

Contact person: (insert n/a if the applicant is an individual) N/A

Mailing address: 26 BATTEN STREET, WELLSFORD

Street address/registered office:

TR1430

Use



Application to construct a vehicle crossing

**Auckland
Transport**
An Auckland Council Organisation

AC ref, VXG, PF, other:	
Related consent number:	L 506 27
Street address of the proposed vehicle crossing:	
26 Batten street Wellsford 0900	Suburb: LOT DP: Lot 2 DP179213
LOCATION OF BUILDING: <input checked="" type="checkbox"/> Auckland <input type="checkbox"/> Franklin <input type="checkbox"/> Manukau <input type="checkbox"/> North Shore <input type="checkbox"/> Papakura <input type="checkbox"/> Rodney <input type="checkbox"/> Waitakere	
Important information:	
<ul style="list-style-type: none"> Excavation must not commence until you receive written approval from Auckland Transport. Please lodge this application and make payment at your nearest Auckland Council office. The application fee is \$261.00 including GST. Please make cheques payable to Auckland Council. 	
APPLICANT'S DETAILS:	
Owner's details: please print clearly	
Full name:	Gary John Lawford
Physical street address:	26 Batten street Wellsford Post code: 0900
Postal address (if different from above):	Post code:
Telephone no. (home):	Telephone no. (work): (09) 476 5586
Mobile no:	021 422 389 Fax no:
Email:	garyl@stormwater360.co.nz
Agent's details:	
Full name:	
Physical street address:	Post code:
Postal address (if different from above):	Post code:
Telephone no. (home):	Telephone no. (work):
Mobile no:	Fax no:
Email:	
Signature of applicant/agent	Date: 5-3-12

Property 8: 2 Monowai Street, Wellsford

RODNEY COUNTY COUNCIL

THE TOWN & COUNTRY PLANNING ACT 1953

APPLICATION FOR CONSENT TO:-

- (a) SPECIFIED DEPARTURE (SEC.35)



To: The County Clerk,
Rodney County Council,
P.O. Box 3,
WARKWORTH

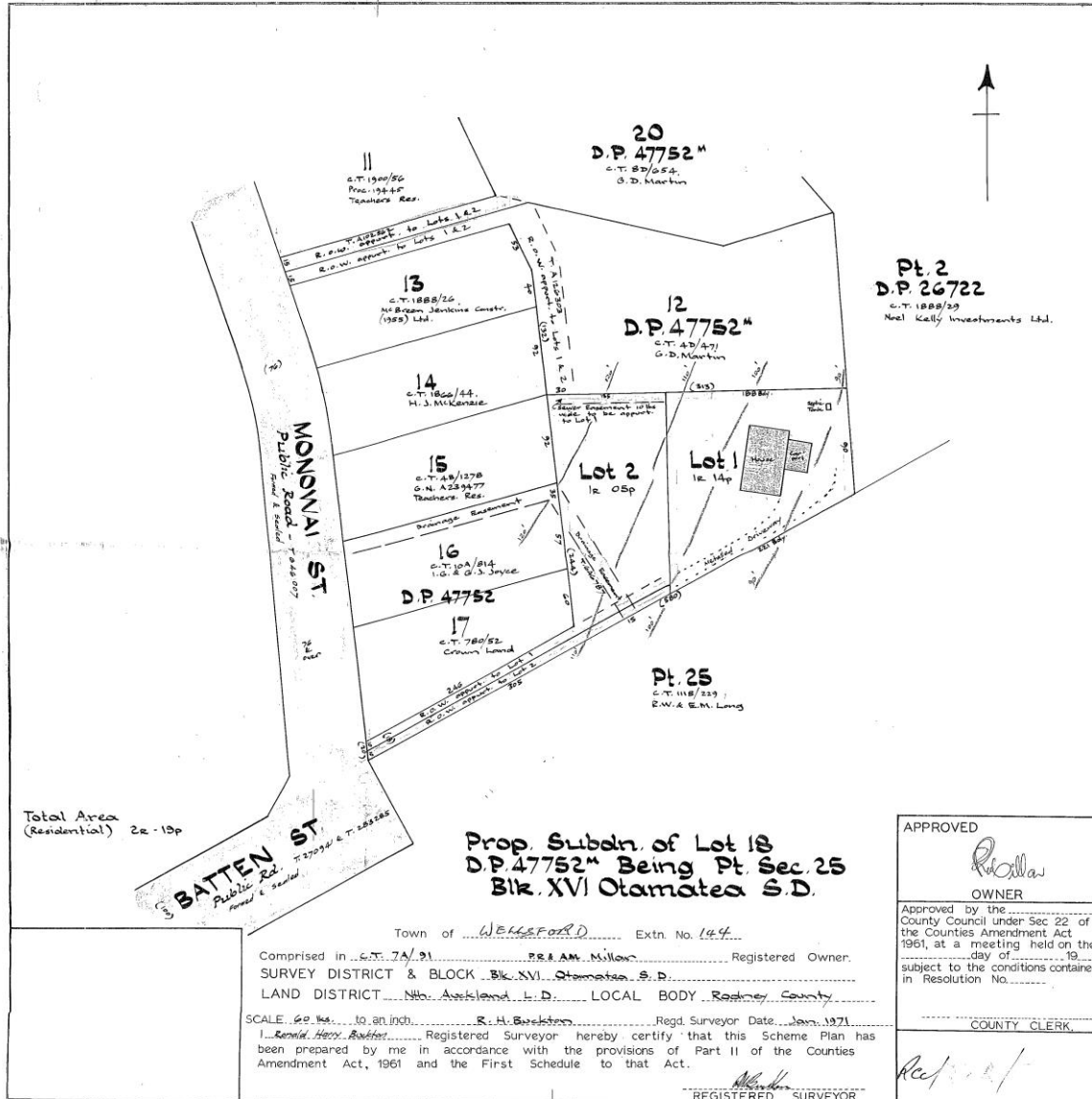
- (a) THIS APPLICATION is made under Section 35 of the Town and Country Planning Act 1953.
- (b) I HEREBY APPLY FOR a specified departure to enable me to construct and operate boarding kennels for dogs within 10 feet of the rear boundary of a rear site.
- (c) THE PROPERTY in respect of which this application is made is situated at Monowai Street, Wellsford and the legal description is TWO ROODS NINETEEN DECIMAL THREE PERCHES (2R.19.3P.) being Lot 18 on Deposited Plan 47752. I am the Joint owner of the property.
- (d) Special conditions, restrictions, or provisions proposed for the application are:- Nil
- (e) NAME OF OWNER: PETER ROBERTSON MILLAR and ALINE MARGARET MILLAR
ADDRESS: Monowai Street, Wellsford.
NAME OF OCCUPIER: PETER ROBERTSON MILLAR and ALINE MARGARET MILLAR
ADDRESS: Monowai Street, Wellsford.
- (f) NAMES AND ADDRESSES OF PERSONS PARTICULARLY AFFECTED BY MY APPLICATION:
1. NOEL KELLY INVESTMENTS LIMITED, Wellsford.
2. GRAHAM PHILLIPS, 3 R.D. Wellsford.
3. R.W. LONG, 22 Batten Street, Wellsford.

DATED at Wellsford this 29th day of September 1972.

SIGNATURE: ALINE MARGARET MILLAR by
her solicitor and duly
authorised agent.



- (g) FULL NAME OF APPLICANT: ALINE MARGARET MILLAR
ADDRESS FOR SERVICE: C/- Torrance, Corboy & Riley,
199 Rodney Street, Wellsford.





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RONALD H. BUCKTON
(M.N.Z.I.S.)
Registered Land and Engineering
Surveyor

HEAD OFFICE
MILLSTREAM BUILDINGS
ELIZABETH STREET
P.O. BOX 107 WARKWORTH
TELEPHONE 244D
PRIVATE 244M
BRANCH OFFICE
RODNEY STREET
P.O. BOX 20 WELLSFORD
TELEPHONE 8044

Our Ref 785 Your Ref

P.O. Box 107
Warkworth

18 January 1970

The County Clerk,
Rodney County Council,
WARKWORTH.

Dear Sir,

Re: PROPOSED SUBDIVISION OF
LOT 18 D.P. 47752 BEING PT.
SECTION 25 BLK XV1 OTAMATEA S.D.
P.R. MILLAR ESQ.
E.T. 7A/91

Please find enclosed a scheme plan of proposed subdivision for approval.

My Client's house is on Lot 1 and Lot 2. The new section is surplus to my client's requirements and he wishes to dispose of it. It will provide a good building site.

It is proposed to create reciprocal right of ways over the ingress strips to Lots 1 and 2.

Lots 1 and 2 are appurtenant to an existing right of way over Lots 12 ~~and 13~~ D.P. 47752 but this right of way is not being exercised.

There is a drainage easement in favour of your Council running over Lots 2 and 1 but this easement is not being used. A building line restriction created by K. 75112 will need to be cancelled and re-imposed in terms of Lots 1 and 2 or cancelled. Would you please send your notice to me so that it can be lodged with the plan.

A metalled driveway runs from Monowai Street to my client's house. There appears to be a good thickness of metal and the metal has been well compacted.

*Acc/224/71
Wfe 144*

*Rae 20/85
\$400*



CONSENT NO. <u>23386</u>	FIM NO.	LODGED AT SERVICE CENTRE	HEAD OFFICE DATE STAMP
DATE ISSUED	DATED ISSUED	DATE	



Mackworth Service Centre
Boxer Street, Mackworth
Telephone (09) 425-8579

Huapua Service Centre
Main Road, Huapua
Telephone (09) 412-9120

Helenville Service Centre
Commercial Road, Helenville
Telephone (09) 429-8845

PRIVATE BAG 500, OREWA
TELEPHONE (09) 426-5189



210997

BUILDING CONSENT APPLICATION

(Complete in all cases)

1. OWNER - As per attached Certificate of Title*	2. CONTACT (if not owner)
Name: <u>C. M. VANDERNET</u>	Contact Name: _____
Postal Address: <u>2 MONOWAI ST.</u> <u>WELLSFORD</u>	Postal Address: _____
Phone Number: <u>423 8861</u>	Phone Number: _____
Fax Number: _____	Fax Number: _____
Previous Owner: _____	

3. PROJECT LOCATION	
Number: <u>2</u>	Locality: _____
Street/Road: <u>MONOWAI STREET</u>	<u>WELLSFORD</u>

4. LEGAL DESCRIPTION	
Valuation Number: _____	Council Property ID: <u>1099771</u>
Lot: <u>1B</u>	DP: <u>4775Z</u>
Certificate of Title: _____	Site Area: _____ square metres hectares

5. PROJECT		
New Building	<input checked="" type="checkbox"/>	Description of Work: <u>PROPOSED GARAGE / WORKSHOP.</u>
Alteration	<input type="checkbox"/>	
Relocation	<input type="checkbox"/>	
Demolition	<input type="checkbox"/>	
Intended Life: Indefinite but not less than 50 years or specified as _____ years		
Estimated Value: \$ <u>5000</u> (incl GST)	No. of Units: _____	

This application will not be accepted until the Application Deposit Fee is paid. Additional charges may be payable prior to uplifting of the Building Consent, and the issue of the Code of Compliance Certificate. Invoices will not be rendered, nor refunds made for less than \$20.00. The owner shall be responsible for the payment of any charges incurred in conjunction with this application. The owner will also be liable for any reasonable expenses (including legal and debt collection costs) incurred in collecting any money owed.

SIGNED BY THE OWNER:

SIGNATURE: [Signature] DATE: 27-11-02

6. CHARGES

The Council's charges payable on the making of this application are:

\$: 460.00 Receipt No: _____ Date: _____

* Copy of agreement for purchase from owner of title.

425 3539

Property 9: 18 Monowai Street, Wellsford

RODNEY COUNTY COUNCIL

THE TOWN & COUNTRY PLANNING ACT 1953

APPLICATION FOR CONSENT TO:-

- (a) SPECIFIED DEPARTURE (SEC.35)



To: The County Clerk,
Rodney County Council,
P.O. Box 3,
WARKWORTH

- (a) THIS APPLICATION is made under Section 35 of the Town and Country Planning Act 1953.
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- (d) Special conditions, restrictions, or provisions proposed for the application are:- Nil
- (e) NAME OF OWNER: PETER ROBERTSON MILLAR and ALINE MARGARET MILLAR
ADDRESS: Monowai Street, Wellsford.
NAME OF OCCUPIER: PETER ROBERTSON MILLAR and ALINE MARGARET MILLAR
ADDRESS: Monowai Street, Wellsford.
- (f) NAMES AND ADDRESSES OF PERSONS PARTICULARLY AFFECTED BY MY APPLICATION:
1. NOEL KELLY INVESTMENTS LIMITED, Wellsford.
2. GRAHAM PHILLIPS, 3 R.D. Wellsford.
3. R.W. LONG, 22 Batten Street, Wellsford.

DATED at Wellsford this 29th day of September 1972.

SIGNATURE: ALINE MARGARET MILLAR by her solicitor and duly authorised agent.



- (g) FULL NAME OF APPLICANT: ALINE MARGARET MILLAR
ADDRESS FOR SERVICE: C/- Torrance, Corboy & Riley,
199 Rodney Street, Wellsford.



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246
148800 ft

BRL \$11-00

FEE \$ 56-00 RECEIPT No. 12511 DATE 1-4-72

VALUATION ROLL No. 86, 234, 1 DATE ISSUED 9-11-72

PERMIT No. 839986

DATE STAMP

RIDING
WELLSFORD

RODNEY COUNTY COUNCIL
P.O. BOX 3, WARKWORTH

Application for a Building Permit

OWNER OF SECTION NAME *Spence Department*
G.D. PHILLIPS PHONE No. 5875
(BLOCK CAPITALS)

PRESENT POSTAL ADDRESS *R.D. 3, Welford*

BUILDER NAME *K.R. JURY* PHONE No. 8140

POSTAL ADDRESS *19 Armitage Rd, Welford*
(Note: Permit will be posted to builder unless otherwise requested)

INTENDED USAGE OF BUILDING *New Residence*

VALUE OF WORK \$ *SEE BELOW* FEE \$ (See back page).

FULL LEGAL DESCRIPTION OF SECTION (As appears on either rate demand or title deeds).
Lot 12 DP 47752 Blk XVI Otamatea S.D.

NAME OF PREVIOUS OWNER OF SECTION

AREA OF SECTION Acre(s) Frontage Feet

ROAD NAME *Armitage St.* LOCALITY *Welford*

SIGNATURE OF APPLICANT *[Signature]* DATE *7-11-72*

FOR OFFICE USE ONLY

Footpath-Deposit	Refund
Fee \$	Amount \$
Recpt. _____	To _____
Paid by _____	Date _____

FOOTINGS: No concrete to be poured under any circumstances until form work and steel is inspected.

Permit issued subject to the following conditions:

ANALYSIS OF PERMIT FEES		
WORK	VALUATION	FEES
PLUMBING	19.457-00	56-00
DRAINAGE	11.50-00	13-00
URBAINAGE	3.90-00	5-00
TOTAL	34.857-00	74-00

APPROVED BY *[Signature]* BUILDING INSPECTOR *9.11.72* DATE

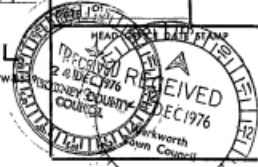
Wider c. 20-00
Footpath 50-00
\$155-00

BRL: 11-00

PLUMBING	APPROVED
DRAINAGE	APPROVED
DATE <i>2.11.72</i>	HEALTH INSP.

APPLICATION NO. AVT/367 PERMIT NO. H45164 LOGGED AT DISTRICT OFFICE _____ DISTRICT _____
 DISTRICT OFFICE NO. _____ DATE ISSUED 21.5.77

RODNEY COUNTY COUNCIL
 P.O. BOX 3, WARKWORTH Phone WWh 433 433



BUILDING PERMIT APPLICATION

OWNER OF SECTION: NAME GRAEME D. PHILIPS (BLOCK CAPITALS) PHONE NO. 8901 WWh/for
 PRESENT POSTAL ADDRESS 18 Monowai Street WWhford
 BUILDER: NAME PHILIPS with ER JONES HELP PHONE NO. _____
 POSTAL ADDRESS 18 Monowai St WWhford
 (Permit will be posted to builder unless otherwise requested)
 SIGNATURE OF APPLICANT GD Philips

NATURE OF PROPOSED BUILDING WORK
GARAGE

FLOOR AREA OF PROPOSED WORK
 Basement: _____
 Ground Floor: _____
 First Floor: _____
 Others: GARAGE 42.120 m²
 Total: _____

VALUE OF WORK \$ 1900.00 FEE \$ _____ PAYABLE ON APPLICATION.

FULL LEGAL DESCRIPTION OF SECTION
Lot 30 D.P. 47752

Work	Value	Fee
Building	1900	110.00
Drainage		
Plumbing		
Total	1900	110.00
Building Research Levy		110.00

VALUATION ROLL NO. 96 1234 / 1 24
 NAME OF PREVIOUS OWNER OF SECTION G Martin
 AREA OF SECTION _____ Hectare(s) FRONTAGE _____ Metres
 Sq Metres
 ROAD NAME Monowai St LOCALITY WWhford

IMPORTANT - SEE INSTRUCTIONS ON PAGE FOUR
 FOR OFFICE USE ONLY

Permit Issued Subject to the Following Conditions _____

Approved by G.V. Bhattarai Building Inspector 19.1.77 Date _____
 Approved by _____ Health Inspector _____ Date _____
 Town Planning Zoning/Approval _____ Town Planning Officer _____ Date _____
 Building Permit Fee \$ 10.00 Receipt No. 6744 Date 24.12.76
 Road Damage Deposit Fee \$ _____ Receipt No. _____ Date _____
 Road Damage Deposit Refund \$ _____ To _____ Date _____
 Cost of Vehicular Crossing \$ _____ Date _____
 Electricity Transmission Lines: Present/Not Present over property* Sewer, M.T.: Present/Not Present

*Delete not applicable. Initials _____ Date _____

Property 10: 20 Monowai Street, Wellsford

R. H. Buckton & Associates

Registered Land and Engineering
Surveyors

Principal: Ronald H. Buckton M.N.Z.I.S.
Associates: Anthony R. Hayman B. Surv. M.N.Z.I.S.
Richard T. O'Flaherty B.Sc. (Surv.) M.N.Z.I.S.

Our Ref. 3188
Mr Hayman

Your Ref.

8 April 1992

The General Manager
Rodney District Council
Private Bag
OREWA

Dear Sir

PROPOSED SUBDIVISION OF LOTS 12 and 20 DP 47752
NO. 18 MONOWAI STREET WELLSFORD G.D. and A. PHILLIPS

On behalf of our abovementioned clients we wish to apply for a resource consent under the Resource Management Act 1991 to permit the subdivision of our clients property as shown on the enclosed plan.

The property is located at No. 18 Monowai Street, Wellsford, being Lots 12 and 20 DP 47752, comprised in Certificates of Title 4D/471 (2370 square metres) and 8D/654 (1983 square metres). Copies of these titles are enclosed.

The land is zoned Residential-1 and is shown on Council's Planning Map G-15/1.

The proposed subdivision involves a boundary relocation between the two titles. Lot 1 created totals 1590 square metres and Lot 2 created totals 2763 square metres.

Both lots have houses on, and established gardens, driveways, etc. Both lots obtain legal frontage to Monowai Street via reciprocal rights of way. The driveway to the houses on Lots 1 and 2 is concreted.

Rights of way labelled D and E are required to allow use of the concrete driveway for vehicle manoeuvres by the owners of Lots 1 and 2.

A sewage easement, labelled F, is proposed over Lot 2 in favour of Lot 1. Effluent from Lot 1 feeds into a septic tank on the property then along an alkathene pipe over Lot 2 to a sewer manhole located in the southern corner of Part Lot 2 DP 26722.

There is an existing right of way, shown labelled C, over Lot 2 in favour of Lot 18 DP 47752. This easement is to remain.

NEVILLE STREET
WARKWORTH 6327

TELEPHONE (09) 425 8956
PRIVATE (09) 425 8472

P.O. Box 107
Warkworth

FAX NO: (09) 425-8956



*R15899
Rec Hens
10.4.92
G15*

ACTION	S D E
COPY	

.../2

PREVIOUS OWNER OF SECTION NAME _____ (SEE RATES FORM)

LEGAL DESCRIPTION OF SECTION: _____ (SEE RATES FORM)

LOT 20 D.P. 47752 NK VALUATION NO. 200 / 230 / 1

XVI Manawa

ROAD NAME MANAWA ST. LOCALITY WELLSFORD

AREA OF SECTION _____ HECTARES _____ RIDING _____ ROAD FRONTAGE _____ METRES

DESCRIPTION OF PROPOSED WORK:

Rear residence

FLOOR AREA: 98.28 SQ. METRES

CARPORT/GARAGE	
ADDITION	
BASEMENT	
GROUND FLOOR	<u>98.28</u>
FIRST FLOOR	
OTHERS	
TOTAL AREA	<u>98.28</u>

VALUE OF BUILDING WORK ONLY \$ 24,100.00
(The decision of the Building Inspector shall be final as to estimated cost)

SIGNATURE OF APPLICANT [Signature]

FOR OFFICE USE ONLY

PERMIT FEE	WORK	VALUE	FEE	RECEIPT NO.	DATE
	BUILDING	<u>25140</u>	<u>116.00</u>	<u>060</u>	<u>20.3.79</u>
	DRAINAGE	<u>300</u>	<u>15.00</u>	<u>11</u>	<u>4</u>
	PLUMBING	<u>640</u>	<u>30.00</u>	<u>11</u>	<u>4</u>
		<u>26000</u>			
	BUILDING RESEARCH LEVY		<u>26.00</u>	<u>11</u>	<u>4</u>
	TOTAL PERMIT FEE				
	WATER CONNECTION				
	ROAD DAMAGE DEPOSIT		<u>100.00</u>	<u>11</u>	<u>4</u>

SUNDRY FEE _____

Property 11: 56 Boshor Road, Wellsford

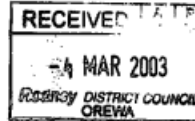


Buckton Consultants Ltd

Land Development Consultants
Registered Surveyors

P.O. Box 107, 20 Neville St., Warkworth
Ph: (09) 425 8950 Fax: (09) 425 8956
Email: buckton@wk.planet.gen.nz

Directors:
Anthony R. Hayman B. Surv. M.N.Z.I.S.
Richard T. O'Flaherty B.Sc. M.N.Z.I.S.



Our Ref. 4707
Rick O'Flaherty

Your Ref.

28 February 2003

The Chief Executive
Rodney District Council
Private Bag 500
OREWA

PROP 1096446, 5503566
PERSON 45259, 201180
PARCEL 7000339, 7000338
RMA R34359
MAP F14
G14/03/04

Dear Sir

APPLICATION FOR RESOURCE CONSENT
G T & J F SULLIVAN 56 BOSHER ROAD WELLSFORD
PROPOSED SUBDIVISION OF PT ALLOTMENT N119 &
PT ALLOTMENT E120 PARISH OF ORUAWHARO

Please find enclosed an application for resource consent lodged on behalf of Mr G and Mrs J Sullivan.

Application is for approval to subdivide their property for countryside living purposes.

The application is for a non-complying activity under both the Operative District Plan and Plan Change No. 55. Subject to Rule 22.17.3 (Financial Contributions and Works) the application is for a restricted discretionary activity under Proposed District Plan 2000.

The subdivision proposed and this application have been prepared following a full site appraisal consultation with neighbours and assessment against criteria set down in the various planning documents.

Would you please receipt this application and advise of your reference in due course.

Yours faithfully
Buckton Consultants Ltd

per: *R O'Flaherty*

Property 13: 374 Rodney Street, Wellsford

RODNEY COUNTY COUNCIL
BUILDING APPLICATION FORM

FOR OFFICE USE.
Permit No.:
Fee:
Valuation:
Receipt No.:

I hereby apply for permission to ERECT DWELLING 7 FEB 1954
at (House No. and street) MAIN RD WELLSFORD
for (Owner) H I - LG CURCH, of (Address) 11389 WELLSFORD

according to locality plan and detailed plans, elevations, cross-sections, and specifications of building deposited herewith, in duplicate.

Particulars of land: Lot No. on Town Section D.P.

Length of boundaries: Area:

Particulars of building—Foundations: CONCRETE Walls: BRICK Roof: IRON

Area of ground floor: 1289 square feet.

Area of outbuildings: square feet.

Estimated cost—

Building	£ <u>2300</u>
Plumbing and drainage	£ <u>200</u>
Total	£ <u>2500</u>

Proposed purposes for which every part of building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose):
DWELLING

Proposed use or occupancy of other part of building:

Nature of ground on which building is to be placed and of the subjacent strata: CLAY SUBSOIL

Yours faithfully,
H I - LG CURCH Owner.
L J LUND Builder.

Postal Address Armidale Road Wellsford (P.T.O.)



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BY 978

DATE STAMP

APPLICATION No. / PERMIT No. 978
 FEE £ 1,510 RECEIPT No. E 753 DATE 15/4/57
 VALUATION Roll No. / DATE ISSUED 15/4/54

RODNEY COUNTY COUNCIL
 P.O. BOX 3 — WAREWORTH

Application for a Building Permit

OWNER OF SECTION, NAME MI-LG CUREK PHONE No. 252
 (BLOCK CAPITALS)

PRESENT POSTAL ADDRESS WELLSFORD

BUILDER, NAME J Johnston PHONE No. _____

POSTAL ADDRESS TO PUNT LEIGH
 (Note:—Permit will be posted to builder unless otherwise requested.)

NATURE OF PROPOSED BUILDING WORK Workshop (Farm)

VALUE OF WORK £250 FEE £ _____ (See back page).

FULL LEGAL DESCRIPTION OF SECTION (as appears on either rate demand or title deeds).
Pt Allot SW11B Pch of Ormiston Rd (COBRA)

NAME OF PREVIOUS OWNER OF SECTION _____

AREA OF SECTION 100 Acres. Frontage _____ Feet.

ROAD NAME 374 Rodney St LOCALITY WELLSFORD

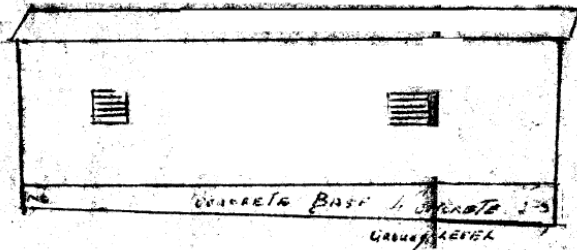
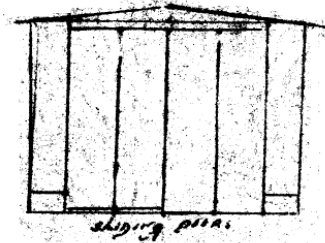
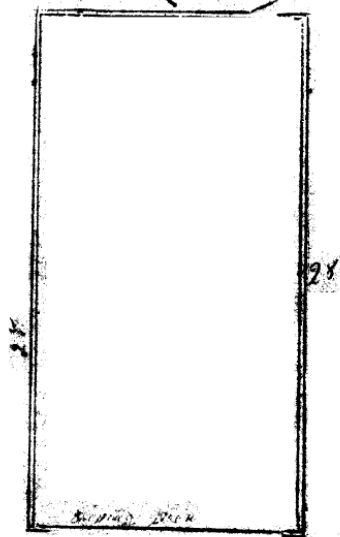
FOR OFFICE USE ONLY

Footpath Deposit	Retard
Fee	Amount
Recd.	To
Paid By	Date
Date	

Remarks: _____

Permit issued subject to the following conditions: 472 walls in place of 382

APPROVED BY L. J. Gattell BUILDING INSPECTOR 15/4/57 DATE



SCALE 1/4" TO 1 FOOT



BPA 63851

PERMIT No. A006385

FEE \$ 38.00 RECEIPT No. 3081 DATE 1-11-67

VALUATION Roll No. 86,591 DATE ISSUED 1-11-67

DATE STAMP

RIDING
Wellford

RODNEY COUNTY COUNCIL

P.O. BOX 3 - WARKWORTH

Application for a Building Permit

OWNER OF SECTION NAME MR. J A + MRS V. P. DICKSON PHONE No. _____
(BLOCK CAPITALS)

PRESENT POSTAL ADDRESS Wellford

BUILDER NAME ELLIS WYATT Ltd PHONE No. 213 M

POSTAL ADDRESS Retram St Warkworth
(Note: Permit will be posted to builder unless otherwise requested).

INTENDED USAGE OF BUILDING Residence

VALUE OF WORK \$ 9800 FEE \$ 32.00 (See back page).

FULL LEGAL DESCRIPTION OF SECTION (as appears on either rate demand or title deeds)
Pt Allotment SW 118 Parcel of Oranohara ST 18715 Bk III
Okemata S.D.

NAME OF PREVIOUS OWNER OF SECTION _____

AREA OF SECTION 22 acres Acre(s). Frontage _____ Feet.

ROAD NAME Main North Rd LOCALITY Wellford

SIGNATURE OF APPLICANT Ellis Wyatt Ltd for Wyatt DATE Oct 27. 1967

FOR OFFICE USE ONLY

Footpath-Deposit		Refund	
Fee / /		Amount / /	
Receipt		To	
Paid by		Date	
Date		Date	

Permit issued subject to the following conditions:—

FOOTINGS

NO CONCRETE TO BE POURED UNDER ANY CIRCUMSTANCES UNTIL FORM WORK AND STEEL IS INSPECTED.

APPROVED BY JR Moore BUILDING INSPECTOR 2/11/67 DATE



102
434 27/11

BRL # 2-50

FEE \$ 21 — RECEIPT No. 4538/9 DATE 3/5/72

VALUATION ROLL No. 8651 DATE ISSUED 8/5/72

PERMIT No. E39803

DATE STAMP

RIDING
Wellford.

RODNEY COUNTY COUNCIL
P.O. BOX 3, WARKWORTH

Application for a Building Permit

OWNER OF SECTION NAME MR. P. PAYNE. PHONE No. _____
(BLOCK CAPITALS)

PRESENT POSTAL ADDRESS P.O. Box 22, WELLSFORD.

BUILDER NAME E.R. JURY PHONE No. 8140

POSTAL ADDRESS 19 ARMITAGE RD. WELLSFORD.
(Note: Permit will be posted to builder unless otherwise requested)

INTENDED USAGE OF BUILDING RESIDENCE addition

VALUE OF WORK \$ SEE BELOW FEE \$ 21 - 00. (See back page).

FULL LEGAL DESCRIPTION OF SECTION (As appears on either rate demand or title deeds).
PT ALLOT SW 1/8 DRUAWHARO PAH. BIK XI OTAMATEA S.D.
Parcel: 612025

NAME OF PREVIOUS OWNER OF SECTION _____

AREA OF SECTION 874 RODNEY ST. (Side way) Acre(s) _____ Frontage _____ Feet _____

ROAD NAME MAIN HIGHWAY LOCALITY WELLSFORD.

SIGNATURE OF APPLICANT [Signature] DATE 2-5-72
PID: 103316

FOR OFFICE USE ONLY

Footpath-Deposit	Refund
Fee \$	Amount \$
Recpt.	
Paid by	To
Date	Date

FOOTINGS: No concrete to be poured under any circumstances until form work and steel is inspected.

Permit issued subject to the following conditions:

ANALYSIS OF PERMIT FEES		
WORK	PLUS	FEES
FOUNDINGS	4,350	21-00
PLUMBING		
DRAINAGE		
TOTAL	4,350	21-00

APPROVED BY [Signature] BUILDING INSPECTOR 5.5.72 DATE

Check builders footpath deposit

Plates	4" x 2"	"	"	"	
Studs	4" x 2"	"	"	"	1' 6" max.ctrs.
Dwangs	4" x 2"	"	"	"	2' 3" " "
Trimmers	4" x 2"	"	"	"	
Lintels not exceeding	4'6" = 3"				
From 4'6" to	6'0" = 4"				
" 6'0" to	7'6" = 6"				
" 7'6" to	9'0" = 8"				
Rafters	4" x 2"	"	"	"	3'0" max.ctrs.
Purlins	3" x 2"	"	"	"	2'6" " "
Ceiling joists	6" x 2"	"	"	"	1'8" " "
Ceiling Woggs	2" x 2"	"	"	"	To suit linings
Collar ties	5" x 1"	"	"	"	6'0" max.ctrs.
Ridge & Hip	9" x 1"	"	"	"	-
Valleys	6" x 1"	"	"	"	-
Soffit bearers	3" x 1½"	"	"	"	3'0" max ctrs.
<u>Finishing Linings:</u>					
Fascia Board	ex 8" x 1"	Heart or Treated Native			
Frieze Board	ex 6" x 1"	" " " "			
Flooring	8" x 3"	½" H.D. Particle Board.			
Architraves	1½" x 1"	O.B. Rimu	To match extg.		
Skirting	2½" x 1"	" "	" " "		
Scotia	1½" x 1"	" "	" " "		

JOINERY:

Shall be D.A. Mt. Rimu, Totara or Matai. Heads and jambs shall be ex 6" x 2" sills ex 6" x 2½". Sashes shall be of D.A.Mt. Totara or Redwood to standard runs. All joints shall be flush penetrating tenon with metal or wood dowels, close fitting, close cramped and showing a flush finish on both sides. All sashes shall have a ¼" x ¼" weather groove around and fitted with approved hinges.

Fixed glazing shall be rebated and beaded into frames.

SOFFIT LINING:

Roof overhangs shall be lined with 3/16" Fibrolite asbestos, and fixed with galv. clouts. Fibrolite soffit shall be grooved into back of Fascia boards a minimum of ¼". Coverjoins with James Hardies jointing strips.

EXTERIOR WALL LINING:

Cover exterior face of stud walls with building paper.

DOORS AND THEIR FRAMES:

External door frames and sills shall be of D.A.Mt. Rimu, Totara or Matai. Jambs and heads out of 6 x 2, sills out of 8 x 2½, sunk, weathered and throated with 1½ x ½ G.W.I. weather bars, showing a ½" upstand.

Internal door frames shall be out of 6 x 1 or 4 x 1 dressed Rimu full width with planted stops.

Hang all exterior doors on 1½ pairs 3½" butts with brass pins. Fit selected mortice lockset to exterior door and hang all interior doors on 1½ pairs of 3½" butts with loose pins and fix selected latchsets.



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APPLICATION NO. 103/149 PERMIT NO. 103/868
 DISTRICT OFFICE NO. 103/149 DATE ISSUED 16.3.77

RODNEY COUNTY COUNCIL
 P.O. BOX 2, WAREWORTH Phone W04529

LOGGED AT DISTRICT OFFICE
 DATE 16.3.77 DISTRICT OFFICE DATE STAMP
 16 MAR 1977
 RODNEY COUNTY COUNCIL

BUILDING PERMIT APPLICATION

OWNER OF SECTION: NAME Peter Payne PHONE NO. 9049
 PRESENT POSTAL ADDRESS Main Rd Welford
 BUILDER: NAME Workworth Pipe Center PHONE NO. 9462
 POSTAL ADDRESS Woodcote Rd Workworth
 (Permit will be posted to builder unless otherwise requested)

SIGNATURE OF APPLICANT [Signature]

NATURE OF PROPOSED BUILDING WORK
Swimming Pool

FLOOR AREA OF PROPOSED WORK
 Basement: _____
 Ground Floor: _____
 First Flr: _____
 Others: _____
 Total: _____

VALUE OF WORK \$ 5500 FEES 29.00

FULL LEGAL DESCRIPTION OF SECTION
1656-249 5 1/2 Hec Horowhoro
10379 Hec Welford

VALUATION ROLL NO. 103/149
 NAME OF PREVIOUS OWNER OF SECTION _____
 AREA OF SECTION 1.8379 Hectares Hectare(s) FRONTAGE _____ Metres
 Sq Metres _____
 ROAD NAME Main Rd Welford LOCALITY _____

IMPORTANT - SEE INSTRUCTIONS ON PAGE FOUR
 FOR OFFICE USE ONLY

Permit issued Subject to the Following Conditions
Drawn to scale of 1:100
to be used as a guide only

Approved by [Signature] Building Inspector 10 2.77 Date
 Approved by _____ Health Inspector _____ Date
 Town Planning Officer _____ Date

Building Permit Fee \$ 29.00 Receipt No. 56969 Date 3.3.77
 Road Damage Deposit Fee \$ _____ Receipt No. _____ Date _____
 Road Damage Deposit Refund \$ _____ To _____ Date _____
 Cost of Vehicle Crossing \$ _____ Date _____

Electricity Transmission Lines: Present/Not Present over property? None, N.T. Present/Not Present
 *None not applicable. Initials _____ Date _____



Rodney DISTRICT COUNCIL

APPLICATION NO: 90/1052 PERMIT NO: 90/1052 LODGED AT: 91/110/111/112 HEAD OFFICE DATE STAMP: 25 JUN 1990

SERVICE CENTRE NO: 1627/1 DATE ISSUED: 25.6.90 DATE: 21 JUN 1990 RECEIVED RODNEY DISTRICT COUNCIL WW

APPLICATION FOR CHIMNEY PERMITS AND/OR FIRE PLACE INSTALLATION

IMPORTANT: Please read instructions on Page 3 and complete the following information:-

OWNER OF SECTION

NAME: N.A. + D.M.R. ADAMS PHONE NO: _____ Bus: _____
(BLOCK CAPITALS) Pte: _____

PRESENT POSTAL ADDRESS: 354 RODNEY ST WILLSFORD

BUILDER/PLUMBER

NAME: CONCRETE PHONE NO: _____

ADDRESS: _____
(The permit will be posted to Builder/Plumber, unless otherwise requested)

PLUMBER'S REGISTRATION NO: _____

LEGAL DESCRIPTION OF SECTION

LOT: SW 118 D.O. 2000/2001 STREET/ROAD NO: 354 STREET/ROAD NAME: RODNEY ST.
LOCALITY: WILLSFORD WARD: WILLSFORD VALUATION NO: 861-817

DESCRIPTION OF PROPOSED WORK

INSTALL JOINTLY INSTALLED FIRE

VALUE OF WORK: \$ 2000- (The decision of the inspector shall be final as to estimated cost.)

SIGNATURE OF APPLICANT: N.A. Adams

FOR OFFICE USE ONLY

	Value	Fee	Receipt No:	Date
Permit Fee:	<u>2000-</u>	<u>\$51-00</u>	<u>81715</u>	<u>21.6.90</u>

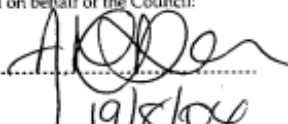
FORM/P067

BUILDING CONSENT NO: ABA 42635

PROJECT INFORMATION MEMORANDUM NO: ABA 42635

Section 35, Building Act

ISSUED BY: RODNEY DISTRICT COUNCIL

APPLICANT	PROJECT
Name: BROWN, MICHAEL CHARLES Mailing Address: C/- PENINSULA MOWER & HEATING CENTRE 611 WHANGAPARAOA ROAD STANMORE BAY	All <input checked="" type="checkbox"/> X Description: ADDITIONS & ALTERATION Nature: CHIMNEY & FIREPLACE Intended Use(s) in detail: Residential
PROJECT LOCATION	
Street Address: 374 RODNEY STREET SH1, WELLSFORD, NORTHERN	Intended Life: Indefinite, but not less than 50 years
LEGAL DESCRIPTION	
Property Number: 1103316 Valuation Roll No: 00861 81700 Legal Description: PT ALLOT SW118 PSH OF ORUAWHARO (SO 824)	Estimated Value: 3000
COUNCIL CHARGES	Signed for and on behalf of the Council:
The balance of Council's charges payable on uplifting this building consent, in accordance with the tax invoice are: Total: \$ ALL FEES ARE GST INCLUSIVE	Name:  Date: 19/8/04

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

This building consent is issued subject to the conditions specified in the attached pages headed "Conditions of Building Consent No." ABA 42635



Property 18: 338 Rodney Street, Wellsford

BPA 92453

PERMIT No. B092453

FEE \$ NO FEE RECEIPT No. _____ DATE _____

VALUATION Roll No. 86/41 DATE ISSUED 23.6.66

DATE STAMP _____

RIDING _____

~~WELLS FORD~~

RODNEY COUNTY COUNCIL

P.O. BOX 3 - WARKWORTH

Application for a Building Permit

OWNER OF SECTION, NAME M.L. Watson PHONE No. 8252

PRESENT POSTAL ADDRESS Box 46 Wellsford

BUILDER, NAME M.L. Watson PHONE No. _____

POSTAL ADDRESS As above

(Note: Permit will be posted to builder unless otherwise requested)

INTENDED USAGE OF BUILDING MILKING SHED (EXTENSIONS)

VALUE OF WORK \$ 47506 FEE \$ NO FEE (See back page)

FULL LEGAL DESCRIPTION OF SECTION (as appears on either rate demand or title deeds)
Pt D.P. 4682 also Pt Lot 2 D.P. 20722 of Sec. 36 Blk III Okamoto S.D.
also Pt Lot 4 D.P. 9919 also Pt Lot 5 E. 118 Okamoto Blk III Okamoto S.D.

NAME OF PREVIOUS OWNER OF SECTION _____

AREA OF SECTION 137 Acre(s). Frontage _____ Feet.

ROAD NAME S.H. #01 LOCALITY Wellsford

SIGNATURE OF APPLICANT M.L. Watson DATE 21.6.66

FOR OFFICE USE ONLY

Footpath-Deposit		Refund	
Fee	Receipt	Amount	To
/ /	_____	/ /	_____
Paid by	_____	Date	_____
Date	_____	Date	_____

Permit issued subject to the following conditions: _____

APPROVED BY L.S.B. BUILDING INSPECTOR 23.6.66 DATE

Handwritten notes:
0.75 x 0.91 = 0.6825
0.75 x 0.91 = 0.6825
0.75 x 0.91 = 0.6825



600 sq Ft 178

BPA 32035

DATE STAMP

PERMIT No. C032035

FEE \$ 5.00 RECEIPT No. 16834 DATE 30.9.70

VALUATION ROLL No. 86/4/1 DATE ISSUED 30/9/70

RIDING

WELLSFORD

RODNEY COUNTY COUNCIL

P.O. BOX 3, WARKWORTH

Application for a Building Permit

OWNER OF SECTION NAME Noel Kelly Investments Ltd PHONE No. 8066 (BLOCK CAPITALS)

PRESENT POSTAL ADDRESS Box 101 Wellsford.

BUILDER NAME D. Lewis PHONE No.

POSTAL ADDRESS Wellsford. (Note: Permit will be posted to builder unless otherwise requested)

INTENDED USAGE OF BUILDING Car shed. ALTERATIONS

VALUE OF WORK \$ SEE BELOW FEE \$ (See back page).

FULL LEGAL DESCRIPTION OF SECTION (As appears on either rate demand or title deeds).

PT. 2P. 9682 ALSO PT. 1 of 2 D.P. 26792 OF SEC. 25 BIK XVI OTAMATEA S.D. ALSO PTL 00 D.P. 9919 ALSO PT ALLOT S.E. 118. ORUAWHARO PARISH, BIK XII OTAMATEA S.D.

NAME OF PREVIOUS OWNER OF SECTION

AREA OF SECTION Acre(s). Frontage Feet

ROAD NAME MAIN HIGHWAY LOCALITY WELLSFORD

SIGNATURE OF APPLICANT DATE 24.9.70

FOR OFFICE USE ONLY

Table with columns: Footpath-Deposit, Refund, Fee \$, Amount \$, Recpt., Paid by, To, Date, Date

FOOTINGS: No concrete to be poured under any circumstances until form work and steel is inspected.

Permit issued subject to the following conditions:

ANALYSIS OF PERMIT FEES table with columns: WORK, VALUE, FEES. Rows: BUILDING, PLUMBING, DRAINAGE, TOTAL

APPROVED BY [Signature] BUILDING INSPECTOR. 30.9.70 DATE



RESOURCE (SUBDIVISION/LAND USE) CONSENT REPORT

LIR ANALYSIS COVER SHEET

Land use
 PRE-224
 POST 224

COUNCIL REFERENCE INFORMATION

File Ref. No: (External Ref)	Map	Type	No. (GEMS Ref)	Hazard / Info Code Extn Codes for hazards / info used in rpt
WM Grey area	G14	B	800001	
Old HR Ref. No:	G14-3.			
Scheme Plan / Town Plan # (RFS to RFS LINKS)	R12740.			
Additional Report (Y/N):			Date of Original Report:	
Street, Locality (location description):	Amitage Rd Wellford			

CONSULTANT REPORT INFORMATION (Request Details)

LIR Report Type (Initial Geotech, Earthworks Completion, Effluent)	Scheme Plan Conditions		
Prepared by: (1st Contact Person)	RDL	Person ID#:	12816.
Reference Number:		Report Date:	

REPORT RECEIVED BY: (receiving officer)		DATE: (date submitted)	
REPORT AUTHORISED BY:		DATE:	
ENTERED ON GEMS BY: (handling officer)		DATE: (start date)	
REPORT ANALYSED BY: (authorising officer)	R.S	DATE:	22-6-99

PLEASE HOLD AT LIR - parcel id's have not been assigned DATE: _____

- Please Attach:**
- a locality map with the lots affected by the report highlighted
 - a copy of the scheme plan (pre-224) or the deposited plan (post 224)
 - one copy of the report (the second copy and a copy of this front page to the SP file)

and forward to the Development Engineer

CURRENT LEGAL DESC (LOT & DP NO.) + PARCEL ID:

CIRCLE: PARENT/SIBLING

Lot / Allot	DP Number / Parish	Parcel ID Number
✓ 118	80 824 Psh of Onawaro	7049116
2	608248	175490
1	175490	608247

(Surveyor/Planning Assistant is responsible for this sheet)

Bron

From: Siri Rathnayake <siri.rathnayake@aucklandcouncil.govt.nz>
Sent: Wednesday, 13 April 2022 12:32 pm
To: Bron
Subject: Property file requests -8270385026/8270385025/8270385024

Hi Bronwyn,

We have received following three property file request. Unfortunately I couldn't find documents under all three property IDs. If you wish to cancel these three property file requests please let me know. We will be able to make a full refund.

I have completed your property file request for **Pt Lot 4 DP 9919 Monowai Street Wellsford 0900 (8270385027)**

- Pt Sec 25 DP 9682 Monowai Street Wellsford 0900 - 8270385026
- Pt Allot 117 SO 22925 State Highway 1 Wellsford- 8270385025
- Pt Lot 2 DP 26722 Monowai Street Wellsford 0900 - 8270385024

Ngā mihi | Kind Regards
Siri

Siri Rathnayake | Property Product Technician– Henderson
Group Treasury
Ph 021 564 504
Auckland Council, Civic Building, 6 Henderson Valley Road, Henderson
Visit our website: www.aucklandcouncil.govt.nz



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