

***PRELIMINARY SITE INVESTIGATION
WAIHOEHOE ROAD PLAN CHANGE AREA
DRURY
AUCKLAND***

For the Attention of:

Oyster Capital Limited

Reference: FES 1198.001 (R1) August 2019





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Executive Summary

Focus Environmental Services Limited was contracted by Oyster Capital Limited to carry out a preliminary site investigation for the Waihoehoe Road Plan Change Area, Drury, Auckland.

Oyster Capital ("Oyster") is applying to Auckland Council for a Plan Change to the Auckland Unitary Plan (Operative in Part) (AUP) to rezone 48.9 hectares of Future Urban land in Drury East. It is proposed to rezone the land to a mix of residential zones (Terraced Housing and Apartment Buildings and Mixed Housing Urban) with provision for drainage reserves. The rezoning proposal provides capacity for up to 1,054 dwellings. Additionally, a precinct is proposed with trigger rules that stage the release of development capacity with the delivery of required infrastructure.

Oyster are experienced residential and land developers in Auckland and are currently undertaking large scale and high-quality housing developments in Whenuapai and Beachlands.

This Preliminary Site Investigation has been prepared in general accordance with the requirements of the Contaminated Land Management Guidelines No. 1 (Ministry for the Environment, 2011).

The history of the site was researched by Focus Environmental Services personnel, which involved a review of the available historical aerial photographs of the site, a review of the Auckland Council property file, a contaminated sites enquiry to Auckland Council, a review of the historical certificates of title and an onsite interview. During the review of the available information any potentially contaminating activities or land uses were identified.

In summary, during the review of the available information the potential for ground contamination associated with the use of lead-based paint and potential asbestos ground contamination associated with former demolition activities at the site was noted.

Following the desk top assessment, the sites at 116, 136 and 140 Waihoehoe Road were visited and a site inspection and walk over was carried out. The sites were inspected by Focus Environmental Services Limited personnel on 8th of February 2019. During the site inspection any potentially contaminating activities or land uses were identified.

In summary, during the site inspection, potential ground contamination associated with underground fuel storage tanks, storage of waste oil and fuel/oil leaks, potential ground contamination associated with the Engineering Workshop and Foundry activities, evidence of waste/refuse burial, evidence of burning, and evidence of potential spray race operations were noted at 116 Waihoehoe Road; evidence of burning was noted at 136 Waihoehoe Road. There were no potentially contaminating land uses and/or activities were identified at the site at 140 Waihoehoe Road, Drury.

With the exception to 116, 136 and 140 Waihoehoe Road, access to the properties within the Waihoehoe Road Plan Change Area was restricted, therefore, the site investigation was limited to a historical review. During the historical review of these sites, potential for ground contamination associated with the use of lead-based paint were noted at 18 Waihoehoe Road, 28 Waihoehoe Road, 44 Waihoehoe Road, 76A Waihoehoe Road, 76 Waihoehoe Road, 112 Waihoehoe Road, 15 Kath Henry Lane, and 50 Kath Henry Lane.

In addition, potential asbestos ground contamination associated with former demolition activities were noted at 18 Waihoehoe Road, 44 Waihoehoe Road, 76A Waihoehoe Road, 76 Waihoehoe Road 112 Waihoehoe Road. Furthermore, historic and current horticultural activities were noted at 15 Kath Henry Lane.

The information obtained of the sites history and from the site inspection and walk over was assessed to determine if any potentially hazardous activities listed on the Hazardous Activities and Industries List (HAIL) had occurred on site as a result of past or current land use.

Due to the potential sources of contamination identified it is considered that there is evidence to suggest that an activity outlined in the Hazardous Activities Industries List (HAIL) has been, or is or is currently being, carried out on the following sites; 18 Waihoehoe Road, 28 Waihoehoe Road, 44 Waihoehoe Road, 76A Waihoehoe Road, 76 Waihoehoe Road, 112 Waihoehoe Road, 116 Waihoehoe Road, 136 Waihoehoe Road, 15 Kath Henry Lane, and 50 Kath Henry Lane.

Prior to the development of the site where potentially contaminating land uses and/or activities have taken place, a detailed site investigation is recommended. However, prior to the completion of the DSI, a thorough site walkover and inspection should be carried out to identify any further potentially contaminating land uses or activities across the site.

The detailed site investigation would confirm if the identified land uses and/or activities have affected the site soils and will confirm the consenting requirements for the site.

In the event that contamination is identified at the site at concentrations elevated above the Soil Contaminant Standard for health (SCS(health)) for Residential land use as outlined in the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES) and/or the discharge criteria of the Auckland Unitary Plan: Operative in Part (AUP:OP) then a site specific Remediation Action Plan and Assessment of Environmental Effects (RAP & AEE) will be required in order to mitigate against any adverse environmental and/or human health effects.

Providing any remedial works (if any) are completed in accordance with an approved RAP & AEE, it is considered that the Waihoehoe Road Plan Change Area will be suitable for the proposed residential development.

Submitted By,



David O'Reilly
Principal Environmental Consultant
Focus Environmental Services Limited

1.0 Scope

- 1.1 This report has been prepared at the request of Oyster Capital Limited ("the Client") in terms of the Focus Environmental Services Limited Agreement ("Agreement").
- 1.2 The following report is based on:
 - *Information provided by the client;*
 - *A review of historical aerial photographs available for the site;*
 - *A search of the Auckland Council Property File;*
 - *A search of the Auckland Council Contaminated Sites Database;*
 - *A review of the Historical Certificate of Title;*
 - *An onsite interview; and*
 - *A site walkover and inspection.*
- 1.3 We have not independently verified the information provided to us by the Client or its completeness. We do not express an opinion on the accuracy or the reliability of such information.
- 1.4 No warranties are given, intended or implied.
- 1.5 Opinion, inferences, assumptions and interpretations made in this report should not be construed as legal opinion.
- 1.6 Where an assessment is given in this report, the Client must also rely upon their own judgement, knowledge and assessment of the subject of this report before undertaking any action.
- 1.7 This report must not be used in any other context or for any other purpose other than that for which it has been prepared without the prior written consent of Focus Environmental Services Limited.
- 1.8 This report is strictly confidential and intended for the sole use of the Client and shall not be disclosed without the prior written consent of Focus Environmental Services Limited.

2.0 Site Identification

The Waihoehoe Road Plan Change site consists of seventeen separate properties located at Waihoehoe Road and Kath Henry Lane, Drury, Auckland as shown in Figure 1 attached. The sites are a mix of rectangular and irregular in shape and are zoned 'Future Urban Zone' under the Auckland Unitary Plan: Operative in Part.

The site identification details are provided in Table 1 below.

Table 1: Site Identification Details: Waihoehoe Road Plan Change Area, Drury

Physical Address	Legal Description	Area (ha)	Grid Reference
18 Waihoehoe Road, Drury	Lot 10 DP 135804	0.3760	1773587mE 5891903mN
28 Waihoehoe Road, Drury	Lot 3 DP 60259	0.8468	1773663mE 5891890mN
44 Waihoehoe Road, Drury	Lot 1 DP 135804	1.0000	1773775mE 5891906mN
76A Waihoehoe Road, Drury	Lot 3 DP 115881	11.9877	1773934mE 5892461mN
76 Waihoehoe Road, Drury	Lot 2 DP 115881	4.1991	1773891mE 5892077mN
112 Waihoehoe Road, Drury	PT ALLOT 1 DP 60259	4.0231	1773989mE 5891934mN
116 Waihoehoe Road, Drury	Pt Lot 1 DP 146189, Pt Lot 2 DP 146189, Lot 2 DP 173904, Lot 3 DP 173904	15.1465	1774176mE 5892098mN
136 Waihoehoe Road, Drury	Lot 1 DP 371528	1.7945	1774086mE 5891881mN
140 Waihoehoe Road, Drury	Lot 2 DP 371528	1.5220	1774186mE 5891860mN
15 Kath Henry Lane, Drury	Lot 9 DP 135804	1.0000	1773661mE 5891985mN
18 Kath Henry Lane, Drury	Lot 2 DP 135804	1.0000	1773776mE 5892001mN
27 Kath Henry Lane, Drury	Lot 8 DP 135804, 1/6 SH Lot 12 DP 135804	1.0000	1746678mE 5926906mN
34 Kath Henry Lane, Drury	Lot 3 DP 135804, 1/6 SH Lot 12 DP 135804	1.0000	1773784mE 5892130mN
44 Kath Henry Lane, Drury	Lot 4 DP 135804, 1/6 SH Lot 12 DP 135804	1.0000	1773799mE 5892247mN
45 Kath Henry Lane, Drury	Lot 7 DP 135804, 1/6 SH Lot 12 DP 135804	1.0000	1773712mE 5892224mN

Physical Address	Legal Description	Area (ha)	Grid Reference
49 Kath Henry Lane, Drury	Lot 6 DP 135804, 1/6 SH Lot 12 DP 135804, 1/2 SH Lot 13 DP 135804	1.0000	1773723mE 5892361mN
50 Kath Henry Lane, Drury	Lot 5 DP 135804, 1/6 SH Lot 12 DP 135804, 1/2 SH Lot 13 DP 135804	1.0000	1773811mE 5892364mN

The current proposal relates to the rezoning of 48.9 hectares of Future Urban land in Drury East. Oyster has an interest in 18.4 hectares of land on the northern side of Waihoehoe Road as outlined in Figure 1.

It is proposed to rezone the land to a mix of residential zones (Terraced Housing and Apartment Buildings and Mixed Housing Urban) with provision for drainage reserves. The rezoning proposal provides capacity for up to 1054 dwellings.

3.0 Site Topography

The properties within the Waihoehoe Road Plan Change Area contain undulating landscapes with a number of gullies and surface water bodies. Descriptions of the topographies of the individual sites are provided below.

The site contour plan is presented in Appendix A.

3.1 18 Waihoehoe Road, Drury

The property at 18 Waihoehoe Road is predominantly flat with a gradual slope towards the western boundary of the site.

The Hingaia Stream is located approximately 270m to the west of the site.

3.2 28 Waihoehoe Road, Drury

The property at 28 Waihoehoe Road is predominantly flat with a gradual slope towards the north-western portion of the site.

The Hingaia Stream is located approximately 310m to the west of the site.

3.3 44 Waihoehoe Road, Drury

The property at 44 Waihoehoe Road has a gradual slope towards the north-western portion of the site, with the highest point of the site located in the south-eastern portion of the site.

The Hingaia Stream is located approximately 470m to the west of the site.

3.4 76A Waihoehoe Road, Drury

The property at 76A Waihoehoe Road has an undulating landscape with the highest point located in the south-eastern portion of the site which flows towards a gully located in the north-western portion of the site.

The Waihoehoe Stream is located approximately 120m north-east of the site.

3.5 76 Waihoehoe Road, Drury

The property at 76 Waihoehoe Road is predominantly flat with a gentle slope towards a gully which is located in the central portion of the site.

The Waihoehoe Stream is located approximately 490m north-east of the site.

3.6 112 Waihoehoe Road, Drury

The property at 112 Waihoehoe Road is predominantly flat with a gentle slope towards a gully which is located in the central portion of the site.

The Waihoehoe Stream is located approximately 390m north-east of the site.

3.7 116 Waihoehoe Road, Drury

The property at 116 Waihoehoe Road is predominantly flat with a gentle slope towards the Waihoehoe Stream which is located along northern boundary of the site.

The Waihoehoe Stream is located adjacent to the northern boundary of the site.

3.8 136 Waihoehoe Road, Drury

The property at 136 Waihoehoe Road is predominantly flat with a gradual slope towards the pond which is located in the northern portion of the site.

An unnamed tributary to the Hingaia Stream is located approximately 390m to the south of the site.

3.9 140 Waihoehoe Road, Drury

The property at 140 Waihoehoe Road is predominantly flat with a gentle slope towards the north-western portion of the site.

The Waihoehoe Stream is located approximately 355m to the north-east of the site.

3.10 15 Kath Henry Lane

The property at 15 Kath Henry Lane is predominantly flat with a gradual slope towards a gully in the central portion of the site.

The Hingaia Stream is located approximately 325m to the west of the site.

3.11 18 Kath Henry Lane

The property at 18 Kath Henry Lane is predominantly flat, with a general slope towards a gully located in the northern portion of the site.

The Hingaia Stream is located approximately 450m to the south-west of the site.

3.12 27 Kath Henry Lane

The property at 27 Kath Henry Lane has an undulating landscape with the residential dwelling located in the highest portion of the site which flows towards a gully located in the south-western portion of the site.

The Hingaia Stream is located approximately 370m to the south-west of the site.

3.13 34 Kath Henry Lane

The property at 34 Kath Henry Lane is predominantly flat.

The Hingaia Stream is located approximately 410m to the west of the site.

3.14 44 Kath Henry Lane

The property at 44 Kath Henry Lane is predominantly flat.

The Hingaia Stream is located approximately 440m to the south-west of the site.

3.15 45 Kath Henry Lane

The property at 45 Kath Henry Lane is predominantly flat.

The Hingaia Stream is located approximately 350m to the south-west of the site.

3.16 49 Kath Henry Lane

The property at 49 Kath Henry Lane is predominantly flat.

The Hingaia Stream is located approximately 410m to the south-west of the site.

3.17 50 Kath Henry Lane

The property at 50 Kath Henry Lane is predominantly flat with a gentle slope towards a low-lying area in the north-eastern portion of the site.

The Waihoehoe Stream is located approximately 390m to the north-east of the site.

4.0 Geology and Hydrology

Published geological maps¹ indicate the subject sites are typically underlain by alluvial deposits of the East Coast Bays Formation. A description of the underlying geologies is presented in Table 2 below.

Table 2: Geology: Waihoehoe Road Plan Change Area, Drury

Key name	Late Pliocene to Middle Pleistocene pumiceous river deposits
Simple name	Neogene sedimentary rocks
Main rock name	Sand
Description	Pumiceous mud, sand and gravel with muddy peat and lignite: rhyolite pumice, including non-welded ignimbrite, tephra and alluvia
Subsidiary rocks	Mud gravel peat lignite tephra pumice
Key group	Late Pliocene to Middle Pleistocene sediments
Stratigraphic lexicon name	Puketoka Formation
Absolute age (min)	0.071 million years
Absolute age (max)	3.6 million years
Rock group	Sandstone
Rock class	Clastic sediment

No groundwater investigation was carried out as part of this investigation.

The nearest surface water body is Waihoehoe Stream which runs along the north-eastern boundary of 116 Waihoehoe Road, Drury.

¹ Geology of the Auckland Area (Institute of Geological & Nuclear Sciences 1:25,000 geological map 3, 2011)

5.0 Regulatory Framework

5.1 The National Environmental Standard

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES) came into effect on the 1st of January 2012 and supersedes any District Plan rules that related to contaminated land. Any Regional Plan rules relating to contaminated land are still applicable.

In brief, the objective of the NES is to ensure that land affected by contaminants is identified and assessed and, if necessary, remediated or managed to protect human health. The NES only applies to the activities: removing or replacing all, or part of, a fuel storage system; sampling the soil; disturbing the soil; subdividing the land; and changing the land use, and where an activity or industry described in the Hazardous Activities and Industries List (HAIL) is being, has been, or is more likely than not to have been undertaken on the piece of land.

The NES also contains reference to the soil contaminant standards for human health (SCS_(health)), for a variety of land use scenarios along with reference to best practice reporting documents.

The Ministry for the Environment HAIL is presented as Appendix B.

5.2 Auckland Unitary Plan: Operative in Part

The contaminated land rules of the Auckland Unitary Plan: Operative in Part (AUP: OP) have immediate legal effect following its notification. As the AUP: OP was notified on the 15th of November 2016 the contaminated land rules of the AUP: OP must be considered.

In brief, the objective of the AUP: OP is to manage land containing elevated levels of contaminants to protect human health and the environment and to enable the effective use of the land.

The contaminated land rules of the AUP: OP apply when the land contains contaminants above those levels specified in Table E30.6.1.4.1 of Chapter E30 of the AUP: OP.

6.0 Site History

The history of the site was researched by Focus Environmental Services personnel, which involved a review of the available historical aerial photographs of the site, a search of the Auckland Council property file, an Auckland Council contaminated sites enquiry, a review of the historical certificate of titles and an onsite interview.

6.1 Historical Aerial Photographs

Descriptions of the historical aerial photographs for the subject sites are presented in Table 3 - 19 below. The historical aerial photographs for the sites are presented in Appendix C.

Table 3: Historical Photographs: 18 Waihoehoe Road, Drury

Date	Description
1942 - 1969	The 1942 - 1969 historical photographs show the subject site located to the north of the junction between Waihoehoe Road and Flanagan Road. The Southern Line train network can be seen adjacent to the western boundary of the site. The site appears to be occupied by four separate lots, potentially in use for residential purpose. The surrounding properties are predominantly rural in use.
1974 - 1996	The 1974 - 1996 historical photographs show the removal/demolition of the three dwellings (HB01 - HB03) which were located in the central and northern portion of the site. The remaining lot which is located in the southern portion of the site is occupied by a dwelling with a garage (1) to the north and what appears to be a shed to the west. The surrounding properties in use for rural and rural residential purposes.
2003/04 - 2011	The 2003/04 - 2011 historical photograph show the subject site relatively unchanged from the 1996 historical photograph with the southern portion of the site still developed for residential purposes. An additional structure, most likely the garage (2) can be seen to the north of the residential dwelling. The northern portion of the site is managed grass. The 2010 historical photograph also shows the addition of a further shed, which is located adjacent to the most recent shed added to the site (2008). With the exception of the properties to the east which are in use for commercial/industrial purpose and the properties to the south, which appear to be utilised for glasshouses, the surrounding properties appear to be predominantly rural residential in use.
2015 - 2017	The 2015 - 2017 historical photographs show the subject site generally as it appeared in the 2011 historical photograph. Further structures have been added to the north of the existing structure (Relocated storage shed) and along the eastern boundary (Vehicle maintenance shed) of the site. With the exception of the properties to the east which are in use for commercial/industrial purpose and the properties to the south which appear to be utilised for glasshouses, the surrounding properties appear to be predominantly rural residential in use.

Due to the age of the existing dwelling and garage (1) identified (pre-1996), it is considered there is the potential for lead based paint to have been used on the external building materials and therefore, there is the potential for lead contamination to be present in the soils surrounding these site buildings.

In addition, due to the age of the historic site buildings (HB01 – HB03) identified (pre-1996) there is the potential for lead based paint to have been used on the external building materials and therefore there is the potential for lead to be present in the soils surrounding the site buildings. Furthermore, there is also potential for asbestos fibres to be present in the soils as a result of demolition/removal works.

It should be noted that no areas of potential filling were identified during the review of the available historical photographs.

Table 4: Historical Photographs: 28 Waihoehoe Road, Drury

Date	Description
1942, 1960, 1969, 1974, 1981	The 1942 - 1981 historical photographs show the subject site forming part of a larger plot of land and in use for rural residential purposes. What appears to be the existing residential dwelling, garage and shed can be seen in the central east portion of the site. The western portion of the site which borders the eastern boundary of 18 Waihoehoe Road appears to be utilised as a grazing paddock. Waihoehoe Road can be seen adjacent to the southern boundary of the site. The surrounding properties appear to be predominantly rural in use.
1996, 2003/2004 - 2017	The 1996 historical photograph is of poor resolution, however, it appears to show no significant alterations to the site from the 1981 historical photograph. The addition of Kath Henry Lane can be seen adjacent to the eastern boundary of the site which provides access to the residential properties located to the north of the subject site. With the exception of the properties to the east which are in use for commercial/industrial purpose and the properties to the south which appear to be utilised for glasshouse, the surrounding properties appear to be predominantly rural residential in use.

Due to the age of the existing dwelling, garage & shed identified (pre-1996), it is considered there is the potential for lead based paint to have been used on the external building materials and therefore, there is the potential for lead contamination to be present in the soils surrounding these site buildings.

It should be noted that no historical buildings or areas of potential filling were identified during the review of the available historical photographs.

Table 5: Historical Photographs: 44 Waihoehoe Road, Drury

Date	Description
1942	The 1942 historical photographs show the subject site forming part of a larger plot of land and in use for rural purposes. The site is undeveloped with no structures present. Waihoehoe Road can be seen along the southern boundary of the site. The surrounding properties are predominantly rural in use.
1960, 1969, 1974, 1981,	The 1960 - 1981 historical photographs show the addition of a structure, potentially a farm shed (HB01) and what appears to be a stockholding yard located adjacent to the eastern boundary of the site. The remaining areas of the site are in use for rural purposes. The surrounding properties appear to be predominantly in use for rural purposes.
1996 – 2003/04	The 1996 – 2003/04 historical photographs are of poor resolution, however it appears to show the removal/demolition of the farm shed (HB01) and livestock holding pen. What appears to be a dwelling and shed (Packing shed) can be seen in the central and south eastern portion of the site respectively. The remaining areas of the site to the west are in use as grazing paddocks. A site access lane can be seen adjacent to the eastern boundary of the site. With the exception of the properties to the east which are in use for commercial/industrial purpose and the properties to the south which appear to be utilised for glasshouse, the surrounding properties appear to be predominantly rural residential in use.
2006 - 2017	The 2006 - 2017 historical photographs shows the subject site relatively unchanged from the 2003-04 historical photograph and in use for rural-residential purposes. The residential area of the site which consists of a dwelling, garage and associated curtilage can be seen in the north-eastern portion of the property. The elongated shed which is most likely the packing shed is located in the south-eastern corner of the site remains and the surrounding courtyard has now been extended. With the exception of the properties to the east which are in use for commercial/industrial purpose and the properties to the south which appear to be utilised for glasshouse, the surrounding properties appear to be predominantly rural residential in use.

Due to the age of the existing dwelling, garage, and packing shed identified (pre-1996), it is considered there is the potential for lead based paint to have been used on the external building materials and therefore, there is the potential for lead contamination to be present in the soils surrounding these site buildings.

In addition, due to the age of the former farm shed (HB01) identified (pre-1996) located along the eastern boundary of the site, it is considered that asbestos containing materials and lead based paint may have been used on the external building materials. Therefore, there is the potential for lead and asbestos fibres to be present in the soils surrounding these structures following the maintenance and/or removal/demolition process.

It should be noted that no areas of potential filling were identified during the review of the available historical photographs.

Table 6: Historical Photographs: 76A Waihoehoe Road, Drury

Date	Description
1942	The 1942 historical photographs show the subject site forming part of a larger plot of land and in use for rural purposes. The only structure present is located on the existing laneway and is most likely a farm shed (HB01). A large gully can be seen running through the northern portion of the site in a south-easterly direction. The surrounding properties between are predominantly rural in use.
1960, 1969, 1974, 1981	The 1960 - 1981 historical photograph shows the subject site relatively unchanged from the 1942 historical photograph and still in use for rural purposes. The farm shed located on the existing access lane has been removed leaving the site undeveloped. The surrounding properties are unchanged from being predominantly rural-residential in use.
1996 & 2003/04	The 1996 & 2003/04 historical photographs are of poor resolution however, it appears to show the addition of an unidentified structure, most likely the existing dwelling located in the central portion of the site. A new access land has been constructed for the property which runs adjacent to the western boundary of 76 Waihoehoe Road. What appears to be a wetland pond can be seen to the south of the building in the 2003/04 historical photograph. With the exception to the properties located to the south western of the property which are utilised for rural residential purposes, the surrounding properties are predominantly rural in use.
2006 - 2017	The 2006 - 2017 historical photographs show the site in greater detail. The structure identified in the 1996 historical photograph now appears to be a dwelling. A small shed and concrete paving can be seen adjacent to the northern banks of the pond. A laneway which extends north towards an additional structure (shearers quarters & implement shed) can be seen to the north of the residential area. Despite being shaded by tree cover, what appears to be a stockholding pen can be seen to the south of the shed. An area of potential burning can also be seen to north of the shed. The surrounding land use appears to predominantly rural in use with the exception to the rural residential properties located to the south-west of the subject site.

Due to the age of the implement shed identified (pre-1996), it is considered there is the potential for lead based paint to have been used on the external building materials and therefore, there is the potential for lead contamination to be present in the soils surrounding these site buildings.

In addition, due to the age of the former farm shed (HB01) identified (pre-1996) located in the along the existing laneway of the site, it is considered that asbestos containing materials and lead based paint may have been used on the external building materials. Therefore, there is the potential for lead and asbestos fibres to be present in the soils surrounding these structures following the maintenance and/or removal/demolition process.

It should be noted that no areas of potential filling were identified during the review of the available historical photographs.

Table 7: Historical Photographs: 76 Waihoehoe Road, Drury

Date	Description
1942	The 1942 historical photographs show the subject site forming part of a larger plot of land and in use for rural purposes. An unidentified structure (HB01) can be seen on the boundary between the subject site and the property to the east (112 Waihoehoe Road). This structure is most likely a farm shed. Waihoehoe Road can be seen adjacent to the southern boundary of the property. The surrounding properties are predominantly rural in use.
1960 - 1996	The 1960 - 1996 historical photographs shows the subject site relatively unchanged from the 1942 and still in use for rural purposes. The unidentified structure (HB01) located on the boundary with the property to the east has been removed leaving the site undeveloped. With the exception to the properties located to the west of the property which are utilised for rural residential purposes, the surrounding properties are predominantly rural in use.
2006 - 2017	The 2006 - 2017 historical photographs shows the subject site relatively unchanged from the 1996 historical photograph and still in use for rural purposes. A small shed can be seen in the north-western corner of the site. The surrounding land use appears to predominantly rural in use with the exception to the rural residential properties located to the west of the subject site.

Due to the age of the historical building (HB01) identified (pre-1996) located adjacent to the eastern boundary of the site, it is considered that asbestos containing materials and lead based paint may have been used on the external building materials. Therefore, there is the potential for lead and asbestos fibres to be present in the soils surrounding these structures following the maintenance and/or removal/demolition process.

It should be noted that no areas of potential filling were identified during the review of the available historical photographs.

Table 8: Historical Photographs: 112 Waihoehoe Road, Drury

Date	Description
1942	The 1942 historical photographs show the subject site forming part of a larger plot of land and in use for rural purposes. An unidentified structure (HB01) can be seen on the boundary between the subject site and the property to the west (76 Waihoehoe Road). This structure is most likely a farm shed. Waihoehoe Road can be seen adjacent to the southern boundary of the property. The surrounding properties are predominantly rural in use.
1960-1969	The 1960 - 1969 historical photographs shows the subject site relatively unchanged from the 1942 and still in use for rural purposes. The unidentified structure (HB01) located on the boundary with the property to the west has been removed leaving the site undeveloped. The surrounding properties are unchanged from rural in use.
1974 & 1981	The 1974 & 1981 historical photograph shows the subject site relatively unchanged from the 1969 historical photograph. A small shed can be seen in the south-eastern corner of the site. Adjacent to the shed appears to be a stockholding pen. Further north in the central portion of the site is a large shed. The surrounding properties appear to be a mix of rural and rural residential in use with the exception to the commercial/industrial activities being carried out on the neighbouring site (116 Waihoehoe Road).
1996 - 2017	The 1996-2017 historical photographs show the addition of what appears to be a dwelling and garage in the south-central portion of the site. A driveway can be seen along the eastern boundary to the site which leads to the residential area of the site. The surrounding properties appear to be a mix of rural and rural residential in use with the exception to the commercial/industrial activities being carried out on the neighbouring site (116 Waihoehoe Road).

Due to the age of the dwelling, garage and small shed identified (pre-1996), it is considered there is the potential for lead based paint to have been used on the external building materials and therefore, there is the potential for lead contamination to be present in the soils surrounding these site buildings.

Due to the age of the historical building (HB01) identified (pre-1996) located adjacent to the western boundary of the site, it is considered that asbestos containing materials and lead based paint may have been used on the external building materials. Therefore, there is the potential for lead and asbestos fibres to be present in the soils surrounding these structures following the maintenance and/or removal/demolition process.

It should be noted that no areas of potential filling were identified during the review of the available historical photographs.

Table 9: Historical Photographs: 116 Waihoehoe Road, Drury

Date	Description
1940 – 1960, 1969	The 1940 - 1969 historical photographs show the subject site forming part of a larger plot of land and predominantly in use for rural purposes. What appears to be the existing dwelling (2) and farm shed can be seen in the south-western portion of the site. In addition, there appears to be three unidentified structures (HB01 – HB03) which surround the existing dwelling (2). These are most likely associated with surrounding rural activities. The existing garage (2) can be seen in the 1960 historical photograph as well as the removal/demolition of the unidentified structure (HB03) which was located to the south west of the existing dwelling (2). The surrounding properties appear to be predominantly rural in use.
1974	The 1974 historical photograph shows additions to the southern portion of the site, most noticeably the construction of the existing Engineering Workshop and office (1). A livestock holding pen can be seen to the north-west of the existing dwelling (2) and garage (2). The remaining area of the site, remain in use for rural purposes. The surrounding properties are predominantly rural in use.
1981	The 1981 historical photograph shows further additions to the southern portion of the site. The existing half round barn (2) can be seen to the west of the Engineering Workshop. The remaining area of the site, remain in use for rural purposes. The surrounding properties are predominantly rural in use.
1996	The 1996 historical photograph shows the addition of the Foundry and half round barn (1) which is located to the east and north of the Engineering Workshop respectively. What appears to be the existing firewood shed (1) can be seen to the east of the residential area while the existing site office appears to have been constructed adjacent to the Workshop. The existing lane way which runs along the western boundary of the property has been extended into the northern portion of the site. The last of the unidentified structure which were located in the areas surrounding the dwelling (2) have now been removed from site. With the exception to the horticultural activities located to the south-east of the site, the surrounding properties appear to be a mix of rural and rural residential in use.
2003/04	The 2003/04 historical photograph is of poor resolution however, it appears to show the addition of the existing open faced shed and dwelling (1) in the southern portion of the site. In addition, what appears to be the existing dwelling (3) can be seen in the central portion of the site. Again, with the exception to the horticultural activities located to the south-east of the site, the surrounding properties appear to be a mix of rural and rural residential in use.
2006 - 2017	The 2006 - 2017 historical photographs show the subject site generally as it appeared during the site walk over and inspection. An additional dwelling and attached garage and associated sheds (1 & 2) can be seen along the western boundary in the central portion of the site. Two rows of solar panels have been added to the northern boundary of the Engineering Workshop which is still in operation in the south-eastern portion of the site. The south western portion of the site is occupied by two dwelling (1 & 2) along with associated garages. With the exception to the horticultural activities located to the south-east of the site, the surrounding properties appear to be a mix of rural and rural residential in use.

Due to the age of the site buildings (site office, office 2, dwellings 1, 2 & 3, garage 2, farm shed and sheds 1 & 2) identified (pre-1996), it is considered there is the potential for lead based paint to have been used on the external building materials and therefore, there is the potential for lead contamination to be present in the soils surrounding these site buildings.

In addition, due to the age of the historic buildings (HB01 – HB03) identified (pre-1996) there is the potential for lead based paint to have been used on the external building materials and therefore there is the potential for lead to be present in the soils surrounding the site buildings. Furthermore, there is also potential for asbestos fibres to be present in the soils as a result of demolition/removal works.

It should be noted that no areas of potential filling were identified during the review of the available historical photographs.

Table 10: Historical Photographs: 136 Waihoehoe Road, Drury

Date	Description
1942 - 1981	The 1942 - 1981 historical photographs show the subject site forming part of a larger plot of land and in use for rural purposes. The site is undeveloped with no buildings or structures present. Waihoehoe Road can be seen along the southern boundary of the site. The surrounding properties are predominantly rural in use.
1996	The 1996 historical photographs are of relatively poor resolution, however it appears to show the addition of a residential dwelling (HB01) in the central portion of the site. With the exception to the horticultural activities located to the east of the site, the surrounding properties appear to be a mix of rural and rural residential in use.
2003/04 - 2006	The 2003/04 - 2006 historical photographs shows the addition of a pond which can be seen in the northern portion of the site. In addition, the dwelling which was located in the central portion of the site and been removed. This structure appears to have been relocated to the neighbouring site (116 Waihoehoe Road) which is located to the northern portion of the site. The 2006 historical photograph appears to show the footprint of a potentially new structure to be added to the site as well as a new swimming pool. With the exception to the horticultural activities located to the east of the site, the surrounding properties appear to be a mix of rural and rural residential in use.
2008 - 2017	The 2008 - 2017 historical photographs shows the subject site generally as it appeared during the site inspection and walkover. The new dwelling and attached garage have been constructed in the central portion of the site. A large structure, most likely the additional living quarters can be seen through the breaks in tree cover to the south of the dwelling. With the exception to the horticultural activities located to the east of the site, the surrounding properties appear to be a mix of rural and rural residential in use.

In addition, due to the age of the former dwelling (HB01) identified (pre-1996) there is the potential for lead based paint to have been used on the external building materials and therefore there is the potential for lead to be present in the soils surrounding the site buildings. Furthermore, there is also potential for asbestos fibres to be present in the soils as a result of demolition/removal works.

It should be noted that no areas of potential filling were identified during the review of the available historical photographs.

Table 11: Historical Photographs: 140 Waihoehoe Road, Drury

Date	Description
1942 - 2017	The 1940 - 2017 historical photographs show the subject site which once formed part of a larger plot of land in use for rural purposes. The site has never been developed as remains in use as a grazing paddock. With the exception to the horticultural activities located to the east of the site, the surrounding properties appear to be a mix of rural and rural residential in use.

It should be noted that no historical buildings or areas of potential filling were identified during the review of the available historical photographs.

Table 12: Historical Photographs: 15 Kathy Henry Lane, Drury

Date	Description
1942 - 1981	The 1942 - 1981 historical photographs show the subject site forming part of a larger plot of land and in use for rural purposes. The site appears undeveloped with no structures present. The Southern Line train network can be seen along the western boundary of the site. The surrounding properties are a mix of rural/rural residential in use.
1996 - 2003/04	The 1996 - 2003/04 historical photograph is of relatively poor resolution, however, it appears to show the construction a large structure, most likely a greenhouse in the north-eastern corner of the site. In addition, was appears to be the existing dwelling can be seen along the southern boundary of the site. The surrounding properties to the east and south are a mix of commercial and residential while the properties to the north and east are predominantly rural and rural residential.
2006 - 2017	The 2006 - 2017 historical photograph shows the subject site relatively unchanged from the 2003/04 historical photograph. The northern eastern portion of the site appears to be utilised for market garden and contains a large greenhouse. This area of the site has separate access from the residential area which is located in the southern portion of the site. The residential area consists of a dwelling and small garage. The surrounding properties to the east and south are a mix of commercial and residential while the properties to the north and east are predominantly rural and rural residential.

Due to the age of the dwelling and garage identified (pre-1996), it is considered there is the potential for lead based paint to have been used on the external building materials and therefore, there is the potential for lead contamination to be present in the soils surrounding these site buildings.

It should be noted that no historical buildings or areas of potential filling were identified during the review of the available historical photographs.

Table 13: Historical Photographs: 18 Kathy Henry Lane, Drury

Date	Description
1942 - 1981	The 1942 - 1981 historical photographs show the subject site forming part of a larger plot of land and in use for rural purposes. The site is undeveloped with no structures present. The Southern Line train network can be seen to the west of the site. The surrounding properties are a mix of rural/rural residential in use.
1996 - 2003/04	The 1996 - 2003/04 historical photographs are of relatively poor resolution, however it appears to show the construction of what appears to be a residential dwelling and garage in the south-eastern portion of the site. The remaining area of the site is in use as grazing paddocks. The surrounding properties to the east and south are a mix of commercial and residential while the properties to the north and east are predominantly rural and rural residential.
2006 - 2015	The 2006 - 2015 historical photographs show the south-western portion of the site developed into a courtyard with what appears to be a gravel base. An unidentified structure has been constructed along the western boundary. The surrounding properties to the east and south are a mix of commercial and residential while the properties to the north and east are predominantly rural and rural residential.
2017	The 2017 historical photograph shows the site relatively unchanged from the 2015 historical photograph. Two additional structures have been constructed in the western courtyard while the northern portion of the site is in use for grazing purposes. The surrounding properties to the east and south are a mix of commercial and residential while the properties to the north and east are predominantly rural and rural residential.

It should be noted that no historical buildings or areas of potential filling were identified during the review of the available historical photographs.

Table 14: Historical Photographs: 27 Kathy Henry Lane, Drury

Date	Description
1942 - 1981	The 1942 - 1981 historical photographs show the subject site forming part of a larger plot of land and in use for rural purposes. The site is undeveloped with no structures present. The Southern Line train network can be seen along the western boundary of the site. The surrounding properties are a mix of rural/rural residential in use.
1996 - 2017	The 1996 - 2017 historical photographs show the site has been developed for rural residential purposes with a dwelling and garage located in the central and northern portion of the site respectively. A gully cuts through the southern portion of the site which is in use for grazing purposes. The surrounding properties to the east and south are a mix of commercial and residential while the properties to the north and east are predominantly rural and rural residential.

Due to the age of the dwelling identified (pre-1996), it is considered there is the potential for lead based paint to have been used on the external building materials and therefore, there is the potential for lead contamination to be present in the soils surrounding these site buildings.

It should be noted that no historical buildings or areas of potential filling were identified during the review of the available historical photographs.

Table 15: Historical Photographs: 34 Kathy Henry Lane, Drury

Date	Description
1942 - 1981	The 1942 - 1981 historical photographs show the subject site forming part of a larger plot of land and in use for rural purposes. The site is undeveloped with no structures present. The Southern Line train network can be seen to the west of the site. The surrounding properties are a mix of rural/rural residential in use.
1996 - 2017	The 1996 - 2017 historical photographs shows the site has been developed for rural residential purposes with a dwelling and elongated shed located in the south-eastern portion of the site. The remaining areas of the site are in use for grazing purposes. The surrounding properties to the east and south are a mix of commercial and residential while the properties to the north and east are predominantly rural and rural residential.

Due to the age of the dwelling and storage shed identified (pre-1996), it is considered there is the potential for lead based paint to have been used on the external building materials and therefore, there is the potential for lead contamination to be present in the soils surrounding these site buildings.

It should be noted that no historical buildings or areas of potential filling were identified during the review of the available historical photographs.

Table 16: Historical Photographs: 44 Kathy Henry Lane, Drury

Date	Description
1942 - 1981	The 1942 - 1981 historical photographs show the subject site forming part of a larger plot of land and in use for rural purposes. The site is undeveloped with no structures present. The Southern Line train network can be seen to the west of the site. The surrounding properties are a mix of rural/rural residential in use.
1996 - 2017	The 1996 - 2017 historical photographs show the subject site developed for rural residential purposes. A dwelling and garage can be seen in the south-western portion of the site while the remaining areas are in use for grazing purposes. The surrounding properties to the east and south are a mix of commercial and residential while the properties to the north and east are predominantly rural and rural residential.

Due to the age of the dwelling and garage identified (pre-1996), it is considered there is the potential for lead based paint to have been used on the external building materials and therefore, there is the potential for lead contamination to be present in the soils surrounding these site buildings.

It should be noted that no historical buildings or areas of potential filling were identified during the review of the available historical photographs.

Table 17: Historical Photographs: 45 Kathy Henry Lane, Drury

Date	Description
1942 - 2008	The 1942 - 2008 historical photographs show the subject site which once formed part of a larger plot of land in use for rural purposes. The site is undeveloped with no structure of buildings present. The Southern Line train network can be seen running along the western boundary of the site. The surrounding properties have changed from being predominantly rural in use to a mix of rural/ rural residential in use.
2011 - 2017	The 2011 - 2017 historical photographs show the site developed for residential purposes with a dwelling and two additional structures, most like the shed and garage located in the central portion of the site. The surrounding properties are a mix of rural and rural residential in use. The surrounding properties to the east and south are a mix of commercial and residential while the properties to the north and east are predominantly rural and rural residential.

It should be noted that no historical buildings or areas of potential filling were identified during the review of the available historical photographs.

Table 18: Historical Photographs: 49 Kathy Henry Lane, Drury

Date	Description
1942 - 1981	The 1942 - 1981 historical photographs show the subject site forming part of a larger plot of land and in use for rural purposes. The site is undeveloped with no structures present. The Southern Line train network can be seen along the western boundary of the site. The surrounding properties are a mix of rural/ rural residential in use.
1996 - 2017	The 1996 - 2017 historical photographs shows the subject site developed for rural residential purposes. What appears to be a dwelling and garage can be seen along the southern boundary of the site. The south-eastern portion of the site was been developed into a courtyard with what appears to be shipping containers located along the northern boundary. The northern portion of the site in use for grazing purposes. The surrounding properties to the east and south are a mix of commercial and residential while the properties to the north and east are predominantly rural and rural residential.

Due to the age of the dwelling and garage identified (pre-1996), it is considered there is the potential for lead based paint to have been used on the external building materials and therefore, there is the potential for lead contamination to be present in the soils surrounding these site buildings.

It should be noted that no historical buildings or areas of potential filling were identified during the review of the available historical photographs.

Table 19: Historical Photographs: 50 Kathy Henry Lane, Drury

Date	Description
1942 - 1981	The 1942 – 1981 historical photographs show the subject site forming part of a larger plot of land and in use for rural purposes. The site is undeveloped with no structures present. The Southern Line train network can be seen to the west of the site. The surrounding properties are a mix of rural/rural residential in use.
1996 - 2017	The 1996 - 2017 historical photographs show the subject site developed for rural residential purposes. What appears to be a dwelling and attached garage as well as a shed can be seen in the southern portion of the site. A gully can be seen in the north-eastern portion of the site. The surrounding properties to the east and south are a mix of commercial and residential while the properties to the north and east are predominantly rural and rural residential.

Due to the age of the dwelling identified (pre-1996), it is considered there is the potential for lead based paint to have been used on the external building materials and therefore, there is the potential for lead contamination to be present in the soils surrounding these site buildings.

It should be noted that no historical buildings or areas of potential filling were identified during the review of the available historical photographs.

6.2 Previous Investigation

There were no previous environmental investigations relating to soil or groundwater contamination associated with the sites within Waihoehoe Road Plan Change Area on file with Auckland Council.

In addition, at the time of writing the results of a geotechnical investigation covering the entire Plan Change Area was not available.

6.3 Auckland Council Property File

The results of the council search showed a number of consents relating to the properties within the Waihoehoe Road Plan Change Area. The relevant details of the Property File search are presented in Table 20 - 36 below:

Table 20: Relevant Property File Information: 18 Waihoehoe Road, Drury

Proposed Activity	Applicant	Reference	Date
Construct Garage	R. Eagle	A55927	17/03/1983
Additions to Garage (Sleepout)	D & T Webber	*	15/06/1998
Construct Skyline Garage	A1 Building Certifiers Ltd	15197	30/06/1998
Construct Shed	Robert Stewart	*	25/11/2009
Construct Vehicle Maintenance Shed	Robert Stewart	9798	22/04/2010
Relocate Storage Building to Site.	BA. Stewart & A. Giles Trustee Ltd	B/2014/13180	21/10/2014

*indicates poor eligibility.

Due to the age of the skyline garage, shed and vehicle maintenance shed it is considered unlikely that lead based paint would have been used on the external building products.

Table 21: Relevant Property File Information: 28 Waihoehoe Road, Drury

Proposed Activity	Applicant	Reference	Date
Construct Hay/Implement shed	K.A. Henry	366	29/09/1953
Construct Dwelling	K.A. Henry	940	15/02/1955
Construct Garage	K.A. Henry	2170	05/12/1957
Additions to Dwelling	K.A. Henry	041413	17/03/1961
Construct 2-Bay Hay Barn	Nausori Development Ltd	D015674	15/10/1971

Table 22: Relevant Property File Information: 44 Waihoehoe Road, Drury

Proposed Activity	Applicant	Reference	Date
Construct Dwelling	Gary Thompson	63354	25/08/1988
Construct Packing/Storage shed	Gary Thompson	5325	01/11/1991
Construct Garage	William Screen	10638	07/01/1994
Additions to Dwelling	Gregory John Clarke	13635	29/07/1997
Relocate Garage	Gregory John Clarke	13721	18/08/1997

It was noted that the illegal operations a harnesses manufacturing workshop out of the packing/storage shed (consent no. 5325) were noted during the review of the property file.

Due to the age of the packing/storage and garage, it is considered unlikely that lead based paint would have been used on the external building products.

Table 23: Relevant Property File Information: 76A Waihoehoe Road, Drury

Proposed Activity	Applicant	Reference	Date
Construct implement shed	Mr & Mrs S.B. Ross	F64138	15/5/1989
Shearers quarters & implement shed	Mr & Mrs S.B. Ross	13985	14/11/1997
Construct Dwelling & attached garage	Stewart & Susan Ross	14540	14/01/2002
Additions to dwelling	Susan Ross	15587	14/01/2002

Due to the age of the shearer's quarters & implement shed and dwelling & attached garage, it is considered unlikely that lead based paint would have been used on the external building products.

Table 24: Relevant Property File Information: 76 Waihoehoe Road, Drury

Proposed Activity	Applicant	Reference	Date
Construct Dwelling & Attached Garage	Stuart & Susan Ross	14540	14/01/2002
Additions to Dwelling	Stuart & Susan Ross	15587	14/01/2002
Construct Implement Shed	Susan Ross	18393	27/08/2007

Table 25: Relevant Property Information: 112 Waihoehoe Road, Drury

Proposed Activity	Applicant	Reference	Date
Construct Dwelling	Mr & Mrs Kleinsman	E430	20/08/1986
Construct Garage & Implement Shed	Mr & Mrs Kleinsman	F30023	08/04/1988

Table 26: Relevant Property File Information: 116 Waihoehoe Road, Drury

Proposed Activity	Applicant	Reference	Date
Establish Forging & Manufacturing Industry	Fred Robinson	F27160	08/08/1973
Construct Office	*	F91923	26/02/1974
Erect a carport	South Auckland Forging Ltd	G60329	18/07/1975
Construct a dwelling	G.R.V. Land Company	H27633	16/06/1976
Construct 5-Bay Hay Barn	F. Robinson	K000658	13/04/1981
Construct 4-Bay Hay Barn	South Auckland Forging Ltd	B74405	15/02/1984
Construct Laboratory Building	South Auckland Forging Ltd	9375-76	13/03/1984
Construct 5-Bay hay barn	South Auckland Forging Ltd	8428	19/09/1986
2-Bay Extension to Hay Barn	South Auckland Forging Ltd	8471	30/09/1986
Boundary Adjustment	*	935577	11/11/1993
Subdivision	Brian Foote	16/94/76	23/03/1995
Relocate Dwelling on Site	South Auckland Forging Ltd	LUC6508	7/10/2002
Boundary Adjustment Subdivision	Dodd Civil Consultants	7831	09/06/2004
Dwelling & Attached Garage	Rob & Katherine Robinson	21040	24/11/2004

*indicates poor eligibility.

A reference to a Dangerous good licence (0095179) for the installation of two underground tanks 1,364 & 13,000 including one dispensing pump were noted during the review of the property file. It was not disclosed as to the location of these tank.

Due to the age of the dwelling and attached garage (Ref. 21040) and dwelling & attached garage, it is considered unlikely that lead based paint would have been used on the external building products.

Table 27: Relevant Property File Information: 136 Waihoehoe Road, Drury

Proposed Activity	Applicant	Reference	Date
Construct Dwelling	Barry Robinson	5149	02/09/1991
Construct residential Garage	F. Robinson	5850	19/10/1992
Construct a Pond Wetland	Edith Robinson	7831	11/06/2004
Construct Dwelling & Attached Garage	Barry Robinson	21155	20/01/2005
Boundary Adjustment	Barry Robinson	R/SUB/2012/3472	26/10/2012

Due to the age of the former dwelling (HB01), residential garage and dwelling & attached garage, it is considered unlikely that lead based paint would have been used on the external building products.

Table 28: Relevant Property File Information: 140 Waihoehoe Road, Drury.

Proposed Activity	Applicant	Reference	Date
Subdivision adjustment subdivision	Barry Robinson	8024	29/01/2013

Table 29: Relevant Property File Information: 15 Kath Henry Lane, Drury.

Proposed Activity	Applicant	Reference	Date
Subdivision	Screen & Thompson	6/15/699	23/03/89
Construct Dwelling & Garage	Multi Homes	003978	08/01/90
Construct Green House	Kevin Girling	10413	18/08/93

Due to the age of the dwelling and garage, it is considered unlikely that lead based paint would have been used on the external building products.

Table 30: Relevant Property File Information: 18 Kath Henry Lane, Drury.

Proposed Activity	Applicant	Reference	Date
Construct a Shed	G Cameron	905512	06/03/1992
Construct Dwelling & Garage	Grant Cameron & Melanie Webster	90/5568	08/04/1992

Due to the age of the shed and dwelling & garage, it is considered unlikely that lead based paint would have been used on the external building products.

Table 31: Relevant Property File Information: 27 Kath Henry Lane, Drury.

Proposed Activity	Applicant	Reference	Date
Construct New Dwelling	CL & AJ Bell	4669	20/11/1990
Construct Garage,	Keith Beckham	13802 & 14324	15/09/1997

Due to the age of the dwelling and garage, it is considered unlikely that lead based paint would have been used on the external building products.

Table 32: Relevant Property File Information: 34 Kath Henry Lane, Drury.

Proposed Activity	Applicant	Reference	Date
Construct Dwelling	Gary Thompson	4662	25/07/1990
Construct Storage Shed	Gary Thompson	10503	12/10/1993

During the review of the property file, the illegal addition of a lean-to stables was noted. This was observed during an inspection of the property in 1999 and can be seen adjacent to the northern aspect of the existing storage shed. This building is still visible in the most recent aerial photograph of the site (2017).

Due to the age of the dwelling and storage shed, it is considered unlikely that lead based paint would have been used on the external building products.

Table 33: Relevant Property File Information: 44 Kath Henry Lane, Drury.

Proposed Activity	Applicant	Reference	Date
Construct Dwelling	Mr & Mrs C Gillson	H4382	01/08/1990
Construct Garage	Mr & Mrs C Gillson	4499	25/09/1990

Due to the age of the dwelling and garage, it is considered unlikely that lead based paint would have been used on the external building products.

Table 34: Relevant Property File Information: 45 Kath Henry Lane, Drury.

Proposed Activity	Applicant	Reference	Date
Construct Dwelling & Shed	Kevin Speight	23828	13/02/2008
Erect Carport	Murray Gray	25139	19/04/2010
Construct Implement shed	Murray Gray	25140	20/10/2010

Resource consent (LU 9280) was granted in June 2008 for the earthworks associated with the construction of dwelling and shed. Proposed cut to fill volume of 100m³ and will not exceed 0.5m across the site.

Table 35: Relevant Property File Information: 49 Kath Henry Lane, Drury.

Proposed Activity	Applicant	Reference	Date
Construct Dwelling	K. Stevens	H4324	12/07/1990
Construct Garage	M. Godfrey	10813	15/03/1994

Due to the age of the dwelling and garage, it is considered unlikely that lead based paint would have been used on the external building products.

Table 36: Relevant Property File Information: 50 Kath Henry Lane, Drury.

Proposed Activity	Applicant	Reference	Date
Relocate Dwelling to Site	Kenneth Pearce	9368	05/03/1991
Construct Garage	Steve & Diane Dawson	11849	26/03/1996

Due to the age of the garage, it is considered unlikely that lead based paint would have been used on the external building products. It should be noted, that as the existing dwelling was relocated to site, the age of the building could not be determined. Therefore, there is the potential for lead based paint to have been used on the external building materials.

6.4 Auckland Council Site Contamination Enquiry

The Auckland Council site contamination enquiry did not contain any records for the properties relating to the Waihoehoe Road Plan Change Area.

The site contamination enquiry did however contain a number of consents relating to the construction of boreholes within the area of the proposed Plan Change Area.

The Auckland Council Site Contamination Enquiry is presented in Appendix D.

6.5 Historical Certificate of Title Review

The historical certificate of title review was completed for the properties relating to the Waihoehoe Road Plan Change Area.

Following the review of the historical certificate of title no companies/entities were listed that would suggest that the subject sites have been utilised for an activity described in the HAIL.

The historical certificate of title is presented in full as Appendix E.

6.6 Onsite Interview

It should be noted that the only sites within the Waihoehoe Road Plan Change Area where site access was granted was 116, 136 and 140 Waihoehoe Road. In addition, these three sites were occupied by the same land owner who was part of a family who occupied the property since 1974.

During the site inspection and walkover an interview with the current occupier of 116, 136 and 140 Waihoehoe Road was conducted by Focus Environmental Services personnel.

During the interview with the current occupier of 116, 136 and 140 Waihoehoe Road the following items were noted:

- The landowner advised that the land surrounding the Engineering Workshop had been previously used for farming sheep and more recently beef cattle.
- The landowner also stated, that to his knowledge, no sheep dips or spray race operation were carried out at the property.
- Two soil stockpile/mounds, located to the west and south of the Engineering Workshop were generated during the construction of the Workshop and surrounding courtyard.
- Two machines in the Forge Shop have leaked lubricating oil into the ground over a period of approximately 40 years.
- A diesel spill (approximately 200 litres) occurred in 1975 in the engineering yard to the north of the Foundry (See Site Feature 11 on Figure 2-8 - A).
- There are two 10,000 litre underground diesel tanks located to the north of the Forge Shop which have been unused since the 1980's, however, these may still contain residual diesel (See Site Feature 9 & 10 on Figure 2-8 - A).
- There was a 2,000 litre underground petrol tank located to the north of entrance driveway of the Engineering Workshop (See Site Feature 26 on Figure 2-8 - A).

- There is a refuse pit (1) located underneath the gravel yard in the south eastern corner of the engineering yard. This pit may contain material such general workshop waste, white asbestos gloves and white asbestos blocks (See Site Feature 15 on Figure 2-8 - A).
- The earth mound located to the south of the Machine Shop is being utilised as an effluent disposal field. This mound also contains several square metres of fire brick for drainage purposes (See Site Feature 18 on Figure 2-8 - A).
- There was an offal pit (1) located in the north eastern corner of the Engineering Workshop yard (See Site Feature 13 on Figure 2-8 - A).
- An additional refuse pit (2) was located in the south-western paddock of the Engineering Workshop (See Site Feature 21 on Figure 2-8 - A).
- There was an offal and household refuse pit located in the south-western portion of 116 Waihoehoe Road (See Site Feature 9 on Figure 2-8 - B).
- There was an additional offal pit (2) located along the south-western boundary of 116 Waihoehoe Road (See Site Feature 2 on Figure 2-8 - C).
- A further refuse pit (3) was located on the southern banks of the Waihoehoe Stream which contains material including general workshop waste (such as iron oxide scale, oily rags, white asbestos gloves, white asbestos blocks & steel shavings), drums of fire brick, car body, fridge and other general domestic and household rubbish (See Site Feature 6 on Figure 2-8 - D).
- General oil leaks on the property from the operation of engineering workshop machinery and farm equipment were also pointed out.

7.0 Site Walkover and Inspection

The site inspection and walk over was carried out by Focus Environmental Services Limited personnel on the 8th of February 2019. The site inspection was carried out during a period of fine weather.

7.1 18 Waihoehoe Road, Drury

A site inspection and walkover could not be completed for 18 Waihoehoe Road as access to the property was not permitted, therefore, the identification of any potential HAIL activities carried out across the site was limited to a desktop assessment.

A site feature plan based on a desktop assessment is presented as Figure 2-1.

7.2 28 Waihoehoe Road, Drury

A site inspection and walkover could not be completed for 28 Waihoehoe Road as access to the property was not permitted, therefore, the identification of any potential HAIL activities carried out across the site was limited to a desktop assessment.

A site feature plan based on a desktop assessment is presented as Figure 2-2.

7.3 44 Waihoehoe Road, Drury

A site inspection and walkover could not be completed for 44 Waihoehoe Road as access to the property was not permitted, therefore, the identification of any potential HAIL activities carried out across the site was limited to a desktop assessment.

A site feature plan based on a desktop assessment is presented as Figure 2-3.

7.4 76A Waihoehoe Road, Drury

A site inspection and walkover could not be completed for 76A Waihoehoe Road as access to the property was not permitted, therefore, the identification of any potential HAIL activities carried out across the site was limited to a desktop assessment.

A site feature plan based on a desktop assessment is presented as Figure 2-4 – A.

7.5 76 Waihoehoe Road, Drury

A site inspection and walkover could not be completed for 76 Waihoehoe Road as access to the property was not permitted, therefore, the identification of any potential HAIL activities carried out across the site was limited to a desktop assessment.

A site feature plan based on a desktop assessment is presented as Figure 2-5.

7.6 112 Waihoehoe Road, Drury

A site inspection and walkover could not be completed for 112 Waihoehoe Road as access to the property was not permitted, therefore, the identification of any potential HAIL activities carried out across the site was limited to a desktop assessment.

A site feature plan based on a desktop assessment is presented as Figure 2-6

7.7 116 Waihoehoe Road, Drury

The site was accessed from Waihoehoe Road via a tarmac driveway which extended past the western boundary of 136 Waihoehoe Road. A gravel track diverted east towards the S.A.F.E Engineering Workshop which was operating in the south-eastern portion of Lot 3 DP 173904.

The Engineering Workshop was constructed on a concrete base and clad with galvanised corrugated iron. During the inspection of the Workshop, hydrocarbon staining and iron oxide scale were observed in the areas surrounding the manufacturing equipment. The iron oxide scale and general engineering waste was collected regularly and placed in waste bins for appropriate disposal.

Two site offices were located to the south of the Workshop. Both of these structures were constructed on a raised platform and had a timber cladding which was painted. The soffits and baseboards were also identified as being constructed from potential asbestos containing materials.

To the east of the three-bay Engineering Workshop was an open sided storage shed which was constructed on hardstand and had a galvanised corrugated iron cladding. The shed contained a number of waste barrels which were generated from the Workshop activities, a chemical storage shed and oil/fuel storage shed. Residual hydrocarbon staining was observed on the soils surrounding the oil/fuel storage shed.

To the west of the open sided shed was a mound of topsoil. This material was generated following the constructed of the Workshop and yard.

To the north of the Engineering Workshop was a Half Round Barn (1) which was constructed on a hardstand base and had an external galvanised corrugated iron cladding. The Half Round Barn (1) was used for the storage of disused manufacturing equipment and machinery. It should be noted that hydrocarbon staining was observed on the base of the barn during the site walkover and inspection. A number of empty oil barrels were stacked adjacent to the southern aspect of the barn. A visual inspection of the surrounding soils could not be completed in the vicinity of the oil barrels as this area was overgrown with vegetation.

Directly east of the Half Round Barn was two rows of solar panels which are used to power the Engineering Workshop.

Two underground fuel storage tanks were observed to the north of the Engineering Workshop. These tanks were no longer in use, however, it was unknown if any diesel remained in these tanks.

To the east of the three-bay engineering Workshop was the Foundry. The Foundry was constructed on a concrete base and had a galvanised corrugated iron cladding which was not painted. The majority of the Engineering activities were located to the main Workshop and the Foundry appeared to only be in use for maintenance activities. During the inspection of the Foundry, no visual/olfactory evidence or sources of hydrocarbon contamination were observed within or surrounding the structure.

In the north-eastern portion of the engineering yard was an Offal Pit which was covered with metal sheeting.

Along the northern and eastern boundary engineering yard was the storage of raw materials and disused manufacturing equipment.

In the south-eastern corner of the engineering yard was an area identified to contain buried refuse which included asbestos.

A gas meter associated with the engineering works on site was located adjacent to the refuse pit. This area also contained an area of asbestos storage which included disused asbestos fire bricks.

On the eastern aspect of the Workshop was the Pressure Testing Shed. To the south of this was a large mound of clay and topsoil which also contained a large quantity of fire brick. This mound was utilised as an effluent disposal for the on-site wastewater which was pumped from the septic tank located on the southern aspect of the machine shop.

An additional refuse pit was identified to the south-west of the Engineering Workshop. As this was carried out historically, there was no visual evidence on the surface.

Continuing west along the driveway was a Half Round Barn (2) which was constructed on a hardstand base and had corrugated iron cladding which was not painted. This barn was being utilised for disused engineering equipment and machinery. There was no visual or olfactory evidence of contamination observed within or surrounding the barn.

To the west of the barn (2) was a small dwelling (1) and adjoining garage. The dwelling was constructed on a raised platform. The soffits and cladding were identified as being constructed from potential asbestos containing materials. The garage was constructed on a concrete base and had metal tin cladding. The garage was being utilised as a domestic gym at the time of the site walkover and inspection.

To the west of the dwelling and garage was an old farm shed which was constructed on a concrete base. The walls of the shed were also constructed of concrete and appeared to have been painted.

At the end of the driveway was a disused underground petrol tank. It was not determined if residual petrol still remains in the tanks during the site walkover and inspection.

In the paddock located to the north of the driveway was an area of burning (1). The area contained manufactured timber, furniture and general household waste.

To the south of the driveway was Lot 2 DP 193904 which consisted of a residential area. The residential area contained a dwelling (2), carport (1 & 2), garage (2) and swimming pool. The dwelling was constructed on a raised platform and had timber cladding which was painted.

The garage was constructed on a concrete base and had a render finish on the exterior wall which was painted. The shed was being utilised for general storage.

To the east of the residential area was a large shed (1) which was constructed on a hardstand base and had a corrugated iron cladding which was not painted. The shed (1) was being utilised for the storage of firewood, however, it was primarily empty. There was no visual or olfactory evidence of contamination identified within the shed (1).

To the south of the shed was a former offal pit which potentially contained household waste. Again, there was no visual evidence of ground disturbance in the area.

In the south-western corner of Lot 1 DP146189 was a livestock holding pen. Based on the age and orientation of the holding pen it is considered likely that this would have been utilised for spray race operations in the past. Directly east of the holding pen was a further offal pit (2).

A laneway extended along the southern boundary of the site before diverting to the left. This led to an additional residential area of the site. The residential area consisted of a large dwelling and attached garage, sheds (1 & 2) and a domestic vegetable garden which appeared to be no longer in use.

The dwelling and garage were constructed on a concrete and had a timber cladding. The sheds (1 & 2) were constructed on a hardstand base with a painted corrugated iron cladding. The sheds appeared to be in use for small scale workshop activities, however, no visual or olfactory evidence of contamination was observed in these areas.

An area of burning (2) was observed to the south-west of the dwelling, the area of burning contained carpet, timber and other miscellaneous items.

To the north-west of the residential area, along the western boundary of the site was a chicken coop most likely used for domestic purposes, however, this was overgrown and no longer in use.

The remaining areas of the site were in use as grazing paddocks.

The residential area located on Lot 2 DP 146189 was accessed via the laneway which ran along the south a boundary of Lot 1 DP 146189. The residential area consisted of a small dwelling, garage and temporary living accommodation.

The dwelling was constructed on a raise platform and had timber cladding which was painted. The soffits of the dwelling were identified as being constructed of potential asbestos containing materials.

The garage was constructed on a concrete base and had a metal tin and PACM cladding which was painted. The soffits of the garage were also identified as being constructed from potential asbestos containing materials. The garage was being utilised for the storage of general household items.

A shipping container, which had been converted into temporary living accommodation, was located to the south of the garage.

In the paddock to the north of the residential dwelling was an area of burning (3). The area of burning contained timber, newspapers and other miscellaneous items.

In the northern portion of the site, adjacent to the Waihoehoe Stream was an area which was identified as a refuse pit (3). This pit is thought to contain general workshop waste, included asbestos and other potentially contaminating objects. There were no obvious signs of dumping/burial in this area.

The fencing along all boundaries of the site were constructed from timber and wire.

The site inspection photographs are presented in Appendix F and the Site Features Plan is presented as Figure 2-8 (A-D).

7.8 136 Waihoehoe Road, Drury

The site was accessed from Waihoehoe Road via a tarmac sealed driveway which extended along the western boundary of the site. A small gravel carpark was located adjacent to the western portion of the residential area of the site.

The residential area consisted of a single storey dwelling and attached garage which was constructed on a concrete base. The dwelling had an exterior render finish which was painted. Due to the age of the dwelling it is considered unlikely that lead based paint has been utilised on the exterior of the dwelling. The garage appeared to be utilised for the storage of general household items including some scale workshop activities. No visual or olfactory evidence of hydrocarbon contamination was observed on the garage floor

A pool house and swimming pool were observed to the north-west of the dwelling. As there was water aerobics class in progress at the time of the site walkover, this area of the residential area was restricted.

A man-made pond was identified in the northern portion of the site. The material generated from the creation of the pond was deposited beneath the footprint and northern curtilage of the existing dwelling.

A converted shed, which was now utilised as additional living quarters, was located to the south of the dwelling. The living quarters was constructed on a concrete base and had metal cladding which was painted. The upper level had been converted for living accommodation while the ground floor was utilised as a garage.

To the west of the living accommodation was a domestic vegetable garden and shed. The shed was locked at the time of the site walkover and investigation, however, no visual or olfactory evidence of contamination was observed in the vicinity.

An area of burning was located in the central portion of the paddock which was located to the south of the residential area. The area of burning contained tree branches and some evidence of refuse.

Along the eastern boundary of the site was a car and trailer body. The car appeared to be in good condition and no visual or olfactory evidence of hydrocarbon contamination was identified during an inspection of the car and underlying soils.

The fencing along all boundaries of the site were constructed from timber and wire.

The site inspection photographs are presented in Appendix F and the Site Features Plan is presented as Figure 2-7.

7.9 140 Waihoehoe Road, Drury

The site was accessed from the northern boundary of the site via 116 Waihoehoe Road. The site was undeveloped and in use for grazing purposes. A section of dead vegetation was observed along the eastern boundary of the site.

The fences surrounding north and western portion of the site were constructed from timber and wire while the east and southern boundaries were hedgerows.

The fencing along all boundaries of the site were constructed from timber and wire.

The site inspection photographs are presented in Appendix F and the Site Features Plan is presented as Figure 2-7.

7.10 15 Kath Henry Lane, Drury

A site inspection and walkover could not be completed for 15 Kath Henry Lane as access to the property was not permitted, therefore, the identification of any potential HAIL activities carried out across the site was limited to a desktop assessment.

A site feature plan based on a desktop assessment is presented as Figure 2-9.

7.11 18 Kath Henry Lane, Drury

A site inspection and walkover could not be completed for 18 Kath Henry Lane as access to the property was not permitted, therefore, the identification of any potential HAIL activities carried out across the site was limited to a desktop assessment.

A site feature plan based on a desktop assessment is presented as Figure 2-10.

7.12 27 Kath Henry Lane, Drury

A site inspection and walkover could not be completed for 27 Kath Henry Lane as access to the property was not permitted, therefore, the identification of any potential HAIL activities carried out across the site was limited to a desktop assessment.

A site feature plan based on a desktop assessment is presented as Figure 2-11.

7.13 34 Kath Henry Lane, Drury

A site inspection and walkover could not be completed for 34 Kath Henry Lane as access to the property was not permitted, therefore, the identification of any potential HAIL activities carried out across the site was limited to a desktop assessment.

A site feature plan based on a desktop assessment is presented as Figure 2-12.

7.14 44 Kath Henry Lane, Drury

A site inspection and walkover could not be completed for 44 Kath Henry Lane as access to the property was not permitted, therefore, the identification of any potential HAIL activities carried out across the site was limited to a desktop assessment.

A site feature plan based on a desktop assessment is presented as Figure 2-13.

7.15 45 Kath Henry Lane, Drury

A site inspection and walkover could not be completed for 45 Kath Henry Lane as access to the property was not permitted, therefore, the identification of any potential HAIL activities carried out across the site was limited to a desktop assessment.

A site feature plan based on a desktop assessment is presented as Figure 2-14.

7.16 49 Kath Henry Lane, Drury

A site inspection and walkover could not be completed for 49 Kath Henry Lane as access to the property was not permitted, therefore, the identification of any potential HAIL activities carried out across the site was limited to a desktop assessment.

A site feature plan based on a desktop assessment is presented as Figure 2-15.

7.17 50 Kath Henry Lane, Drury

A site inspection and walkover could not be completed for 50 Kath Henry Lane as access to the property was not permitted, therefore, the identification of any potential HAIL activities carried out across the site was limited to a desktop assessment.

A site feature plan based on a desktop assessment is presented as Figure 2-16.

8.0 Asbestos Management

Due to the age of some of the site buildings (pre-2000) and the visual inspection undertaken during the site walkover and inspection external ACM products are likely restricted to the soffit and baseboards of the site offices, soffits and cladding of dwelling (1), soffits of dwelling (3) and soffits and cladding of garage (3) at 116 Waihoehoe Road, Drury. These materials appeared painted and in relatively good condition, and are considered unlikely to present ground contamination in their current state.

It should be noted that due to access restrictions at the remaining sites within the Waihoehoe Road Plan Change Area, a visual inspection of the external building materials could not be conducted. However, due to the age (pre-2000) of the current site building located at 18 Waihoehoe Road, 28 Waihoehoe Road, 44 Waihoehoe Road, 76A Waihoehoe Road, 112 Waihoehoe Road, 15 Kath Henry Lane, 18 Kath Henry Lane, 27 Kath Henry Lane, 34 Kath Henry Lane, 44 Kath Henry Lane, 49 Kath Henry Lane and 50 Kath Henry Lane, there is the potential for ACM products to have been used during the construction of these buildings.

Following a search of the underground services database on Auckland Councils GeoMaps, no asbestos cement pipes were identified across the site within the Waihoehoe Road Plan Change Area.

Any removal of asbestos materials from the site will need to be conducted in accordance with the Health and Safety at Work (Asbestos) Regulations (MBIE, 2016) and the Approved Code of Practice for the Management and Removal of Asbestos (WorkSafe New Zealand, 2016) by a licensed asbestos removals specialist under an approved asbestos removal control plan.

It should be noted that ACM, other than that described, may also be present at the site and a thorough inspection should be carried out by a suitably qualified and competent asbestos surveyor prior to any demolition activities at the site.

9.0 Potentially Contaminating Activities or Land Uses

9.1 18 Waihoehoe Road, Drury

Following a review of the history and the available information relating to the subject site the following potential contaminating land uses and/or activities have been identified:

- Potential ground contamination associated with the use of lead-based paint; and
- Potential ground contamination associated with asbestos fibres from former demolition activities.

It should be noted that the potential sources of contamination (as identified above) are limited to a historical review, and therefore, prior to the commencement of any development at the property, it is recommended that a site walkover and inspection be completed in order to confirm the potentially contaminating land uses and/or activities carried out at the site.

9.2 28 Waihoehoe Road, Drury

Following a review of the history and the available information relating to the subject site the following potential contaminating land uses and/or activities have been identified:

- Potential ground contamination associated with the use of lead-based paint.

It should be noted that the potential sources of contamination (as identified above) are limited to a historical review, and therefore, prior to the commencement of any development at the property, it is recommended that a site walkover and inspection be completed in order to confirm the potentially contaminating land uses and/or activities carried out at the site.

9.3 44 Waihoehoe Road, Drury

Following a review of the history and the available information relating to the subject site the following potential contaminating land uses and/or activities have been identified:

- Potential ground contamination associated with the use of lead-based paint; and
- Potential ground contamination associated with asbestos fibres from former demolition activities.

It should be noted that the potential sources of contamination (as identified above) are limited to a historical review, and therefore, prior to the commencement of any development at the property, it is recommended that a site walkover and inspection be completed in order to confirm the potentially contaminating land uses and/or activities carried out at the site.

9.4 76A Waihoehoe Road, Drury

Following a review of the history and the available information relating to the subject site the following potential contaminating land uses and/or activities have been identified:

- Potential ground contamination associated with the use of lead-based paint; and
- Potential ground contamination associated with asbestos fibres from former demolition activities.

It should be noted that the potential sources of contamination (as identified above) are limited to a historical review, and therefore, prior to the commencement of any development at the property, it is recommended that a site walkover and inspection be completed in order to confirm the potentially contaminating land uses and/or activities carried out at the site.

9.5 76 Waihoehoe Road, Drury

Following a review of the history and the available information relating to the subject site the following potential contaminating land uses and/or activities have been identified:

- Potential ground contamination associated with the use of lead-based paint; and
- Potential ground contamination associated with asbestos fibres from former demolition activities.

It should be noted that the potential sources of contamination (as identified above) are limited to a historical review, and therefore, prior to the commencement of any development at the property, it is recommended that a site walkover and inspection be completed in order to confirm the potentially contaminating land uses and/or activities carried out at the site.

9.6 112 Waihoehoe Road, Drury

Following a review of the history and the available information relating to the subject site the following potential contaminating land uses and/or activities have been identified:

- Potential ground contamination associated with the use of lead-based paint; and
- Potential ground contamination associated with asbestos fibres from former demolition activities.

It should be noted that the potential sources of contamination (as identified above) are limited to a historical review, and therefore, prior to the commencement of any development at the property, it is recommended that a site walkover and inspection be completed in order to confirm the potentially contaminating land uses and/or activities carried out at the site.

9.7 116 Waihoehoe Road, Drury

Following a review of the history and the available information relating to the subject site the following potential contaminating land uses and/or activities have been identified:

- Potential ground contamination associated with the use of lead-based paint;
- Potential ground contamination associated with asbestos fibres from former demolition activities and burial of asbestos waste;
- Potential hydrocarbon ground contamination associated with underground fuel storage tanks, storage of waste oil and fuel/oil leaks;
- Potential ground contamination associated with the Engineering Workshop activities;
- Potential ground contamination associated with the Foundry activities;
- Potential ground contamination associated with the burial of waste/refuse;
- Potential ground contamination associated with burning of refuse; and
- Potential ground contamination associated with spray race operations.

9.8 136 Waihoehoe Road, Drury

Following a review of the history and the available information relating to the subject site the following potential contaminating land uses and/or activities have been identified:

- Potential ground contamination associated with the use of lead-based paint;
- Potential ground contamination associated with asbestos fibres from former demolition activities; and
- Potential ground contamination associated with burning of refuse.

9.9 140 Waihoehoe Road, Drury

Following the review of the history and the available information relating to the subject site, no potentially contaminating land uses and/or activities were identified at the site at 140 Waihoehoe Road, Drury.

9.10 15 Kath Henry Lane, Drury

Following a review of the history and the available information relating to the subject site the following potential contaminating land uses and/or activities have been identified:

- Historical horticultural activities.

It should be noted that the potential sources of contamination (as identified above) are limited to a historical review, and therefore, prior to the commencement of any development at the property, it is recommended that a site walkover and inspection be completed in order to confirm the potentially contaminating land uses and/or activities carried out at the site.

9.11 18 Kath Henry Lane, Drury

Following the review of the available information relating to the subject site, no potentially contaminating land uses and/or activities were identified at the site at 18 Kath Henry Lane, Drury.

However, prior to the commencement of any development at the property, it is recommended that a site walkover and inspection be completed in order to confirm the potentially contaminating land uses and/or activities carried out at the site.

9.12 27 Kath Henry Lane, Drury

Following the review of the available information relating to the subject site, no potentially contaminating land uses and/or activities were identified at the site at 27 Kath Henry Lane, Drury.

However, prior to the commencement of any development at the property, it is recommended that a site walkover and inspection be completed in order to confirm the potentially contaminating land uses and/or activities carried out at the site.

9.13 34 Kath Henry Lane, Drury

Following the review of the available information relating to the subject site, no potentially contaminating land uses and/or activities were identified at the site at 34 Kath Henry Lane, Drury.

However, prior to the commencement of any development at the property, it is recommended that a site walkover and inspection be completed in order to confirm the potentially contaminating land uses and/or activities carried out at the site.

9.14 44 Kath Henry Lane, Drury

Following the review of the available information relating to the subject site, no potentially contaminating land uses and/or activities were identified at the site at 44 Kath Henry Lane, Drury.

However, prior to the commencement of any development at the property, it is recommended that a site walkover and inspection be completed in order to confirm the potentially contaminating land uses and/or activities carried out at the site.

9.15 45 Kath Henry Lane, Drury

Following the review of the available information relating to the subject site, no potentially contaminating land uses and/or activities were identified at the site at 45 Kath Henry Lane, Drury.

However, prior to the commencement of any development at the property, it is recommended that a site walkover and inspection be completed in order to confirm the potentially contaminating land uses and/or activities carried out at the site.

9.16 49 Kath Henry Lane, Drury

Following the review of the available information relating to the subject site, no potentially contaminating land uses and/or activities were identified at the site at 49 Kath Henry Lane, Drury.

However, prior to the commencement of any development at the property, it is recommended that a site walkover and inspection be completed in order to confirm the potentially contaminating land uses and/or activities carried out at the site.

9.17 50 Kath Henry Lane, Drury

Following a review of the history and the available information relating to the subject site the following potential contaminating land uses and/or activities have been identified:

- Potential ground contamination associated with the use of lead-based paint.

It should be noted that the potential sources of contamination (as identified above) are limited to a historical review, and therefore, prior to the commencement of any development at the property, it is recommended that a site walkover and inspection be completed in order to confirm the potentially contaminating land uses and/or activities carried out at the site.

10.0 Conceptual Model of Exposure Pathways

The preliminary conceptual site model provided in Table 37 below expands on the potential sources of contamination (as identified above) and exposure pathways and was based on the potential effects of the proposed change of land use on human health and the environment.

Table 37: Preliminary Conceptual Site Model: Waihoehoe Road Plan Change Area.

Potential Source	Potential Pathways	Potential Receptors	Assessment
Contaminated Soil	Dermal Contact with Contaminated Soils	Human Health – Residential Land Use	Potentially Complete: Sampling and analysis is recommended to confirm the concentrations of contaminants in soil.
		Human Health – Commercial/Industrial Outdoor Worker	Potentially Complete: Sampling and analysis is recommended to confirm the concentrations of contaminants in soil.
	Ingestion of Contaminated Soils	Human Health – Residential Land Use	Potentially Complete: Sampling and analysis is recommended to confirm the concentrations of contaminants in soil.
		Human Health – Commercial/Industrial Outdoor Worker	Potentially Complete: Sampling and analysis is recommended to confirm the concentrations of contaminants in soil.
	Inhalation of Vapours/Fibres	Human Health – Residential Land Use	Potentially Complete: Sampling and analysis is recommended to confirm the concentrations of contaminants in soil.
		Human Health – Commercial/Industrial Outdoor Worker	Potentially Complete: Sampling and analysis is recommended to confirm the concentrations of contaminants in soil.
	Surface Water Run-off	Ecological Receptors - Waiaerohia Inlet	Potentially Complete: Sampling and analysis is recommended to confirm the concentrations of contaminants in soil.
	Migration of Groundwater	Ecological Receptors - Waiaerohia Inlet	Potentially Complete: Sampling and analysis is recommended to confirm the concentrations of contaminants in soil.

11.0 Conclusions and Recommendations

The history of the site was researched by Focus Environmental Services personnel, which involved a review of the available historical aerial photographs of the site, a review of the Auckland Council property file, a contaminated sites enquiry to Auckland Council, a review of the historical certificates of title and an onsite interview. During the review of the available information any potentially contaminating activities or land uses were identified.

In summary, during the review of the available information the potential for ground contamination associated with the use of lead-based paint and potential asbestos ground contamination associated with former demolition activities at the site was noted.

Following the desk top assessment, the sites at 116, 136 and 140 Waihoehoe Road were visited and a site inspection and walk over was carried out. The sites were inspected by Focus Environmental Services Limited personnel on 8th of February 2019. During the site inspection any potentially contaminating activities or land uses were identified.

In summary, during the site inspection, potential ground contamination associated with underground fuel storage tanks, storage of waste oil and fuel/oil leaks, potential ground contamination associated with the Engineering Workshop and Foundry activities, evidence of waste/refuse burial, evidence of burning, and evidence of potential spray race operations were noted at 116 Waihoehoe Road; evidence of burning was noted at 136 Waihoehoe Road. There were no potentially contaminating land uses and/or activities were identified at the site at 140 Waihoehoe Road, Drury.

With the exception to 116, 136 and 140 Waihoehoe Road, access to the properties within the Waihoehoe Road Plan Change Area were restricted, therefore, the site investigation was limited to a historical review. During the historical review of these sites, potential for ground contamination associated with the use of lead-based paint were noted at 18 Waihoehoe Road, 28 Waihoehoe Road, 44 Waihoehoe Road, 76A Waihoehoe Road, 76 Waihoehoe Road, 112 Waihoehoe Road, 15 Kath Henry Lane, and 50 Kath Henry Lane.

In addition, potential asbestos ground contamination associated with former demolition activities were noted at 18 Waihoehoe Road, 44 Waihoehoe Road, 76A Waihoehoe Road, 76 Waihoehoe Road 112 Waihoehoe Road. Furthermore, historic and current horticultural activities were noted at 15 Kath Henry Lane.

The information obtained of the sites history and from the site inspection and walk over was assessed to determine if any potentially hazardous activities listed on the Hazardous Activities and Industries List (HAIL) had occurred on site as a result of past or current land use.

Due to the potential sources of contamination identified it is considered that there is evidence to suggest that an activity outlined in the Hazardous Activities Industries List (HAIL) has been, or is or is currently being, carried out on the following sites; 18 Waihoehoe Road, 28 Waihoehoe Road, 44 Waihoehoe Road, 76A Waihoehoe Road, 76 Waihoehoe Road, 112 Waihoehoe Road, 116 Waihoehoe Road, 136 Waihoehoe Road, 15 Kath Henry Lane, and 50 Kath Henry Lane.

Prior to the development of the site where potentially contaminating land uses and/or activities have taken place, a detailed site investigation is recommended. However, prior to the completion of the DSI, a thorough site walkover and inspection should be carried out to identify any further potentially contaminating land uses or activities across the site.

The detailed site investigation would confirm if the identified land uses and/or activities have affected the site soils and will confirm the consenting requirements for the site.

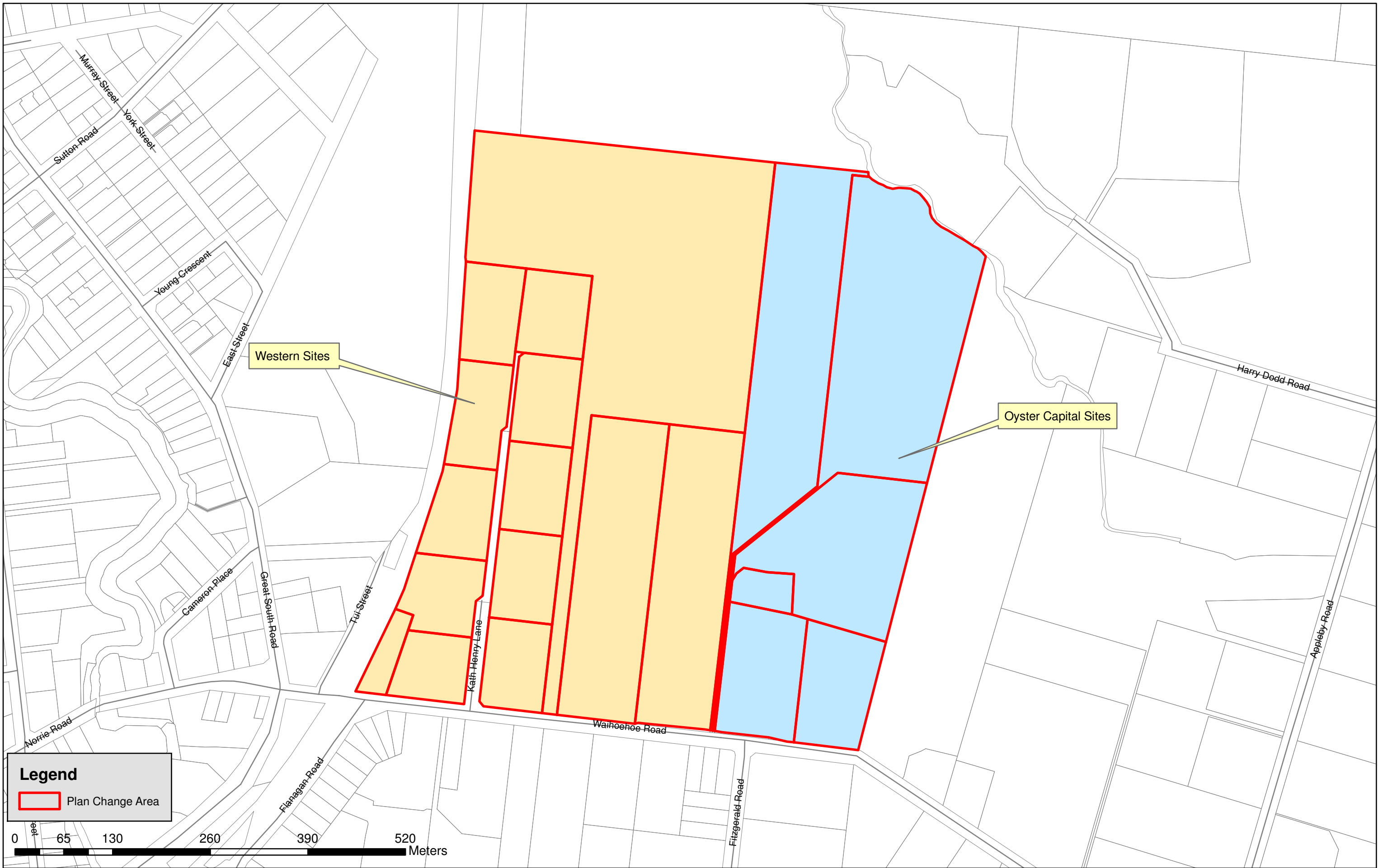
In the event that contamination is identified at the site at concentrations elevated above the Soil Contaminant Standard for health (SCS(health)) for Residential land use as outlined in the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES) and/or the discharge criteria of the Auckland Unitary Plan: Operative in Part (AUP:OP) then a site specific Remediation Action Plan and Assessment of Environmental Effects (RAP & AEE) will be required in order to mitigate against any adverse environmental and/or human health effects.

Providing any remedial works (if any) are completed in accordance with an approved RAP & AEE, it is considered that the Waihoehoe Road Plan Change Area will be suitable for the proposed residential development.



Figures

Figure 1 - Site Location Plan

Figure 2 - Site Features Plan





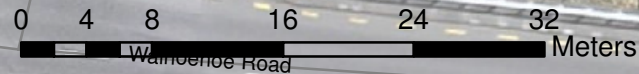
 <div>Focus Environmental Services Limited PO Box 11455 Ellerslie Auckland 1542 Ph: +64 9 579 4155 www.focusenvironmental.co.nz</div>	<div>Oyster Capital Limited</div> <div>Waihoehoe Road Drury Auckland</div>	<div>Figure 2: Site Feature Plan</div> <div>Preliminary Site Investigation</div>		Drawing Number: 1198.001.02
				Drawn By: SD
			1198.001	Checked By: DO'R
				Date: 15/02/2019



Legend

- Historical Buildings
- Site Feature
- Site Boundary

Site Feature	Description
1	Dwelling
2	Garage (1)
3	Sleepout
4	Garage (2)
5	Vehicle Maintenance Shed
6	Relocated Storage Shed





Legend

● Site Feature

▭ Site Boundary

Site Feature	Description
1	Dwelling
2	Potential Garage
3	Potential H. Barn & Shed

0 4.5 9 18 27 36 Meters



Focus Environmental Services Limited
PO Box 11455
Ellerslie
Auckland 1542

Ph: +64 9 579 4155
www.focusenvironmental.co.nz

Oyster Capital Limited

Waihoehoe Road Plan Change Area
Drury
Auckland

Figure 2-3: Site Feature Plan 44 Waihoehoe Road

Preliminary Site Investigation



1198.001

Drawing Number: 1198.001.05

Drawn By: SD

Checked By: DO'R

Date: 15/02/2019



Legend

● Site Feature

□ Site Boundary

Site Feature	Description
1	Pond
2	Shed
3	Dwelling
4	Potential Stock Holding Pen
5	Potential Implement Shed
6	Potential Area of Burning



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Auckland

Figure 2-4: Site Feature Plan 76A Waihoehoe Road

Preliminary Site Investigation



1198.001

Drawing Number: 1198.001.06

Drawn By: SD

Checked By: DO'R

Date: 15/02/2019





Legend

- Historical Buildings
- Site Feature
- Site Boundary

Site Feature Description	
1	Potential Shed

0 15 30 60 90 120 Meters

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				Drawn By: SD
				Checked By: DO'R
				Date: 15/02/2019





Legend

- Historical Buildings
- Site Feature
- Site Boundary

Site Feature Description	
1	Dwelling
2	Garage & Implement Shed
3	Gully



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				Drawn By: SD
				Checked By: DO'R
				Date: 15/02/2019



Legend

- Historical Buildings
- Site Feature
- ▭ Site Boundary

Site Feature	Description
1	Carpark
2	Dwelling
3	Attached Garage
4	Pool House
5	Pool
6	Area of Filling
7	Pond
8	Additional Living Quarters
9	Domestic Veg, Garden
10	Garden Shed
11	Area of Burning
12	Car & Trailer Body
13	Grazing Paddock





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Oyster Capital Limited

Waihoehoe Road
Drury
Auckland

**Figure 2-8: Site Feature Plan
116 Waihoehoe Road
(Lot 3 DP 173904)**

Preliminary Site Investigation



1198.001

Drawing Number: 1198.001.10 - A

Drawn By: SD

Checked By: DO'R

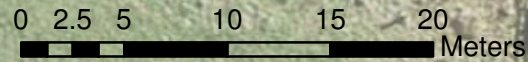
Date: 15/02/2019



Legend

- Historical Buildings
- Site Feature
- ▭ Site Boundary

Site Feature	Description
1	Dwelling (2)
2	Carport (1)
3	Garage (2)
4	Carport (2)
5	Shelter
6	Pool
7	Rainwater Storage Tanks
8	Pump House
9	Offal/Rubbish Pit
10	Firewood Shed (1)





Legend

- Site Features
- ▭ Site Boundary

Site Feature Description	
1	Stock Holding Pen
2	Offal Pit (2)
3	Dwelling & Attached Garage
4	Shed (1)
5	Shed (2)
6	Area of Burning (2)
7	Domestic Veg. Garden
8	Chicken Coup

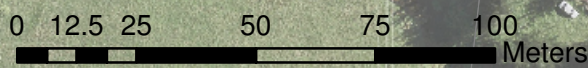




Legend

● Site Feature

▭ Site Boundary



Site Feature	Description
1	Dwelling (3)
2	Garage (3)
3	Temporary Living Accomadation
4	Area of Burning (3)
5	Gully
6	Refuse Pit (3)



 <p>Focus Environmental Services Limited PO Box 11455 Ellerslie Auckland 1542</p> <p>Ph: +64 9 579 4155 www.focusenvironmental.co.nz</p>	<p>Oyster Capital Limited</p> <p>Waihoehoe Road Plan Change Area Drury Auckland</p>	<p>Figure 2-8: Site Feature Plan 116 Waihoehoe Road (Lot 2 DP 146189)</p> <p>Preliminary Site Investigation</p>		Drawing Number: 1198.001.10 - D
				Drawn By: SD
				Checked By: DO'R
				Date: 15/02/2019

1198.001



 <div>Focus Environmental Services Limited PO Box 11455 Ellerslie Auckland 1542 Ph: +64 9 579 4155 www.focusenvironmental.co.nz</div>	<div>Oyster Capital Limited</div> <div>Waihoehoe Road Plan Change Area Drury Auckland</div>	<div>Figure 2-8: Site Feature Plan 116 Waihoehoe Road</div> <div>Preliminary Site Investigation</div>		Drawing Number: 1198.001.10
				Drawn By: SD
			1198.001	Checked By: DO'R
				Date: 15/02/2019

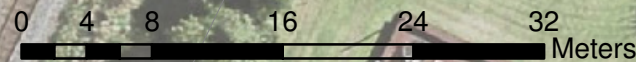


Legend

● Site Feature

□ Site Boundary

Site Feature	Description
1	Dwelling
2	Garage
3	Pond
4	Green House



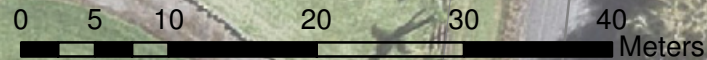




Legend

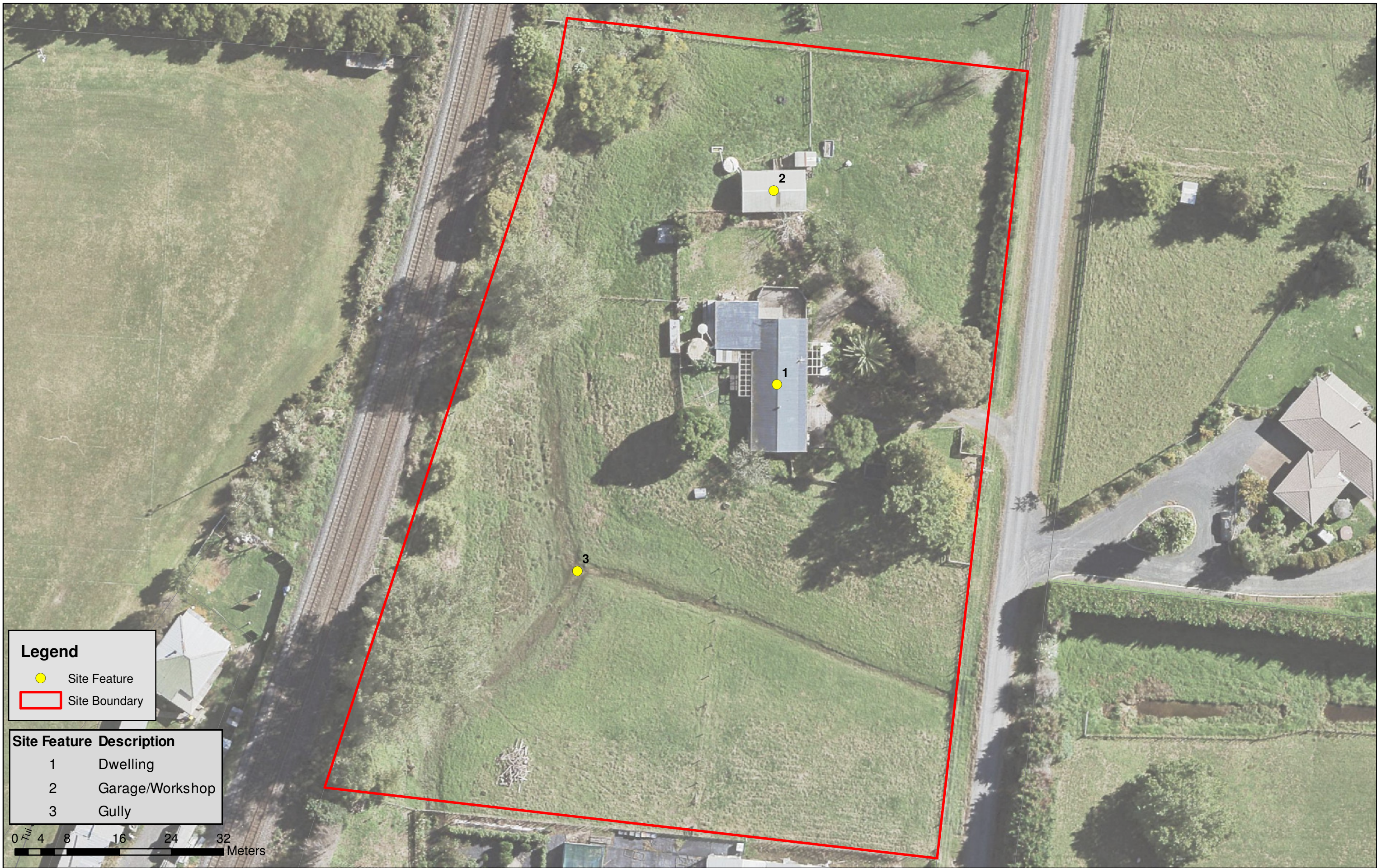
● Site Features

□ Site Boundary

Site Feature	Description
1	Dwelling & Attached Garage
2	Shed
3	Unidentified Structure (1)
4	Unidentified Structure (2)



 <p>Focus Environmental Services Limited PO Box 11455 Ellerslie Auckland 1542</p> <p>Ph: +64 9 579 4155 www.focusenvironmental.co.nz</p>	<p>Oyster Capital Limited</p> <p>Waihoehoe Road Plan Change Area Drury Auckland</p>	<p>Figure 2-10: Site Feature Plan 18 Kath Henry Lane</p> <p>Preliminary Site Investigation</p>		<p>Drawing Number: 1198.001.12</p>
				<p>Drawn By: SD</p>
				<p>Checked By: DO'R</p>
				<p>Date: 15/02/2019</p>



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Waihoehoe Road Plan Change Area
Drury
Auckland

**Figure 2-11: Site Feature Plan
27 Kath Henry Lane**

Preliminary Site Investigation



1198.001

Drawing Number: 1198.001.13

Drawn By: SD

Checked By: DO'R

Date: 15/02/2019



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Auckland

Figure 2-12: Site Feature Plan 34 Kath Henry Lane

Preliminary Site Investigation



1198.001

Drawing Number: 1198.001.14

Drawn By: SD

Checked By: DO'R

Date: 15/02/2019

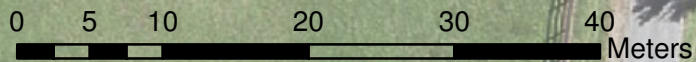


Legend

● Site Feature

□ Site Boundary

Site Feature	Description
1	Dwelling
2	Garage
3	Unidentified Structure



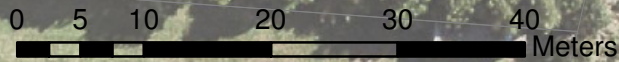


Legend

● Site Features

□ Site Boundary

Site Feature	Description
1	Dwelling
2	Shed
3	Carport
4	Implement Shed



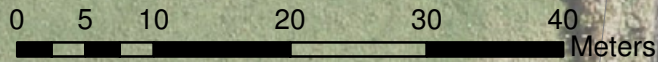




Legend

● Site Feature

□ Site Boundary

Site Feature	Description
1	Dwelling
2	Garage
3	Unidentified Structure



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				Drawn By: SD
				Checked By: DO'R
				Date: 15/02/2019



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Auckland

Figure 2-16: Site Feature Plan 50 Kath Henry Lane

Preliminary Site Investigation



1198.001

Drawing Number: 1198.001.18

Drawn By: SD

Checked By: DO'R

Date: 15/02/2019

Appendices

Appendix A – Site Contour Plan



DISCLAIMER:
This map/plan is illustrative only and all information should be independently verified on site before taking any action. Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

Site Contour Plan

0 50 100 150
Meters

Scale @ A3
= 1:5,000

Date Printed:
6/03/2019





Hazardous Activities and Industries List (HAIL)

October 2011

A Chemical manufacture, application and bulk storage

1. Agrichemicals including commercial premises used by spray contractors for filling, storing or washing out tanks for agrichemical application
2. Chemical manufacture, formulation or bulk storage
3. Commercial analytical laboratory sites
4. Corrosives including formulation or bulk storage
5. Dry-cleaning plants including dry-cleaning premises or the bulk storage of dry-cleaning solvents
6. Fertiliser manufacture or bulk storage
7. Gasworks including the manufacture of gas from coal or oil feedstocks
8. Livestock dip or spray race operations
9. Paint manufacture or formulation (excluding retail paint stores)
10. Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds
11. Pest control including the premises of commercial pest control operators or any authorities that carry out pest control where bulk storage or preparation of pesticide occurs, including preparation of poisoned baits or filling or washing of tanks for pesticide application
12. Pesticide manufacture (including animal poisons, insecticides, fungicides or herbicides) including the commercial manufacturing, blending, mixing or formulating of pesticides
13. Petroleum or petrochemical industries including a petroleum depot, terminal, blending plant or refinery, or facilities for recovery, reprocessing or recycling petroleum-based materials, or bulk storage of petroleum or petrochemicals above or below ground
14. Pharmaceutical manufacture including the commercial manufacture, blending, mixing or formulation of pharmaceuticals, including animal remedies or the manufacturing of illicit drugs with the potential for environmental discharges
15. Printing including commercial printing using metal type, inks, dyes, or solvents (excluding photocopy shops)
16. Skin or wool processing including a tannery or fellmongery, or any other commercial facility for hide curing, drying, scouring or finishing or storing wool or leather products
17. Storage tanks or drums for fuel, chemicals or liquid waste
18. Wood treatment or preservation including the commercial use of anti-sapstain chemicals during milling, or bulk storage of treated timber outside

B Electrical and electronic works, power generation and transmission

1. Batteries including the commercial assembling, disassembling, manufacturing or recycling of batteries (but excluding retail battery stores)

2. Electrical transformers including the manufacturing, repairing or disposing of electrical transformers or other heavy electrical equipment
3. Electronics including the commercial manufacturing, reconditioning or recycling of computers, televisions and other electronic devices
4. Power stations, substations or switchyards

C Explosives and ordinances production, storage and use

1. Explosive or ordinance production, maintenance, dismantling, disposal, bulk storage or re-packaging
2. Gun clubs or rifle ranges, including clay targets clubs that use lead munitions outdoors
3. Training areas set aside exclusively or primarily for the detonation of explosive ammunition

D Metal extraction, refining and reprocessing, storage and use

1. Abrasive blasting including abrasive blast cleaning (excluding cleaning carried out in fully enclosed booths) or the disposal of abrasive blasting material
2. Foundry operations including the commercial production of metal products by injecting or pouring molten metal into moulds
3. Metal treatment or coating including polishing, anodising, galvanising, pickling, electroplating, or heat treatment or finishing using cyanide compounds
4. Metalliferous ore processing including the chemical or physical extraction of metals, including smelting, refining, fusing or refining metals
5. Engineering workshops with metal fabrication

E Mineral extraction, refining and reprocessing, storage and use

1. Asbestos products manufacture or disposal including sites with buildings containing asbestos products known to be in a deteriorated condition
2. Asphalt or bitumen manufacture or bulk storage (excluding single-use sites used by a mobile asphalt plant)
3. Cement or lime manufacture using a kiln including the storage of wastes from the manufacturing process
4. Commercial concrete manufacture or commercial cement storage
5. Coal or coke yards
6. Hydrocarbon exploration or production including well sites or flare pits
7. Mining industries (excluding gravel extraction) including exposure of faces or release of groundwater containing hazardous contaminants, or the storage of hazardous wastes including waste dumps or dam tailings

F Vehicle refuelling, service and repair

1. Airports including fuel storage, workshops, washdown areas, or fire practice areas
2. Brake lining manufacturers, repairers or recyclers
3. Engine reconditioning workshops
4. Motor vehicle workshops
5. Port activities including dry docks or marine vessel maintenance facilities

6. Railway yards including goods-handling yards, workshops, refuelling facilities or maintenance areas
7. Service stations including retail or commercial refuelling facilities
8. Transport depots or yards including areas used for refuelling or the bulk storage of hazardous substances

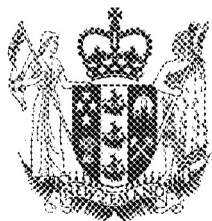
G Cemeteries and waste recycling, treatment and disposal

1. Cemeteries
2. Drum or tank reconditioning or recycling
3. Landfill sites
4. Scrap yards including automotive dismantling, wrecking or scrap metal yards
5. Waste disposal to land (excluding where biosolids have been used as soil conditioners)
6. Waste recycling or waste or wastewater treatment

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

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

Appendix C – Historical Aerial Photographs



**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 NA80A/485
Land Registration District North Auckland
Date Issued 03 May 1990

Prior References

NA65D/731

Estate Fee Simple
Area 3760 square metres more or less
Legal Description Lot 10 Deposited Plan 135804

Original Registered Owners

Webber Rentals Limited

Interests

D494593.3 Mortgage to ASB Bank Limited - 6.4.2000 at 2:28 pm
6406635.1 Discharge of Mortgage D494593.3 - 4.5.2005 at 9:00 am
6406635.2 Transfer to D & F Rentals Limited - 4.5.2005 at 9:00 am
6406635.3 Mortgage to ASB Bank Limited - 4.5.2005 at 9:00 am
6862553.1 Discharge of Mortgage 6406635.3 - 12.5.2006 at 9:00 am
6862553.2 Transfer to Beverley Anne Stewart and Annette Giles Trustee Limited - 12.5.2006 at 9:00 am
6862553.3 Mortgage to ASB Bank Limited - 12.5.2006 at 9:00 am
8881110.1 CAVEAT BY JOHN KENNETH HOUGHTON - 4.10.2011 at 3:56 pm
9112535.1 RESTRAINING ORDER PURSUANT TO SECTION 27 CRIMINAL PROCEEDS (RECOVERY) ACT 2009 - - 2.7.2012 at 7:00 am
9764012.1 Court Order pursuant to Section 41 Criminal Proceeds (Recovery) Act 2009 extending the duration of Restraining Order 9112535.1 to 12.6.2015 - 24.6.2014 at 7:00 am
10105508.1 Court Order pursuant to Section 41 Criminal Proceeds (Recovery) Act 2009 extending the duration of Restraining Order 9112535.1 to 12.6.2016 - 26.6.2015 at 7:00 am
10221258.1 Withdrawal of Caveat 8881110.1 - 14.10.2015 at 10:01 am
10234504.1 Departmental dealing correcting the memorials by deleting the memorials for Restraining Order 9112535.1 and Court Orders 9764012.1 and 10105508.1 - 28.10.2015 at 9:10 am
10252421.1 Discharge of Mortgage 6862553.3 - 16.11.2015 at 4:01 pm
10252421.2 Transfer to Robert John Stewart and RJS Trustee Limited - 16.11.2015 at 4:01 pm
10252421.3 Mortgage to ASB Bank Limited - 16.11.2015 at 4:01 pm

References

Prior C/I 65D/731

Land and Deeds 69

Transfer No.

N/C. Order No. C.133683.3



REGISTER


No. 80A/485

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

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

WITNESSETH that GARY RAYMOND THOMPSON of Drury businessman and J.A. & W.A. SCREEN LIMITED at Auckland are seized of an estate in fee simple as tenants in common in equal shares

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 3760 square metres more or less being Lot 10 Deposited Plan 135804 and being part Allotment 23 Parish of Opaheke.



Assistant Land Registrar

C.087418.1 Mortgage to ANZ Banking Group (New Zealand) Limited - 10.1.1990 at 11.41 o'clock

A.L.R.

D494593.2 Transfer to Webber Rentals Limited

C154378.2 Transfer to Leslee Blackmore of Drury registered nurse - 22.6.1990 at 11.26 o'clock

A.L.R.

D494593.3 Mortgage to ASB Bank Limited

ALL 6.4.2000 at 2.28

for RGL

C154378.3 Mortgage to ASB Bank Limited - 22.6.1990 at 11.26 o'clock

A.L.R.

D.125577.2 Transfer to June Phoebe Vera Trenouth of Papakura machinist as to an undivided $\frac{1}{2}$ share and Daniel George Gerald Webber truck driver and Tracey Maree Webber credit controller both of Papakura (jointly inter se as to an undivided $\frac{1}{2}$ share) as tenants in common in the said shares - 2.4.1997 at 11.46 o'clock

A.L.R.

D.125577.3 Mortgage to Westpac Banking Corporation - 2.4.1997 at 11.46 o'clock

A.L.R.

Measurements are Metric

No. 80A/485

Transaction Id
Client Reference

Historical Search Copy Dated 4/02/19 11:31 am, Page 3 of 5

1:80,81 - 48,000/3,000X

APPROVALS

THE SURVEYOR GENERAL
REGISTERED OWNERS

PURSUANT TO A RESOLUTION OF THE FRANKLIN COUNTY COUNCIL PASSED ON THE 10TH DAY OF AUGUST 1989 APPROVING PURSUANT TO SECTION 305 OF THE LOCAL GOVERNMENT ACT 1974 THIS SURVEY PLAN SUBJECT TO THE CONDITIONS OF AMALGAMATION SET OUT HEREON AND CERTIFYING THAT THE SURVEY PLAN IS IN ACCORDANCE WITH THE REQUIREMENTS AND PROVISIONS OF THE OPERATIVE DISTRICT SCHEME FOR THE AREA TO WHICH THE SURVEY PLAN RELATES, THE COMMON SEAL OF THE FRANKLIN COUNTY COUNCIL HAS AFFIXED HERETO IN THE PRESENCE

CERTIFICATE OF TITLE

APALGAMATION CONDITIONS
THAT LOT 12 HEREON BE HELD AS TO UNDIVIDED ONE'S SIXTH SHARES BY THE OWNERS OF LOTS 3, 4, 5, 6, 7 AND 8 AND THAT LOT 13 HEREON BE HELD AS TO TWO UNDIVIDED ONE-HALF SHARES BY THE OWNERS OF LOTS 5 AND 6 HEREON THAT TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.
See A 627783

Total Area 10.0000ha
Comprised in CT 65D/7216/105

REFERENCE GEORGE READ OF PAPAURA
Registered Surveyor and holder of an annual practicing certificate in who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986 hereby certify that this plan has been made from surveys conducted by me or under my direction, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1975 or any regulations made in substitution thereof.
Dated at Papakura this 20th day of November 1989. Signature *George Read*

Field Book
Reference Plans
Examined *Ken Johnson* Corroborated *J. S. Martin*

Approved as to Survey
18/12/89 *W. J. Martin* Chief Surveyor

Deposited this 31st day of March 1990
Asst. District Land Registrar

For 3921
Received 12
Instructions

DP135804

NEW CTs ALLOCATED

LOT 1 80A/476 8 80A/483
2 80A/477 9 80A/484
3 80A/478 10 80A/485
4 80A/479
5 80A/480
6 80A/481
7 80A/482

LOT 13 80A/480 80A/481 Undivided 1/2 shares

PROPOSED EASEMENTS

PURPOSE	SHOWN	SERV TEN	DOM TEN
(A) DRAINAGE	LOT 1 HEREON	LOT 7 HEREON	
(B)	LOT 5 HEREON	LOTS 6 & 7 HEREON	
(C)	LOT 4 HEREON	LOT 3 HEREON	
(D)	LOT 5 HEREON	LOTS 3 & 4 HEREON	
(E)	LOT 7 HEREON	LOT 3 HEREON	

DIAGRAM A NOT TO SCALE

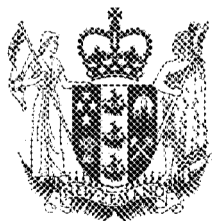
DIAGRAM B NOT TO SCALE

LAND DISTRICT NORTH AUCKLAND
SURVEY BLK. & DIST. IV DRURY
NZMS 261 SH1 RECORD MAP No

LOTS 1-13 BEING SUBDN OF LOT 1 DP115881

TERRITORIAL AUTHORITY FRANKLIN COUNTY
Surveyed by ROWE MCINNIS & READ
Scale 1:2000 Date AUGUST 1989

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



**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 **NA60D/726**
Land Registration District **North Auckland**
Date Issued 28 April 1986

Prior References

GN 080605.1 NA26A/346

Estate Fee Simple
Area 8468 square metres more or less
Legal Description Lot 3 Deposited Plan 60259

Original Registered Owners

Kathleen Alice Henry

Interests

127002 Compensation Certificate by Minister of Railways - 7.2.1973 at 9:07 am
5509023.1 Transfer to Timothy John Alexander MacWhinney - 6.3.2003 at 9:00 am
5509023.2 Mortgage to Bank of New Zealand - 6.3.2003 at 9:00 am

References

Prior C/T 26A/346
Gazette Notice: 080605.1
Transfer No.
N/C. Order No. B.529983.1

Land and Deeds 69



REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 28th day of April one thousand nine hundred and eighty-six
under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that HER MAJESTY THE QUEEN for Railway Purposes

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 8468 square metres more or less being Lot 3 Deposited Plan 60259 and being part Allotment 23 Parish of Opaheke.

Assistant Land Registrar



127002 Compensation Certificate by Minister
of Railways - 7.2.1973 at 9.07 oc.

B.529983.2 Transfer to Kathleen Alice
Henry of Drury widow - 28.4.1986 at 2.18
oc.

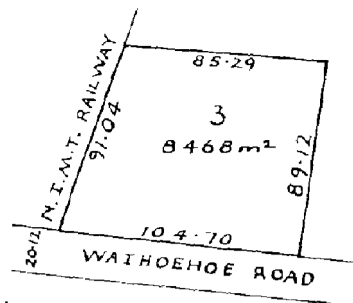
Fencing Covenant in Transfer B.529983.2

A.L.R.

A.L.R.

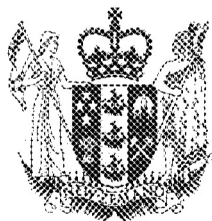
AC

IV Drury S.D.



Measurements are Metric

No. 60D/726



**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 NA80A/476
Land Registration District North Auckland
Date Issued 03 May 1990

Prior References

NA65D/731

Estate Fee Simple
Area 1.0000 hectares more or less
Legal Description Lot 1 Deposited Plan 135804

Original Registered Owners

Garry Robert Somers

Interests

D689102.3 Mortgage to ASB Bank Limited - 13.3.2002 at 1:25 pm
6222506.1 Discharge of Mortgage D689102.3 - 19.11.2004 at 9:00 am
6222506.2 Transfer to Garry Robert Somers (5/6 share) and Michele Leah Harris (1/6 share) - 19.11.2004 at 9:00 am
6222506.3 Mortgage to ASB Bank Limited - 19.11.2004 at 9:00 am
9778303.1 Discharge of Mortgage 6222506.3 - 14.7.2014 at 4:50 pm
9778303.2 Transfer to Michele Leah Harris - 14.7.2014 at 4:50 pm
9830512.1 Mortgage to Kiwibank Limited - 5.9.2014 at 5:03 pm
10397131.1 Discharge of Mortgage 9830512.1 - 14.4.2016 at 2:43 pm
10397131.2 Transfer to Xu Zhai and Jingling Hao - 14.4.2016 at 2:43 pm
10397131.3 Mortgage to ANZ Bank New Zealand Limited - 14.4.2016 at 2:43 pm

References

Prior C/T 65D/731

Land and Deeds 69

Transfer No.

N/C. Order No. C.133683.3



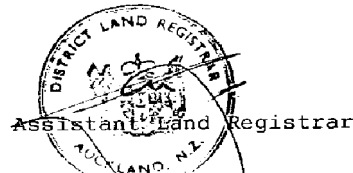
REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

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

WITNESSETH that GARY RAYMOND THOMPSON of Drury businessman and J.A. & W.A. SCREEN LIMITED at Auckland are seised of an estate in fee simple as tenants in common in equal shares

is ~~void of force and effect~~ (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 1.0000 hectares more or less being Lot 1 Deposited Plan 135804 and being part Allotment 23 Parish of Opaheke.



Assistant Land Registrar

C.087418.1 Mortgage to ANZ Banking Group (New Zealand) Limited - 10.1.1990 at 1.41 o/c
C194093

A.L.R.

C.243804.1 Transfer to Gary Raymond Thompson and Yvonne Elsie Thompson both of Drury businesspersons - 5.3.1991 at 11.50 o/c

A.L.R.

C.243804.2 Mortgage to R J Burton Solicitors Nominee Co Limited - 5.3.1991 at 11.50 o/c

A.L.R.

C397115.1 Variation of terms of Mortgage C243804.2 - 22.7.1992 at 1.45 o/c

A.L.R.

C.399208.1 Variation of terms of Mortgage C.243804.2 - 29.7.1992 at 12.24 o/c

A.L.R.

C.493090.2 Transfer to Gary Raymond Thompson of Drury businessperson - 28.6.1993 at 2.28 o/c

C.493090.4 Mortgage Westpac Banking Corporation - 28.6.1993 at 2.28 o/c

A.L.R.

C.563267.2 Transfer to William Mancel Screen of Auckland company director and Nita Kathleen Screen his wife - 28.1.1994 at 2.51 o/c

A.L.R.

C.664740.1 Transfer to Gregory John Clark building inspector and Cherie Gay Clark accounts clerk both of Auckland - 11.10.1994 at 2.39 o/c

C.664740.2 Mortgage to the National Bank of New Zealand Limited - 11.10.1994 at 2.39 o/c

A.L.R.

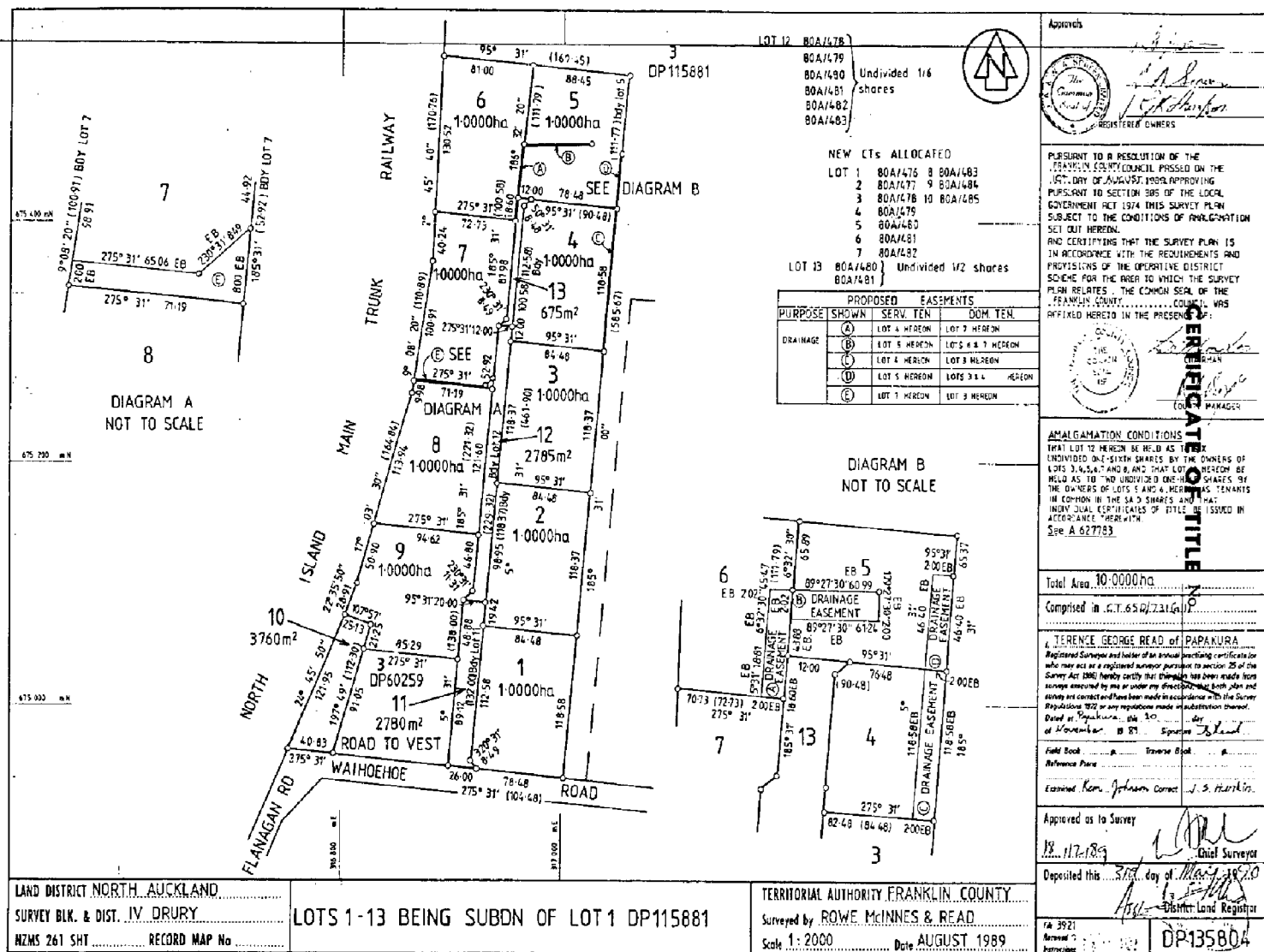
Measurements are Metric

over.....

No. 80A/476

No.

No. 80A/476




80A/476

D689162.2 Transfer to Garry Robert Somers

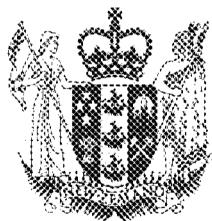
D689162.3 Mortgage to ASB Bank Limited

Both 13.3.2002 at 1.25


for RGL



CHARGE TO THE ACCOUNT OF THE



**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 NA65D/733
Land Registration District North Auckland
Date Issued 27 May 1987

Prior References

NA59A/315

Estate Fee Simple
Area 11.9877 hectares more or less
Legal Description Lot 3 Deposited Plan 115881

Original Registered Owners

Susan Jane Ross and Penelope Jane Ross

Interests

References

Prior C/T 59A/315

Land and Deeds 69

Transfer No.

N/C. Order No. B.668918.2



REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 27th day of May one thousand nine hundred and eighty-seven under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that STUART BRUCE ROSS of Takanini, construction manager

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 11.9877

hectares more or less being Lot 3 Deposited Plan 115881 and being part Allotment 23 Parish of Opaheke



Assistant Land Registrar

B.594797.1 Mortgage to Bank of New Zealand 20.00.1988 at 2.02 o'c
S.740118.1
A.L.R.

B.894694.1 Mortgage to Bank of New Zealand 29.9.1988 at 1.80 o'c
A.L.R.

C.651360.1 NOTICE OF CLAIM UNDER SECTION 42 OF THE MATRIMONIAL PROPERTY ACT 1976 BY SUSAN JANE ROSS 28.9.1994 at 2.18 o'c
A.L.R.

D.145466.1 CAVEAT BY WATERBURY SERVICES LIMITED - 19.5.1997 AT 2.41 o'c
A.L.R.

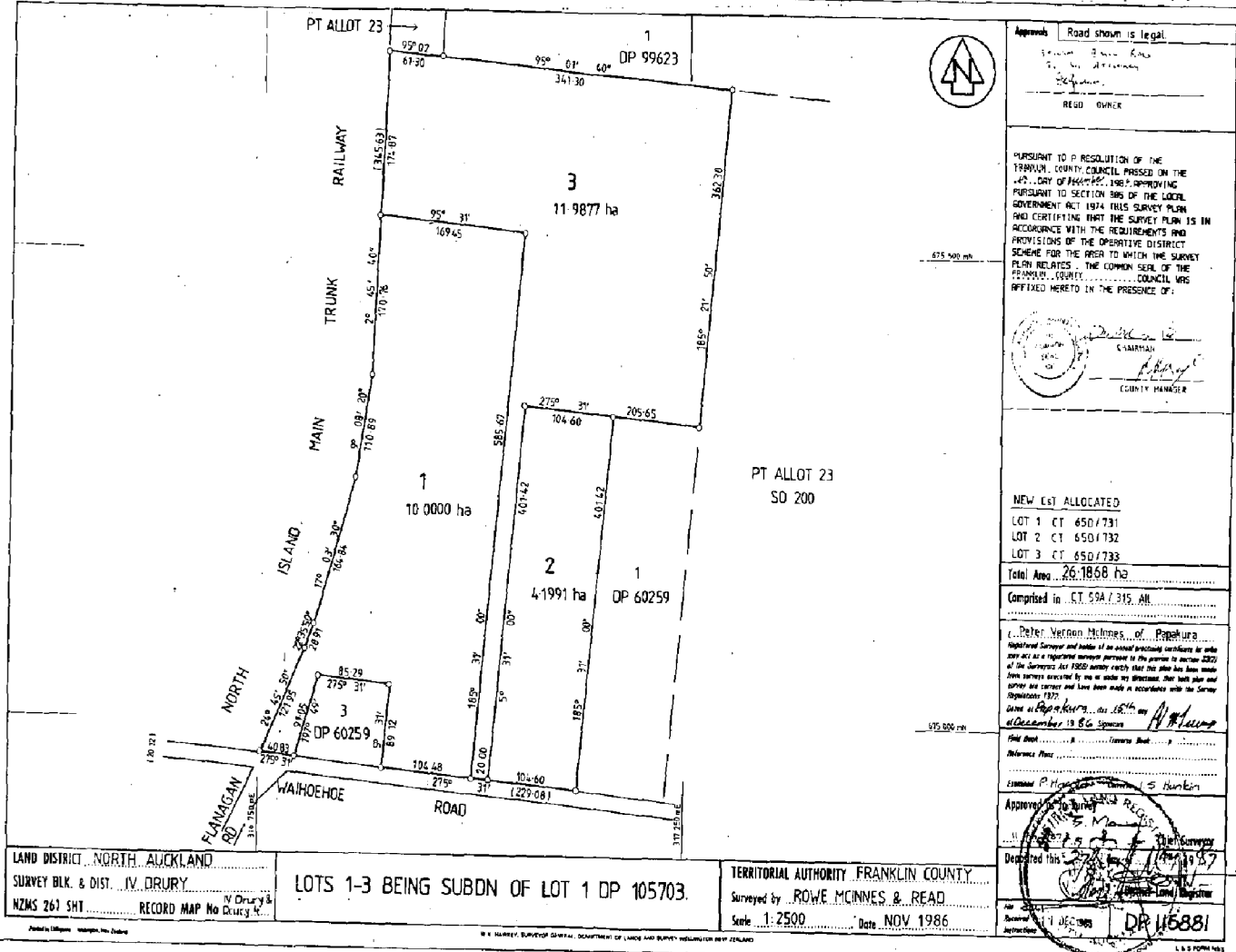
D300328.4 Transfer to Susan Jane Ross 10.8.1998 at 10.14
for DLR

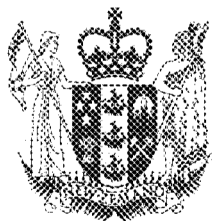
D657266.1 Transfer to Susan Jane Ross and Penelope Jane Ross 15.11.2001 at 12.37
for RCL

Measurements are Metric

No. 65D/733

No. 65D/733

CERTIFICATE OF TITLE No. 1



**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 NA65D/732
Land Registration District North Auckland
Date Issued 27 May 1987

Prior References

NA59A/315

Estate Fee Simple
Area 4.1991 hectares more or less
Legal Description Lot 2 Deposited Plan 115881

Original Registered Owners

Susan Jane Ross and Penelope Jane Ross

Interests

References

Prior C/T 59A/315

Transfer No.

N/C. Order No. B.668918.2

Land and Deeds 69



REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 27th day of May one thousand nine hundred and eighty-seven under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that STUART BRUCE ROSS of Takanini, construction manager

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 4.1991

hectares more or less being Lot 2 Deposited Plan 115881 and being part Allotment 23 Parish of Opaheke



Assistant Land Registrar

B.594797 Discharge to Bank of New Zealand 29.10.1986 at 2.02 c

B.740118.1

B.894694.1 Mortgage to Bank of New Zealand - 29.9.1988 at 1.30 c

C.651360.1 NOTICE OF CLAIM UNDER SECTION 42 OF THE MATRIMONIAL PROPERTIES ACT 1976 BY SUSAN JANE ROSS 2.9.1994 at 2.1 c

D300328.4 Transfer to Susan Jane Ross 10.8.1998 at 10.14

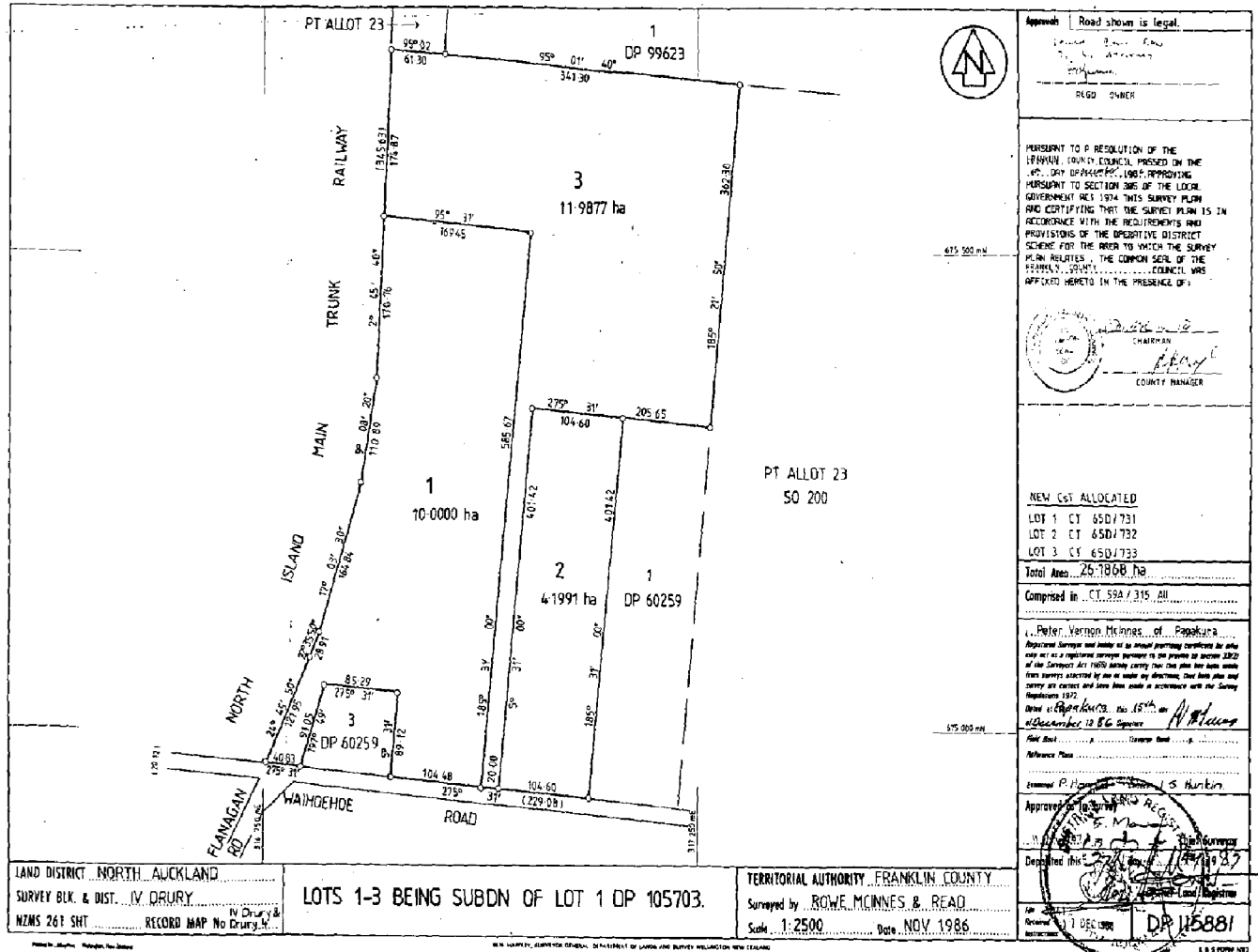
D657266.1 Transfer to Susan Jane Ross and Penelope Jane Ross 15.11.2001 at 12.37

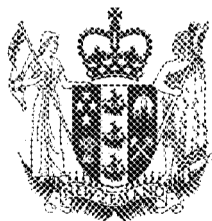
Measurements are Metric

No. 65D/732

No. 65D/732

NA65D/732





**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 NA61A/494
Land Registration District North Auckland
Date Issued 23 April 1986

Part-Cancelled

Prior References

GN 925256.2 NA15D/644

Estate Fee Simple
Area 4.0469 hectares more or less
Legal Description Lot 1 Deposited Plan 60259

Original Registered Owners

Franciscus Hendrik Kleinsman and Francisca Josephine Kleinsman

Interests

6490542.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 - 11.7.2005 at 9:00 am
6861157.1 Gazette Notice (New Zealand Gazette, 4.5.2006, No. 40, p. 1045) declaring part (238m²) shown as Section 1 on SO Plan 364676 to be road and vested in Papakura District Council on 4.5.2006 - 11.5.2006 at 9:00 am
6966531.1 Discharge of Compensation Certificate 6490542.1 - 28.7.2006 at 9:00 am
10120561.1 Transmission to Francisca Josephine Kleinsman as survivor - 10.7.2015 at 7:00 am

References

Prior C/T 15D/644
G.N. 925256.2
Transfer No.
N/C. Order No.

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 eighty six under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that HER MAJESTY THE QUEEN for Railway purposes

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 4.0469 hectares more or less being Lot 1 Deposited Plan 60259 and being part Allotment 23 Parish of Opaheke

B.528642.2 Transfer to Franciscus Hendrik Kleinsman of Manurewa, builder and Francisca Josephine Kleinsman his wife- 23.4.1986 at 2.56 o/c

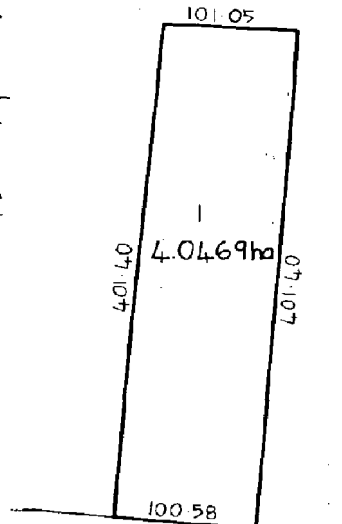


FRANKLIN COUNTY

A.L.R.

Fencing covenant in Transfer B.528642.2

A.L.R.



WAIHOEHOE ROAD

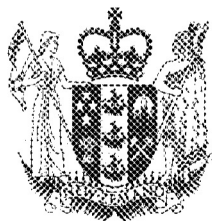
Measurements are Metric

DP 60259

C.S. exd ft

No. 61A/494

No. 61A/494



**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 NA86C/816
Land Registration District North Auckland
Date Issued 23 June 1994

Part-Cancelled

Prior References

NA945/207

Estate Fee Simple
Area 5.0200 hectares more or less
Legal Description Lot 1 Deposited Plan 146189

Original Registered Owners

Edith Gillian Robinson as Executor

Interests

C062685.3 Mortgage to ANZ Banking Group (New Zealand) Limited - 3.11.1989 at 2.51 pm

Appurtenant hereto are electricity and water supply rights specified in Easement Certificate D607679.6 - 1.6.1994 at 2.53 pm

Subject to a right of way and to telephone and electric power rights over parts marked A and D on DP 146189 specified in Easement Certificate C065782.5 - 8.11.1996 at 2.45 pm

Appurtenant hereto are rights of way and telephone, electric power, gas supply and underground cable rights specified in Easement Certificate C065782.5 - 8.11.1996 at 2.45 pm

The easements specified in Easement Certificate C065782.5 are subject to Section 309 (1) (a) Local Government Act 1974

5602561.1 Transfer to Edith Gillian Robinson and Peter Horace Allen - 28.5.2003 at 9:00 am

6145495.1 Discharge of Mortgage C062685.3 - 10.9.2004 at 9:00 am

6145495.2 Mortgage to ASB Bank Limited - 10.9.2004 at 9:00 am

6490539.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 - 11.7.2005 at 9:00 am

6861157.1 Gazette Notice (New Zealand Gazette, 4.5.2006, No.40, p.1045) declaring part (8m²) shown as Section 2 on SO Plan 364676 to be road and vested in Papakura District Council on 4.5.2006 - 11.5.2006 at 9:00 am

6966531.2 Discharge of Compensation Certificate 6490539.1 - 28.7.2006 at 9:00 am

References

Prior C/T

945/207

Transfer No.

N/C. Order No. C.607679.3

Land and Deeds 69



REGISTER

No. 86C/816

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

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

WITNESSETH that FREDRICK ROBINSON of Auckland company director

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hercon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 5.0200 hectares more or less being Lot 1 Deposited Plan 146189 and being part Allotment 23 Parish of Opaheke



Assistant Land Registrar

C.062685.3 Mortgage to ANZ Banking Group
(New Zealand) Limited - 3.11.1989 at 2.51
oc

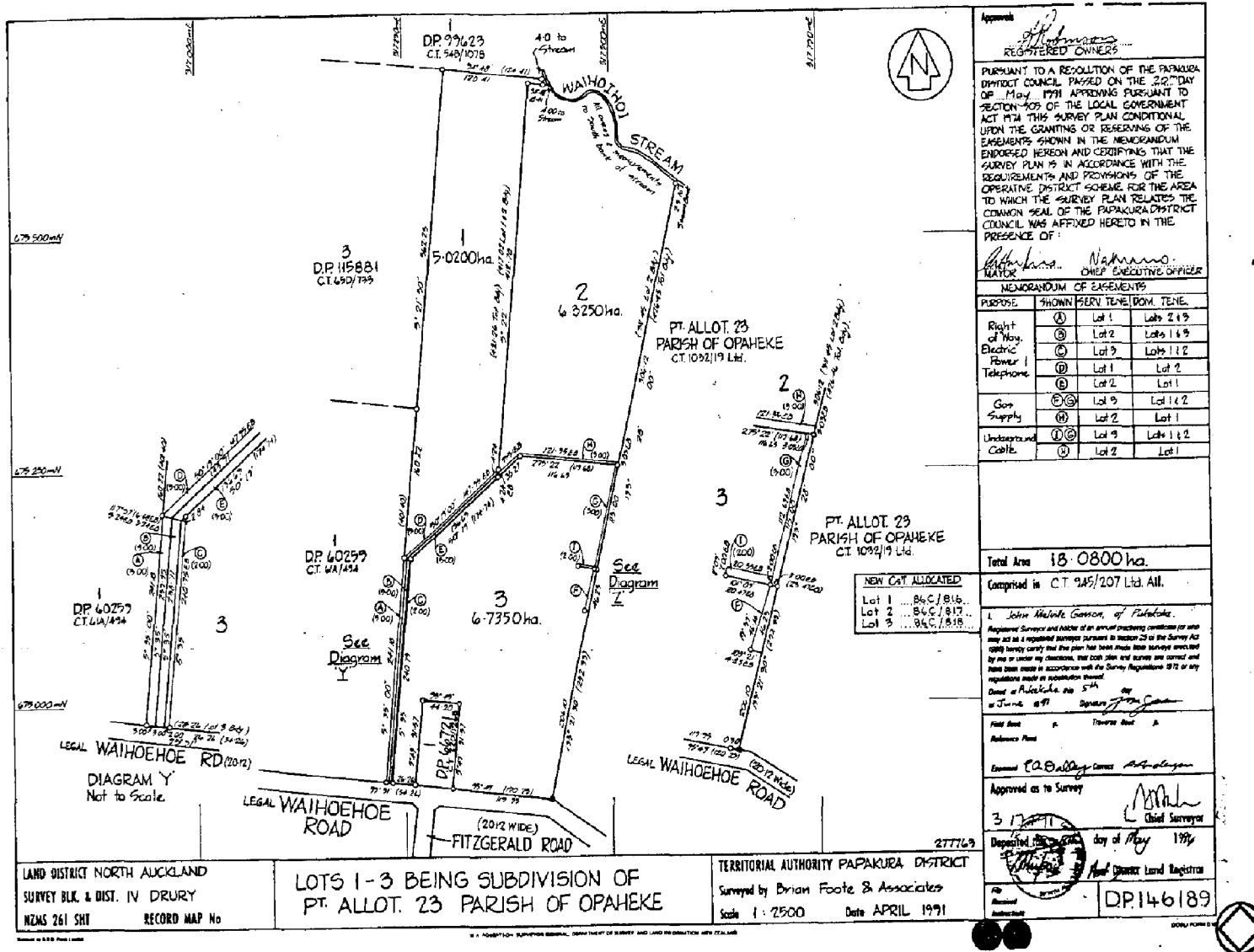
R. H. H. H.
A.L.R.

- SEE OVER -

No. 86C/816

Measurements are Metric

NA86C/816



CERTIFICATE OF TITLE No. 86C / 816

C.607679.6 Easement Certificate affecting Lots on Plan 146189

Nature	Servient Land	Dominant Land
Right of Way, Telephone and Electric Power Easements	part herein marked 'A'	Lots 2 and 3 (86C/817 and 818) herein
Right of Way, Telephone and Electric Power Easements	part Lot 2 marked 'B'	herein
Right of Way, Telephone and Electric Power Easements	part Lot 3 marked 'C'	herein
Right of Way, Telephone and Electric Power Easements	part herein marked 'D'	Lot 2
Right of Way, Telephone and Electric Power Easements	part Lot 2 marked 'E'	herein
Gas Supply	parts Lot 3 marked 'F' and 'G'	herein
Gas Supply	part Lot 2 marked 'H'	herein
Underground Cable	parts Lot 3 marked 'I' and 'G'	herein
Underground Cable	part Lot 2 marked 'H'	herein

- 1.6.1994 at 2.53 oc

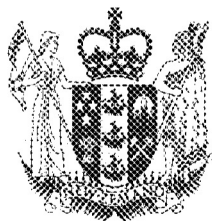
D.065782.5 Easement Certificate specifying easements on Plan 173904

Nature	Servient Land	Dominant Land
Electricity	part Lot 3 Plan 173904 (106D/62) marked 'F', 'R', 'Q', 'I' and 'G'	herein
Electricity	part Lot 2 Plan 173904 (106D/61) marked 'P'	herein
Water Supply	part Lot 2 Plan 173906 marked 'P', 'L' and 'K'	herein
Water Supply	part Lot 3 Plan 173904 marked 'J'	herein
Water Supply	part Lot 2 Plan 146189 (86C/817) marked 'D'	herein

- 8.11.1996 at 2.45 oc

D562219.1 Transmission to Edith Gillian Robinson as executor
30.11.2000 at 3.35

The above easements when created will be subject to Section 309(1)(a) Local Government Act 1974



**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 289462
Land Registration District North Auckland
Date Issued 20 January 2014

Prior References

NA106D/60 NA106D/63

Estate Fee Simple
Area 1.7945 hectares more or less
Legal Description Lot 1 Deposited Plan 371528

Original Registered Owners

Edith Gillian Robinson and Peter Horace Allen

Interests

Subject to a right of way and to telephone and electric power rights over part marked N and O on DP 371528 specified in Easement Certificate C607679.6 - 1.6.1994 at 2.53 pm

The easements specified in Easement Certificate C607679.6 are subject to Section 309 (1) (a) Local Government Act 1974

Appurtenant hereto are rights of way, and telephone and electric power rights specified in Easement Certificate C607679.6 - 1.6.1994 at 2.53 pm

Subject to a right of way and to telecommunications rights over part marked N and O on DP 371528 specified in Easement Certificate D065782.5 - 8.11.1996 at 2.45 pm

Appurtenant to part formerly contained in Lot 4 DP 173904 is a right of way, and telecommunications rights and appurtenant herein is electricity and water supply rights specified in Easement Certificate D065782.5 - 8.11.1996 at 2.45 pm

Some of the easements specified in Easement Certificate D065782.5 are subject to Section 243 (a) Resource Management Act 1991 (See DP 173904)

9589619.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 20.1.2014 at 1:35 pm

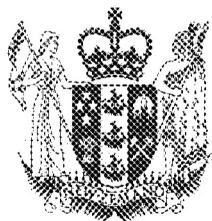
C062685.3 Mortgage to ANZ Banking Group (New Zealand) Limited - 3.11.1989 at 2.51 pm

D065782.2 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 8.11.1996 at 2.45 pm (Affects part formerly contained in Lot 4 DP 173904)

9589619.1 Surrender of the water supply right over part formerly contained in Lot 4 DP 173904 marked V on DP 173904 specified in Easement Certificate D065782.5 - 20.1.2014 at 1:35 pm (Affects part formerly contained in Lot 1 DP 173904)

Subject to a water supply easement over part marked B on DP 371528 created by Easement Instrument 9589619.7 - 20.1.2014 at 1:35 pm

The easements created by Easement Instrument 9589619.7 are subject to Section 243 (a) Resource Management Act 1991



**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 289463
Land Registration District North Auckland
Date Issued 20 January 2014

Prior References

NA106D/63

Estate Fee Simple
Area 1.5220 hectares more or less
Legal Description Lot 2 Deposited Plan 371528

Original Registered Owners

Edith Gillian Robinson and Peter Horace Allen

Interests

Appurtenant hereto are rights of way, and telephone and electric power rights specified in Easement Certificate C607679.6 - 1.6.1994 at 2.53 pm

The easements specified in Easement Certificate C607679.6 are subject to Section 309 (1) (a) Local Government Act 1974

Appurtenant hereto is a right of way, and telecommunications, electricity and water supply rights specified in Easement Certificate D065782.5 - 8.11.1996 at 2.45 pm

Some of the easements specified in Easement Certificate D065782.5 are subject to Section 243 (a) Resource Management Act 1991 (See DP 173904)

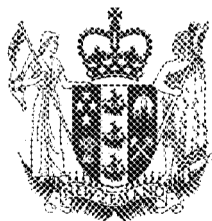
C062685.3 Mortgage to ANZ Banking Group (New Zealand) Limited - 3.11.1989 at 2.51 pm

D065782.2 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 8.11.1996 at 2.45 pm

9589619.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 20.1.2014 at 1:35 pm

Appurtenant hereto is a water supply right created by Easement Instrument 9589619.7 - 20.1.2014 at 1:35 pm

The easements created by Easement Instrument 9589619.7 are subject to Section 243 (a) Resource Management Act 1991



**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 NA80A/484
Land Registration District North Auckland
Date Issued 03 May 1990

Prior References

NA65D/731

Estate Fee Simple
Area 1.0000 hectares more or less
Legal Description Lot 9 Deposited Plan 135804

Original Registered Owners

Kevin James Girling and Irene Margaret Girling

Interests

5765447.1 Transfer to Michael Richard Anderson and Sheron Mani-Anderson - 15.10.2003 at 9:00 am
5765447.2 Mortgage to ASB Bank Limited - 15.10.2003 at 9:00 am
8130922.1 Discharge of Mortgage 5765447.2 - 24.4.2009 at 10:55 am
8130922.2 Transfer to Richard Neil McKinnon - 24.4.2009 at 10:55 am
8130922.3 Mortgage to ASB Bank Limited - 24.4.2009 at 10:55 am
11272057.1 Discharge of Mortgage 8130922.3 - 20.11.2018 at 12:01 pm
11272057.2 Transfer to Ya Jiang and Daling Shen - 20.11.2018 at 12:01 pm

References

Prior C/T 65D/731

Land and Deeds 69

Transfer No.

N/C. Order No. C.133683.3



REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

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

WITNESSETH that GARY RAYMOND THOMPSON of Drury businessman and J.A. & W.A.

SCREEN LIMITED at Auckland are seised of an estate in fee simple as tenants in common in equal shares

~~XXXXXX~~ 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 1.0000 hectares more or less being Lot 9 Deposited Plan 135804 and being part Allotment 23 Parish of Opaheke.



C.087418.1 Mortgage to ANZ Banking Group (New Zealand) Limited - 10.1.1990 at 1.30 o/c

A.L.R.

kk

C.168255.2 Transfer to William Mansell Screen of Auckland company director and Nita Kathleen Screen his wife - 26.7.1990 at 1.30 o/c

A.L.R.

C.168255.3 Mortgage to Westpac Banking Corporation - 26.7.1990 at 1.30 o/c

A.L.R.

C.416895.2 Transfer to Kevin James Girling of Papakura contractor and Irene Margaret Girling his wife - 25.9.1992 at 1.32 oc

A.L.R.

C.416895.2 Mortgage to ANZ Banking Group (New Zealand) Limited - 25.9.1992 at 1.32 oc

A.L.R.

Measurements are Metric

No. 80A/484

No. 80A/484

Approve

[Signature]

[Signature]

REGISTERED OWNERS

PURSUANT TO A RESOLUTION OF THE FRANKLIN COUNTY COUNCIL PASSED ON THE 17TH DAY OF AUGUST 1988 APPROVING PURSUANT TO SECTION 305 OF THE LOCAL GOVERNMENT ACT 1974 THIS SURVEY PLAN SUBJECT TO THE CONDITIONS OF AMALGAMATION SET OUT HEREIN AND CERTIFYING THAT THE SURVEY PLAN IS IN ACCORDANCE WITH THE REQUIREMENTS AND PROVISIONS OF THE OPERATIVE DISTRICT SCHEME FOR THE AREA TO WHICH THE SURVEY PLAN RELATES, THE COMMON SEAL OF THE FRANKLIN COUNTY COUNCIL WAS AFFIXED HERETO IN THE PRESENCE OF



AMALGAMATION CONDITIONS

THAT LOT 12 HEREON BE HELD AS UNDIVIDED ONE-SIXTH SHARES BY THE OWNERS OF LOTS 3, 4, 5, 6, 7 AND 8 AND THAT LOT 13 HEREON BE HELD AS TO TWO UNDIVIDED ONE-HALF SHARES BY THE OWNERS OF LOTS 5 AND 6, HEREBY THE TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH

See A 927783

Total Area 10.0000ha

Comprised in CT 650/731 (6) 15

TERENCE GEORGE READ OF PAKAPURA

Registered Surveyor and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to section 25 of the Survey Act 1964, hereby certify that this plan has been made from surveys conducted by me or under my direction, that both said surveys are correct and have been made in accordance with the Survey Regulations 1976 or any requirements made in substitution thereof.

Dated at Napier on the 10th day of August 1988

[Signature]

Field Book

Reference Plans

Established from Primary Control

Approved as to Survey

18.11.89

Deposited this 31st day of May 1990

[Signature]

Deputy Land Registrar

DP 135804

Scale 1:2000

Date AUGUST 1989

Printed by [unclear] Wellington New Zealand

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

Scale 1:2000

Date AUGUST 1989

Printed by [unclear] Wellington New Zealand

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

Scale 1:2000

Date AUGUST 1989

Printed by [unclear] Wellington New Zealand

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

Scale 1:2000

Date AUGUST 1989

Printed by [unclear] Wellington New Zealand

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

Scale 1:2000

Date AUGUST 1989

Printed by [unclear] Wellington New Zealand

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

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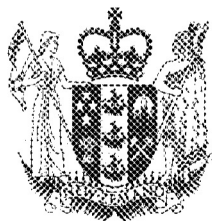
Printed by [unclear] Wellington New Zealand

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

Scale 1:2000

Date AUGUST 1989

Printed



**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 NA91D/603
Land Registration District North Auckland
Date Issued 27 August 1993

Prior References

NA80A/477

Estate Fee Simple
Area 1.0000 hectares more or less
Legal Description Lot 2 Deposited Plan 135804

Original Registered Owners

Murray Edward Semmens and Cheryl Anne Semmens

Interests

6091797.1 Transfer to Kenneth John Giles (1/2 share) and Donna Genise Jarman (1/2 share) - 26.7.2004 at 9:00 am
6091797.2 Mortgage to ANZ National Bank Limited - 26.7.2004 at 9:00 am
7560818.1 Discharge of Mortgage 6091797.2 - 15.10.2007 at 9:22 am
7560818.2 Transfer to Rochelle Lorraine HACK, Joseph Bernard HACK and AKL TRUSTEE LIMITED - 15.10.2007 at 9:22 am
7560818.3 Mortgage to Mortgage Holding Trust Company Limited - 15.10.2007 at 9:22 am
8236447.1 Discharge of Mortgage 7560818.3 - 31.7.2009 at 3:38 pm
8236447.2 Transfer to Stephen Patrick Mullane and Emma Louise Mullane (1/2 share) and Dianne Clutha Putland (1/2 share) - 31.7.2009 at 3:38 pm
8236447.3 Mortgage to ASB Bank Limited - 31.7.2009 at 3:38 pm
9724273.1 Transfer of the 1/4 share of Stephen Patrick Mullane to Emma Louise Mullane - 16.5.2014 at 4:34 pm
10581540.1 CAVEAT BY HAI WANG - 3.10.2016 at 4:32 pm
10678116.1 Withdrawal of Caveat 10581540.1 - 18.1.2017 at 4:16 pm
10678116.2 Discharge of Mortgage 8236447.3 - 18.1.2017 at 4:16 pm
10678116.3 Transfer to Hai Wang, Yanling Song and Wong & Bong Trustee Company Limited - 18.1.2017 at 4:16 pm
10678116.4 Mortgage to Bank of New Zealand - 18.1.2017 at 4:16 pm

References

Prior C/T 80A/477
 Declaration of Loss No. C.502888.1
 Transfer No.
 N/C. Order No.



REGISTER

Land and Deeds 69

No. 91D/603

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 27th day of August 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 HERBERT BARNES GILLSON of Papakura manager and VERONICA MYRTLE GILLSON his wife are

seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 1.0000 hectare more or less being Lot 2 Deposited Plan 135804 and being part Allotment 23 Parish of Opaheke.



Assistant Land Registrar

Interests at date of issue:-

C.133683.5 Encumbrance Franklin County Council - 3.5.1990 at 9.00 oc.

C.195171.3 Mortgage to ASB Bank Limited - 2.10.1990 at 12.22 oc.

C.502888.4 Transmission to Melanie Jane Webster home executive and Christopher Andrew Barnes Gillson fencing contractor both of Drury as executors - produced 30.7.1993 at 12.22 oc. and entered 27.8.1993 at 9.00 oc.

C.502888.5 Transfer to Melanie Jane Webster abovenamed and Grant Andrew Cameron of Drury police officer - produced 30.7.1993 at 12.22 oc. and entered 27.8.1993 at 9.00 oc.

C.502888.6 Mortgage to ASB Bank Limited - produced 30.7.1993 at 12.22 oc. and entered 27.8.1993 at 9.00 oc.

C.551512.2 Transfer to Murray Edward Semmens of Papakura fitter and Cheryl Anne Semmens his wife - 16.12.1993 at 9.06 oc.

A.L.R.

Measurements are Metric

No. 91D/603

AH

Approvals



PURSUANT TO A RESOLUTION OF THE FRANKLIN COUNTY COUNCIL PASSED ON THE 14TH DAY OF AUGUST 1988 APPROVING PURSUANT TO SECTION 305 OF THE LOCAL GOVERNMENT ACT 1974 THIS SURVEY PLAN SUBJECT TO THE CONDITIONS OF AMALGAMATION SET OUT HEREIN.

AND CERTIFYING THAT THE SURVEY PLAN IS IN ACCORDANCE WITH THE REQUIREMENTS AND PROVISIONS OF THE OPERATIVE DISTRICT SCHEME FOR THE AREA TO WHICH THE SURVEY PLAN RELATES, THE COMMON SEAL OF THE FRANKLIN COUNTY COUNCIL WAS AFFIXED HERETO IN THE PRESENCE OF:



[Signature]
CHAIRMAN
COUNTY COUNCIL

CERTIFICATE OF TITLE

AMALGAMATION CONDITIONS

THAT LOT 2 HEREON BE HELD AS TO SIX UNDIVIDED ONE-HALF SHARES BY THE OWNERS OF LOTS 3, 4, 5, 6, 7 AND 8, AND THAT LOT 13 HEREON BE HELD AS TO TWO UNDIVIDED ONE-HALF SHARES BY THE OWNERS OF LOTS 5 AND 8, HEREON AS TITLES IN LUMBER IN THE SAID SHARES, AND THAT INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

See A 627783

Total Area 10,000ha

Composed in C.T. 65D/731(411)

TERENCE GEORGE READ of PAPAOKURA

Registered Surveyor and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to section 25 of the Survey Act 1958 hereby certify that this plan has been made from surveys executed by me or under my directions, that all lines and bearings are correct and have been made in accordance with the Survey Regulations 1977 or any regulations made in substitution thereof.

Dated at Papanui on the 20th day of November 1989

Field Book

Reference Plans

Estimated from Johnson Corner J. S. Martin

Approved as to Survey

18.11.1989 *[Signature]* Chief Surveyor

Deposited this 3rd day of May 1990

Attest *[Signature]* District Land Registrar

File 3921

Received 1

District Office

DP135804

LOT 12 80A/476
80A/479
80A/480
80A/481
80A/482
80A/483

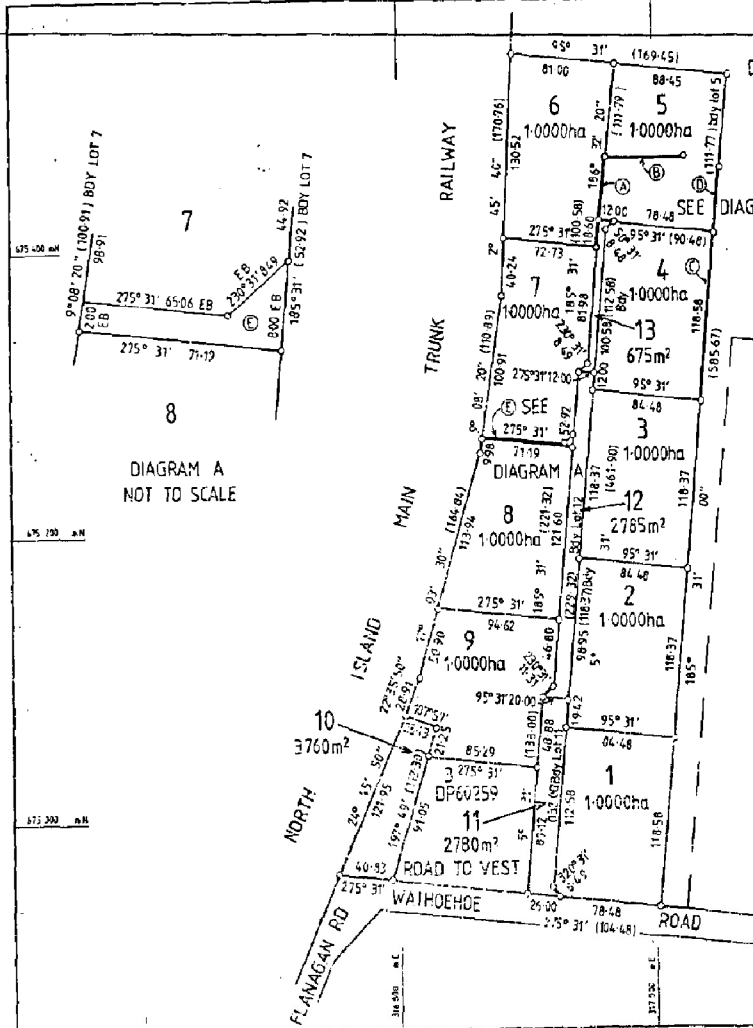
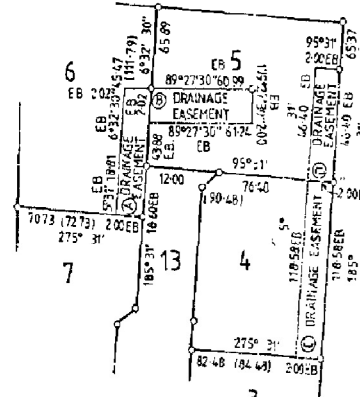
Undivided 1/6 shares

NEW CTs ALLOCATED

LOT 1 80A/476 8 80A/483
2 80A/477 9 80A/484
3 80A/478 10 80A/485
4 80A/479
5 80A/480
6 80A/481
7 80A/482

LOT 13 80A/480 } Undivided 1/2 shares
80A/481 }

PROPOSED EASEMENTS			
PURPOSE SHOWN	SERV TEN	DOM TEN	
(A) DRAINAGE	LOT 4 HEREON	LOT 7 HEREON	
(B)	LOT 5 HEREON	LOTS 4 & 5 HEREON	
(C)	LOT 4 HEREON	LOT 3 HEREON	
(D)	LOT 5 HEREON	LOTS 3 & 4 HEREON	
(E)	LOT 7 HEREON	LOT 3 HEREON	

DIAGRAM B
NOT TO SCALE

LAND DISTRICT NORTH AUCKLAND

SURVEY BLK. & DIST. IV. DRURY

NZMS 261 SHT RECORD MAP No

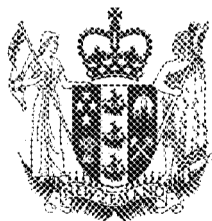
LOTS 1-13 BEING SUBDN OF LOT 1 DP115881

TERRITORIAL AUTHORITY FRANKLIN COUNTY

Surveyed by ROWE MAINNES & READ

Scale 1:2000 Date AUGUST 1989

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



**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 NA80A/483
Land Registration District North Auckland
Date Issued 03 May 1990

Prior References

NA65D/731

Estate Fee Simple
Area 1.0000 hectares more or less
Legal Description Lot 8 Deposited Plan 135804

Original Registered Owners

Petrina Kaye MacQuibban and Martin Craig Johnson

Estate Fee Simple - 1/6 share
Area 2785 square metres more or less
Legal Description Lot 12 Deposited Plan 135804

Original Registered Owners

Petrina Kaye MacQuibban and Martin Craig Johnson

Interests

Subject to Section 308 (4) Local Government Act 1974

C133683.2 Certificate pursuant to Section 321(3) (c) Local Government Act 1974 - 3.5.1990 at 9:00 am

D661424.3 Mortgage to ANZ Banking Group (New Zealand) Limited - 30.11.2001 at 9:00 am

5761639.1 Discharge of Mortgage D661424.3 - 13.10.2003 at 9:00 am

5761639.2 Transfer to Petrina Kaye MacQuibban-Johnson and Martin Craig Johnson - 13.10.2003 at 9:00 am

5761639.3 Mortgage to ASB Bank Limited - 13.10.2003 at 9:00 am

6252375.1 Discharge of Mortgage 5761639.3 - 15.12.2004 at 9:00 am

6252375.2 Mortgage to Westpac Banking Corporation - 15.12.2004 at 9:00 am

7095691.1 Application pursuant to Section 99A Land Transfer Act 1952 vesting Mortgage 6252375.2 in Westpac New Zealand Limited - 2.11.2006 at 9:00 am

7237016.1 Variation of Mortgage 6252375.2 - 16.2.2007 at 9:00 am

11175641.1 Discharge of Mortgage 6252375.2 - 10.8.2018 at 4:03 pm

11175641.2 Transfer to Chunfeng Wang and Xiaoling Liu - 10.8.2018 at 4:03 pm

11175641.3 Mortgage to Westpac New Zealand Limited - 10.8.2018 at 4:03 pm

References

Prior C/T 65D/731

Land and Deeds 69

Transfer No.

N/C. Order No. C.133683.3



REGISTER

No. 80A/483

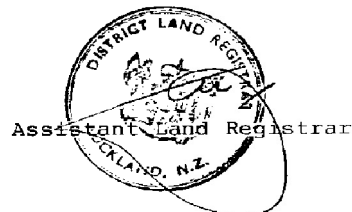
CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

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

WITNESSETH that GARY RAYMOND THOMPSON of Drury businessman and J.A. & W.A. SCREEN LIMITED at Auckland are seised of an estate in fee simple as tenants in common in equal shares

is seised of an estate in fee simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 1.0000

hectares more or less being Lot 8 Deposited Plan 135804 and being part Allotment 23 Parish of Opaheke **AND THIS CERTIFICATE FURTHER WITNESSETH** that the aforementioned GARY RAYMOND THOMPSON and J.A. & W.A. SCREEN LIMITED are seised of an estate in fee simple as tenants in common in equal shares (subject as aforesaid) (as to an undivided one-sixth share) in all that parcel of land containing 2785 square metres more or less being Lot 12 Deposited Plan 135804 and being part Allotment 23 Parish of Opaheke.

Interests at date of issue:

Subject to Section 308(4) Local Government Act 1974

C.133683.2 Resolution under Section 321(3)(c) Local Government Act 1974 - 3.5.1990 at 9.00 o/c

C.087418.1 Mortgage to ANZ Banking Group (New Zealand) Limited - 10.1.1990 at 11.11 o/c

C.133683.11 Encumbrance to Franklin County Council - 3.5.1990 at 9.00 o/c

A.L.R.

C.264814.3 Transfer to Clive Leslie Bell of Drury welder and Avril Joy Bell his wife - 14.5.1991 at 1.48 o/c

A.L.R.

C.264814.4 Mortgage to ANZ Banking Group (New Zealand) Limited - 14.5.1991 at 1.48 o/c

A.L.R.

C.264814.5 Bond under Part XX Local Government Act, 1974 - 14.5.1991 at 1.48 o/c

A.L.R.

C.300401.1 Variation of terms of C.264814.4 - 6.12.1991 at 11.03 o/c

A.L.R.

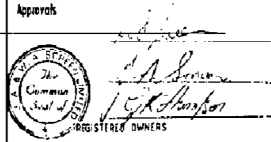
C.658671.3 Transfer to Keith Stanley Beckham businessperson and Allison Kellie Beckham rental representative both of Manukau Heights - 26.9.1994 at 12.23 o/c

A.L.R.

Measurements are Metric

No. 80A/483

No.



PURSUANT TO A RESOLUTION OF THE FRANKLIN COUNTY COUNCIL PASSED ON THE 10TH DAY OF AUGUST 1989 APPROVING PURSUANT TO SECTION 985 OF THE LOCAL GOVERNMENT ACT 1974 THIS SURVEY PLAN SUBJECT TO THE CONDITIONS OF AMALGAMATION SET OUT HEREON, AND CERTIFYING THAT THE SURVEY PLAN IS IN ACCORDANCE WITH THE REQUIREMENTS AND PROVISIONS OF THE OPERATIVE DISTRICT SCHEME FOR THE AREA TO WHICH THE SURVEY PLAN RELATES, THE COMMON SEAL OF THE FRANKLIN COUNTY COUNCIL HAS AFFIXED HERETO IN THE PRESENCE OF:



AMALGAMATION CONDITIONS THAT LOT 12 HEREON BE HELD AS TO BE UNDIVIDED ONE SIXTH SHARES BY THE OWNERS OF LOTS 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 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2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177,

80A/483

C.658671.4 Mortgage to Russell Maynard
McKain and Norma Leah McKain - 26.9.1994 at
12.23 oc.

[Signature]
A.L.R.

D409721.1 Transmission of Mortgage
C658671.4 to Norma Leah McKain as survivor
14.7.1999 at 2.19

Klampbell
for RGL

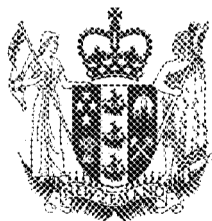
D661424.2 Transfer to Petrina Kaye
MacQuibban and Martin Craig Johnson

D661424.3 Mortgage to ANZ Banking Group
(New Zealand) Limited

Both 30.11.2001 at 9.00

[Signature]
for RGL





**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 NA80A/478
Land Registration District North Auckland
Date Issued 03 May 1990

Prior References

NA65D/731

Estate Fee Simple
Area 1.0000 hectares more or less
Legal Description Lot 3 Deposited Plan 135804

Original Registered Owners

David John Dunford and Jayne Veronica Dunford

Estate Fee Simple - 1/6 share
Area 2785 square metres more or less
Legal Description Lot 12 Deposited Plan 135804

Original Registered Owners

David John Dunford and Jayne Veronica Dunford

Interests

Subject to Section 308 (4) Local Government Act 1974

C133683.2 Resolution pursuant to Section 321(3)(c) Local Government Act 1974 - 3.5.1990 at 9:00 am

Appurtenant hereto are drainage rights specified in Easement Certificate C133683.4 - 3.5.1990 at 9:00 am (affects Lot 3 DP 135804)

D426865.4 Mortgage to ANZ Banking Group (New Zealand) Limited - 3.9.1999 at 11:23 am

6112481.1 Discharge of Mortgage D426865.4 - 12.8.2004 at 9:00 am

6112481.2 Transfer to David John Dunford, Jayne Veronica Dunford and Professional Trustee Services Limited - 12.8.2004 at 9:00 am

6112481.3 Mortgage to ASB Bank Limited - 12.8.2004 at 9:00 am

7458871.1 Variation of Mortgage 6112481.3 - 12.7.2007 at 9:00 am

8538821.1 Discharge of Mortgage 6112481.3 - 16.7.2010 at 2:20 pm

8538821.2 Transfer to Ernest Graham Shaw, Jacqueline Shaw and Pukekohe Trustee Services Limited (1/2 share) and Malcolm Graham Shaw, Satoko Okawa and Pukekohe Trustee Services Limited (1/2 share) - 16.7.2010 at 2:20 pm

8538821.3 Mortgage to Westpac New Zealand Limited - 16.7.2010 at 2:20 pm

10458470.1 Transfer of a 1/4 share/interest Ernest Graham Shaw, Jacqueline Shaw and Pukekohe Trustee Services Limited to Malcolm Graham Shaw, Satoko Okawa and Pukekohe Trustee Services Limited - 1.12.2017 at 2:37 pm

10934842.1 Discharge of Mortgage 8538821.3 - 15.12.2017 at 3:33 pm

10934842.2 Transfer of a 1/4 share Ernest Graham Shaw, Jacqueline Shaw and Pukekohe Trustee Services Limited to Malcolm Graham Shaw, Satoko Okawa and Pukekohe Trustee Services Limited - 15.12.2017 at 3:33 pm

10934842.3 Mortgage to Westpac New Zealand Limited - 15.12.2017 at 3:33 pm

11007584.1 Discharge of Mortgage 10934842.3 - 23.1.2018 at 5:08 pm

Identifier**NA80A/478**

11007584.2 Transfer to Okawa Shaw Investment Limited - 23.1.2018 at 5:08 pm

11007584.3 Mortgage to Westpac New Zealand Limited - 23.1.2018 at 5:08 pm

References

Prior C/T 65D/731

Transfer No.

N/C. Order No. C.133683.3

Land and Deeds 69



REGISTER

No. 80A/478

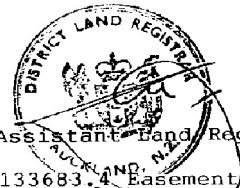
CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

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

WITNESSETH that GARY RAYMOND THOMPSON of Drury businessman and J.A. & W.A. SCREEN LIMITED at Auckland are seised of an estate in fee simple as tenants in common in equal shares

~~XXXXXX~~ 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 1.0000

hectares more or less being Lot 3 Deposited Plan 135804 and being part Allotment 23 Parish of Opaheke **AND THIS CERTIFICATE FURTHER WITNESSETH** that the aforementioned GARY RAYMOND THOMPSON and J.A. & W.A. SCREEN LIMITED are seised of an estate in fee simple as tenants in common in equal shares (subject as aforesaid) (as to an undivided one-sixth share) in all that parcel of land containing 2785 square metres more or less being Lot 12 Deposited Plan 135804 and being part Allotment 23 Parish of Opaheke.



Assistant Land Registrar

Interests at date of issue:

Subject to Section 308(4) Local Government Act 1974

C.133683.2 Resolution under Section 321(3)(c) Local Government Act 1974 - 3.5.1990 at 9.00 o/c

C.087418.1 Mortgage to ANZ Banking Group (New Zealand) Limited - 10.1.1990 at 4.44 o/c

C.133683.6 Encumbrance to Franklin County Council - 3.5.1990 at 9.00 o/c

C.133683.4 Easement Certificate affecting lots on Plan 135804

Nature	Servient Land	Dominant Land
Drainage	part lot 4 (CT80A/479) marked "C"	lot 3 herein
Drainage	part lot 5 (CT80A/480) marked "D"	lot 3 herein
Drainage	part lot 7 (CT80A/482) marked "E"	lot 3 herein
- 3.5.1990 at 9.00 o/c		

C.268003.3 Bond under Part 2 of the Local Government Act 1974 - 1991 at 1.31 o/c.

C392193.1

Measurements are Metric

No. 80A/478

No.

- OVER -

kk

Approvals

[Signature]
The Common Council
REGISTERED OWNERS

PURSUANT TO A RESOLUTION OF THE FRANKLIN COUNTY COUNCIL, PASSED ON THE 19TH DAY OF AUGUST 1989, APPROVING PURSUANT TO SECTION 905 OF THE LOCAL GOVERNMENT ACT 1974 THIS SURVEY PLAN SUBJECT TO THE CONDITIONS OF APPLICATION SET OUT HEREON.

AND CERTIFYING THAT THE SURVEY PLAN IS IN ACCORDANCE WITH THE REQUIREMENTS AND PROVISIONS OF THE OPERATIVE DISTRICT SCHEME FOR THE AREA TO WHICH THE SURVEY PLAN RELATES, THE COMMON SEAL OF THE FRANKLIN COUNTY COUNCIL WAS AFFIXED HERETO IN THE PRESENCE OF



CERTIFICATE OF TITLE

AMALGAMATION CONDITIONS

THAT LOT 12 HEREON BE HELD AS TWO UNDIVIDED ONE-SIXTH SHARES BY THE OWNERS OF LOTS 3, 4, 5, 6, 7 AND 8, AND THAT LOT 13 HEREON BE HELD AS TWO UNDIVIDED ONE-HALF SHARES BY THE OWNERS OF LOTS 5 AND 8, HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

See A 627763.

Total Area 10.0000ha

Comprised in C.T. 650/731 (6)

TERRANCE GEORGE READ of PAPAOKURA
Registered Surveyor and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to section 25 of the Survey Act 1981 hereby certify that this plan has been made from survey executed by me or under my direction, that both plan and survey are correct and true and comply with the Survey Regulations 1977 or any regulations made in substitution thereof.

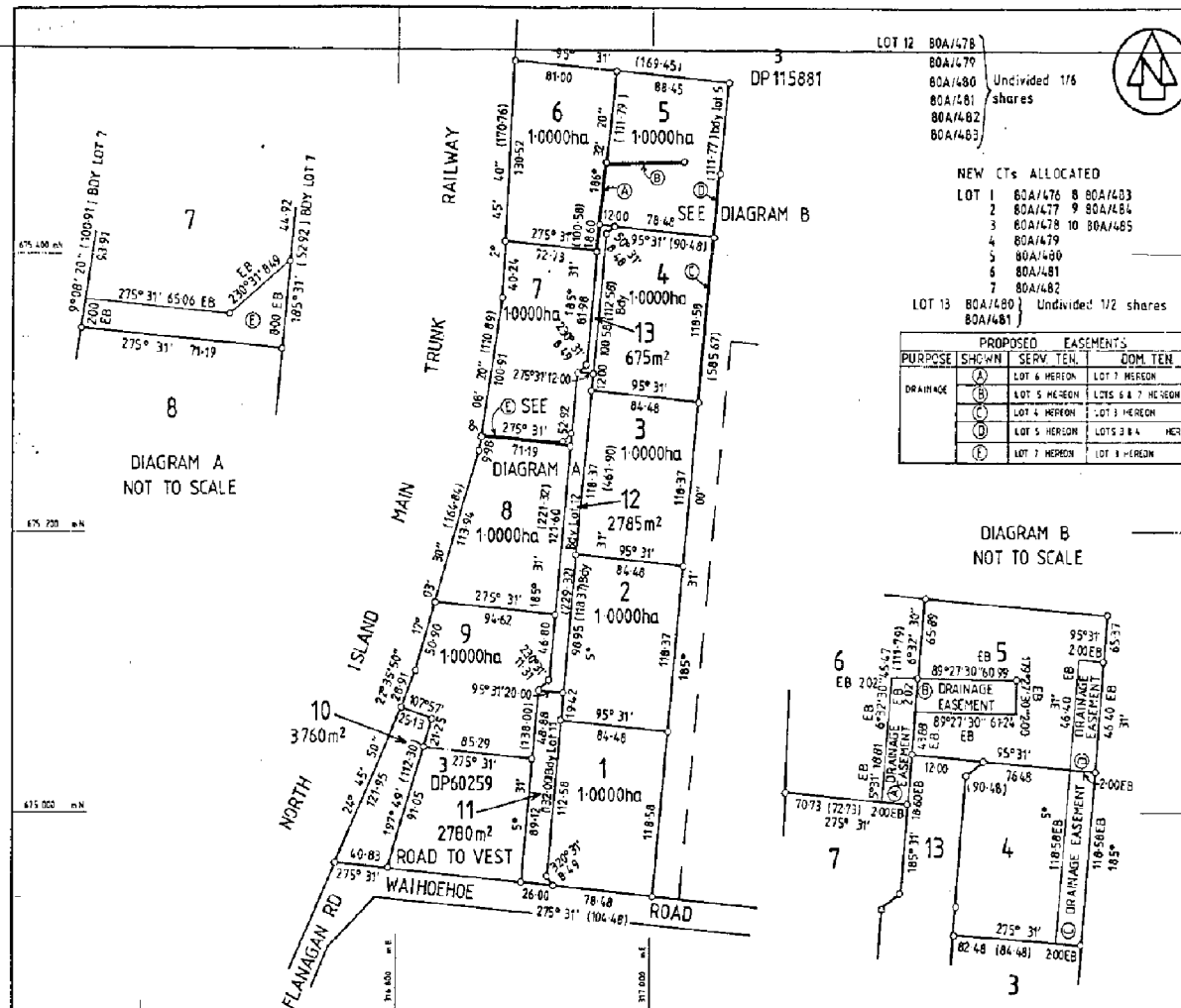
Dated at Papakura on the 20th day of November 1989. Signature *[Signature]*

Field Book Reference Plan Examined Rev. *[Signature]* Correct *[Signature]*

Approved as to Survey 18.11.89 *[Signature]* Chief Surveyor

Deposited this 30th day of May 1990 *[Signature]* District Land Registrar

File 3921
Scale 1:2000
Date AUGUST 1989
DP135804



LAND DISTRICT NORTH AUCKLAND
SURVEY BLK. & DIST. IV. DRURY
NZMS 261 SH. RECORD MAP No.

LOTS 1-13 BEING SUBDN OF LOT 1 DP115881

TERRITORIAL AUTHORITY FRANKLIN COUNTY
Surveyed by ROWE MCINNES & READ
Scale 1:2000 Date AUGUST 1989

C.268003.2 Transfer to Christine Frances Robinson of Auckland secretary - 23.5.1991 at 1.31 oc.

[Signature]
A.L.R.

C.493090.3 Transfer to Gary Raymond Thompson of Drury businessman - 28.6.1993 at 2.28 o'clock

[Signature]
A.L.R.

C.493090.4 Mortgage to Westpac Banking Corporation - 28.6.1993 at 2.28 o'clock

[Signature]
A.L.R.

C.493090.5 CAVEAT BY CHRISTINE FRANCES ROBINSON - 28.6.1993 AT 2.28 O'C

[Signature]
A.L.R.

D.059190.3 Mortgage to Phyllis Jean Robson and to Daphne June Blincoe and to Ian Sydney Smith and to Bobye Thornton - 22.10.1996 at 3.03 o'clock (in shares)

[Signature]
A.L.R.

D231405.4 Mortgage to Douglas McKay Phillips and to Alice Phillips (jointly) and to Phyllis Jean Robson and to Daphne June Blincoe and to Ian Sydney Smith and to Bobye Thornton in shares 23.12.1997 at 3.19.

[Signature]
for DLR

D322690.1 Mortgage to Phyllis Jean Robson, Bobye Thornton, Ian Sydney Smith, Daphne June Blincoe, and to Douglas McKay Phillips in shares - 21.10.1998 at 2.52

[Signature]
FOR RGL

for DLR

D339909.1 Transmission of the share of Cynthia Alice Phillips and Douglas McKay Phillips in Mortgage D231405.4 to Douglas McKay Phillips as survivor

D339909.3 Mortgage to Daphne June Blincoe

Both 11.12.1998 at 11.43.

[Signature]
for DLR

D372243.4 Mortgage to Douglas McKay Phillips and to Daphne June Blincoe and to Ian Sydney Smith and to Bobye Thornton and to Phyllis Jean Robson and to Margaret Lillian McCann and to John William Stanley Otto and to John William Eddowes in shares 26.3.1999 at 2.30

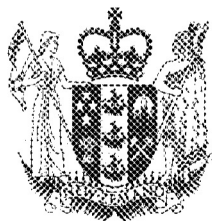
[Signature]
for RGL

D426865.2 Transfer to David John Dunford and Jayne Veronica Dunford

D426865.4 Mortgage to ANZ Banking Group (New Zealand) Limited

All 3.9.1999 at 11.23

[Signature]
for RGL



**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 NA80A/479
Land Registration District North Auckland
Date Issued 03 May 1990

Prior References

NA65D/731

Estate Fee Simple
Area 1.0000 hectares more or less
Legal Description Lot 4 Deposited Plan 135804

Original Registered Owners

Richard Leslie Davies and Rae Carolyn Davies

Estate Fee Simple - 1/6 share
Area 2785 square metres more or less
Legal Description Lot 12 Deposited Plan 135804

Original Registered Owners

Richard Leslie Davies and Rae Carolyn Davies

Interests

Subject to Section 308 (4) Local Government Act 1974

C133683.2 Resolution pursuant to Section 321(3)(c) Local Government Act 1974 - 3.5.1990 at 9:00 am

Subject to a drainage right over part marked C on DP 135804 specified in Easement Certificate C133683.4 - 3.5.1990 at 9:00 am (affects Lot 4 DP 135804)

Appurtenant hereto is a drainage right specified in Easement Certificate C133683.4 - 3.5.1990 at 9:00 am (affects Lot 4 DP 135804)

D198155.3 Mortgage to Bank of New Zealand - 25.9.1997 at 11:22 am

5219313.1 Discharge of Mortgage D198155.3 - 13.5.2002 at 3:44 pm

5219313.2 Transfer to Paul John Candler (1/2 share) and Michelle Kate Stevens (1/2 share) - 13.5.2002 at 3:44 pm

5219313.3 Mortgage to The National Bank of New Zealand Limited - 13.5.2002 at 3:44 pm

7742527.1 Variation of Mortgage 5219313.3 - 7.3.2008 at 9:00 am

9199958.1 Discharge of Mortgage 5219313.3 - 5.10.2012 at 2:24 pm

9199958.2 Correction of Name of Michelle Kate Stevens to Micheal Kate Stevens - 5.10.2012 at 2:24 pm

9199958.3 Mortgage to Westpac New Zealand Limited - 5.10.2012 at 2:24 pm

10701949.1 Discharge of Mortgage 9199958.3 - 17.2.2017 at 3:04 pm

10701949.2 Transfer to Joanne Mei Wang and Wong & Bong Trustee Company Limited - 17.2.2017 at 3:04 pm

10701949.3 Mortgage to ANZ Bank New Zealand Limited - 17.2.2017 at 3:04 pm

References

Prior C/T 65D/731

Land and Deeds 69

Transfer No.

N/C. Order No. C.133683.3



REGISTER

No. 80A/479

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

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

WITNESSETH that GARY RAYMOND THOMPSON of Drury businessman and J.A. & W.A. SCREEN LIMITED at Auckland are seised of an estate in fee simple as tenants in common in equal shares

~~As described in the plan hereon~~ (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 1.0000

hectares more or less being Lot 4 Deposited Plan 135804 and being part Allotment 23 Parish of Opaheke AND THIS CERTIFICATE FURTHER WITNESSETH that the aforementioned GARY RAYMOND THOMPSON and J.A. & W.A. SCREEN LIMITED are seised of an estate in fee simple as tenants in common in equal shares (subject as aforesaid) (as to an undivided one-sixth share) in all that parcel of land containing 2785 square metres more or less being Lot 12 Deposited Plan 135804 and being part Allotment 23 Parish of Opaheke.

Interests at date of issue:

Subject to Section 308(4) Local Government Act 1974

C.133683.2 Resolution under Section 321(3)(c) Local Government Act 1974 - 3.5.1990 at 9.00 o'clock

C.087418.1 Mortgage to Banking Group (New Zealand) Limited - 10.1.1990 at 1.41 o'clock

C.133683.7 Encumbrance by Franklin County Council - 3.5.1990 at 9.00 o'clock C188333-1

Assistant Land Registrar

C.133683.4 Easement Certificate affecting Lot 4 on Plan 135804

Nature	Servient Land	Dominant Land
Drainage	part lot 4 herein marked "C"	lot 3 (CT.80A/478)
Drainage	part lot 5 (CT80A/480) marked "D"	lot 4 herein
	- 3.5.1990 at 9.00 o'clock	

A.L.R.

C.169146.2 Transfer to Christopher Andrew Barnes Gillson of Glenbrook fencing contractor and Christine Gillson his wife - 30.7.1990 at 10.40 o'clock

A.L.R.

C.169146.3 Mortgage to ASB Bank Limited - 30.7.1990 at 9.40 o'clock

A.L.R.

Measurements are Metric

No. 80A/479

No.

kk

1493.81—48.000/3.000K

APPROVALS

THE SURVEYOR GENERAL
OF THE
NEW ZEALAND
GOVERNMENT

REGISTERED OWNERS

PURSUANT TO A RESOLUTION OF THE
FRANKLIN COUNTY COUNCIL PASSED ON THE
14TH DAY OF AUGUST 1988 APPROVING
PURSUANT TO SECTION 205 OF THE LOCAL
GOVERNMENT ACT 1974 THIS SURVEY PLAN
SUBJECT TO THE CONDITIONS OF AMALGAMATION
SET OUT HEREIN
AND CERTIFYING THAT THE SURVEY PLAN IS
IN ACCORDANCE WITH THE REQUIREMENTS AND
PROVISIONS OF THE OPERATIVE DISTRICT
SCHEME FOR THE AREA TO WHICH THE SURVEY
PLAN RELATES, THE COMMON SEAL OF THE
FRANKLIN COUNTY COUNCIL IS HEREIN
AFFIXED HERETO IN THE PRESENCE OF

CERTIFICATE OF TITLE

AMALGAMATION CONDITIONS
THAT LOT 12 HEREIN BE HELD AS TO
UNDIVIDED ONE-SIXTH SHARES BY THE OWNERS OF
LOTS 3, 4, 5, 6, 7, 8, AND 9, AND THAT LOT 12 HEREIN BE
HELD AS TO TWO UNDIVIDED ONE-HALF SHARES BY
THE OWNERS OF LOTS 1 AND 4, HEREIN. THESE
IN COMMON IN THE SAID SHARES AND THAT
INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN
ACCORDANCE THEREWITH.
See A 627783

Total Area 10,000ha

Comprised in CT 650/731 (all)

TERENCE GEORGE READ OF HAPAKURA
Registered Surveyor and holder of an annual practicing certificate for
who may act as a registered surveyor pursuant to section 25 of the
Survey Act 1980, hereby certify that this plan has been made from
surveys executed by me or under my direction, that these plans and
surveys are correct and have been made in accordance with the Survey
Regulations 1982 or any regulations made in substitution thereof.
Dated at Hapukura this 10 day
of November 1988 Signature *Terence Read*

Field Book Reference Plans
Examined by *John Cornish* J. E. Cornish

Approved as to Survey
18.11.2018 *W. J. McInnes* Chief Surveyor

Deposited this 31st day of May 1989
W. J. McInnes District Land Registrar

TA 3921
Returned to
Registrar

DP135804

NEW CTs ALLOCATED

LOT 1 80A/476 8 80A/483
2 80A/477 9 80A/484
3 80A/478 10 80A/485
4 80A/479
5 80A/480
6 80A/481
7 80A/482

LOT 13 80A/480 Undivided 1/2 shares
80A/481

PROPOSED EASEMENTS

PURPOSE	SHOWN	SERV. TEN	DOM. TEN
(A)	LOT 4 HEREIN	LOT 1 HEREIN	
(B)	LOT 5 HEREIN	LOTS 6 & 7 HEREIN	
(C)	LOT 4 HEREIN	LOT 3 HEREIN	
(D)	LOT 5 HEREIN	LOTS 3 & 4 HEREIN	
(E)	LOT 1 HEREIN	LOT 1 HEREIN	

DIAGRAM A
NOT TO SCALE

DIAGRAM B
NOT TO SCALE

LOTS 1-13 BEING SUBDN OF LOT 1 DP115881

TERRITORIAL AUTHORITY FRANKLIN COUNTY

Surveyed by ROWE MCINNES & READ

Scale 1:2000 Date AUGUST 1989

LAND DISTRICT NORTH AUCKLAND
SURVEY BLK. & DIST. IV. DRURY
NZMS 261 SH1 RECORD MAP No

C.174248.2 Transfer to Christopher Andrew
Barnes Gillson of Glenbrook fencing contractor
and Christine Anne Gillson his wife - 13.8.1990
at 10.25 oc

C.B. Williams

C.174248.3 Mortgage to ANZ Bank Limited -
13.8.1990 at 11.25 oc

A.L.R.

C.B. Williams

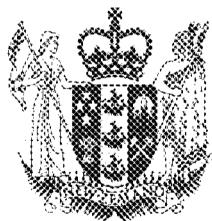
A.L.R.

D.198155.2 Transfer to Richard Leslie Davies
and Rae Carolyn Davies

D.198155.3 Mortgage to Bank of New Zealand

All 25.9.1997 at 11.22

A. Harrison
for DLR



**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 NA80A/482
Land Registration District North Auckland
Date Issued 03 May 1990

Prior References

NA65D/731

Estate Fee Simple
Area 1.0000 hectares more or less
Legal Description Lot 7 Deposited Plan 135804

Original Registered Owners

Harold Leslie Purvis and Olwyn Purvis

Estate Fee Simple - 1/6 share
Area 2785 square metres more or less
Legal Description Lot 12 Deposited Plan 135804

Original Registered Owners

Harold Leslie Purvis and Olwyn Purvis

Interests

Subject to Section 308 (4) Local Government Act 1974

C133683.2 Certificate pursuant to Section 321(3) (c) Local Government Act 1974 - 3.5.1990 at 9:00 am

Appurtenant hereto are drainage rights specified in Easement Certificate C133683.4 - 3.5.1990 at 9:00 am (affects Lot 7 DP 135804)

Subject to a drainage right over part marked E on DP 135804 specified in Easement Certificate C133683.4 - 3.5.1990 at 9:00 am (affects Lot 7 DP 135804)

5586456.1 Transmission to Olwyn Purvis - 14.5.2003 at 9:00 am

6640468.1 Transfer to Guy Leonard Smith, Susan Rita Smith, Thomas Howard Claunch and Susan Irene Jacobi - 9.11.2005 at 9:00 am

6728936.1 Transfer to Eric Neville Thornton and Alice Anne Thornton - 25.1.2006 at 9:00 am

6885567.1 Transfer to Alan Roy Speight and Glen Adrian Beal (1/2 share) and Wendy Joy Speight and Glen Adrian Beal (1/2 share) - 30.5.2006 at 9:00 am

6885567.2 Mortgage to Bank of New Zealand - 30.5.2006 at 9:00 am

7569182.1 Discharge of Mortgage 6885567.2 - 20.3.2008 at 10:19 am

7569182.2 Transfer to Kevin Speight, Alan Roy Speight and Franklin Trustee Services Limited - 20.3.2008 at 10:19 am

7569182.3 Mortgage to Bank of New Zealand - 20.3.2008 at 10:19 am

8153268.1 Discharge of Mortgage 7569182.3 - 6.5.2009 at 9:15 am

8153268.2 Transfer to Kevin Speight, Alan Roy Speight and Wendy Joy Speight - 6.5.2009 at 9:15 am

8153268.3 Mortgage to Bank of New Zealand - 6.5.2009 at 9:15 am

8205442.1 Discharge of Mortgage 8153268.3 - 24.8.2009 at 9:39 am

8205442.2 Transfer to Murray James Gray and C P C A Trustees Limited - 24.8.2009 at 9:39 am

Identifier**NA80A/482**

8205442.3 Mortgage to ANZ National Bank Limited - 24.8.2009 at 9:39 am

11200906.1 Discharge of Mortgage 8205442.3 - 31.8.2018 at 12:00 pm

11200906.2 Transfer to Hong Kiu Lee and Eun Ja Lee - 31.8.2018 at 12:00 pm

11200906.3 Mortgage to ASB Bank Limited - 31.8.2018 at 12:00 pm

References

Prior C/T 65D/731

Transfer No.

N/C. Order No. C.133683.3

Land and Deeds 69



REGISTER

No. 80A/482

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

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

WITNESSETH that GARY RAYMOND THOMPSON of Drury businessman and J.A. & W.A. SCREEN LIMITED at Auckland are seised of an estate in fee simple as tenants in common in equal shares

~~is seised of an estate in fee simple~~ (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 1.0000

hectares more or less being Lot 7 Deposited Plan 135804 and being part

Allotment 23 Parish of Opaheke AND THIS CERTIFICATE FURTHER WITNESSETH

that the aforementioned GARY RAYMOND THOMPSON and J.A. & W.A. SCREEN LIMITED are seised of an estate in fee simple as tenants in common in equal shares (subject as aforesaid) (as to an undivided one-sixth share) in all that

parcel of land containing 2785 square metres more or less being Lot 12 Deposited Plan 135804 and being part Allotment 23 Parish of Opaheke.

Interests at date of issue:

Subject to Section 308(4) Local Government Act 1974

C.133683.2 Resolution under Section 321(3)(c) Local Government Act 1974 - 3.5.1990 at 9.00 o'clock

C.087418.1 Mortgage to ANZ Banking Group (New Zealand) Limited, 10.1.1990 at 1.48 o'clock

C.133683.10 Encumbrance to Franklin County Council, 3.5.1990 at 9.00 o'clock

Assistant Land Registrar

C.133683.4 Easement Certificate affecting lots on Plan 135804

Nature	Servient Land	Dominant Land
Drainage	part lot 6 (CT80A/481) marked "A"	lot 7 herein
Drainage	part lot 5 (CT80A/480) marked "B"	lot 7 herein
Drainage	part lot 7 herein (CT80A/482) marked "E"	lot 3 (CT80A/478)
- 3.5.1990 at 9.00 o'clock		

A.L.R.

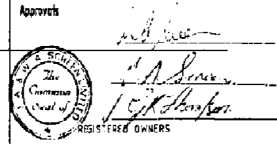
kk

Measurements are Metric

- SEE OVER -

80A/482

No.



PURSUANT TO A RESOLUTION OF THE FRANKLIN COUNTY COUNCIL PASSED ON THE 19TH DAY OF AUGUST 1989, APPROVING PURSUANT TO SECTION 305 OF THE LOCAL GOVERNMENT ACT 1974 THIS SURVEY PLAN SUBJECT TO THE CONDITIONS OF AMALGAMATION SET OUT HEREIN, AND CERTIFYING THAT THE SURVEY PLAN IS IN ACCORDANCE WITH THE REQUIREMENTS AND PROVISIONS OF THE OPERATIVE DISTRICT SCHEME FOR THE AREA TO WHICH THE SURVEY PLAN RELATES, THE COMMON SEAL OF THE FRANKLIN COUNTY COUNCIL HAS AFFIXED HERETO IN THE PRESENCE OF:



AMALGAMATION CONDITIONS
THAT LOT 12 HEREON BE HELD AS TO OWNERSHIP BY THE UNDIVIDED ONE-SIXTH SHARES OF THE OWNERS OF LOTS 3, 4, 5, 6, 7, AND 8, AND THAT LOT 13 HEREON BE HELD AS TO TWO UNDIVIDED ONE-HALF SHARES BY THE OWNERS OF LOTS 3 AND 4, HEREIN AS TENANTS IN COMMON IN THE SAID SHARES AS SET OUT IN INDIVIDUAL CERTIFICATES OF TITLE TO BE ISSUED IN ACCORDANCE THEREWITH.
See A 627783

Total Area 10.0000ha

Comprised in C.T. 650/7316

TERENCE GEORGE READ of PAKAPURA
Registered Surveyor and holder of an individual practicing certificate for who may act as a registered surveyor pursuant to section 25 of the Survey Act 1980, hereby certify that this plan has been made from surveys conducted by me or under my direction, that both plans and surveys are correct and have been made in accordance with the Survey Regulations 1975 or any regulations made in substitution thereof.
Dated at Pakapura this 30th day of November 1989. Signature *Terence George Read*

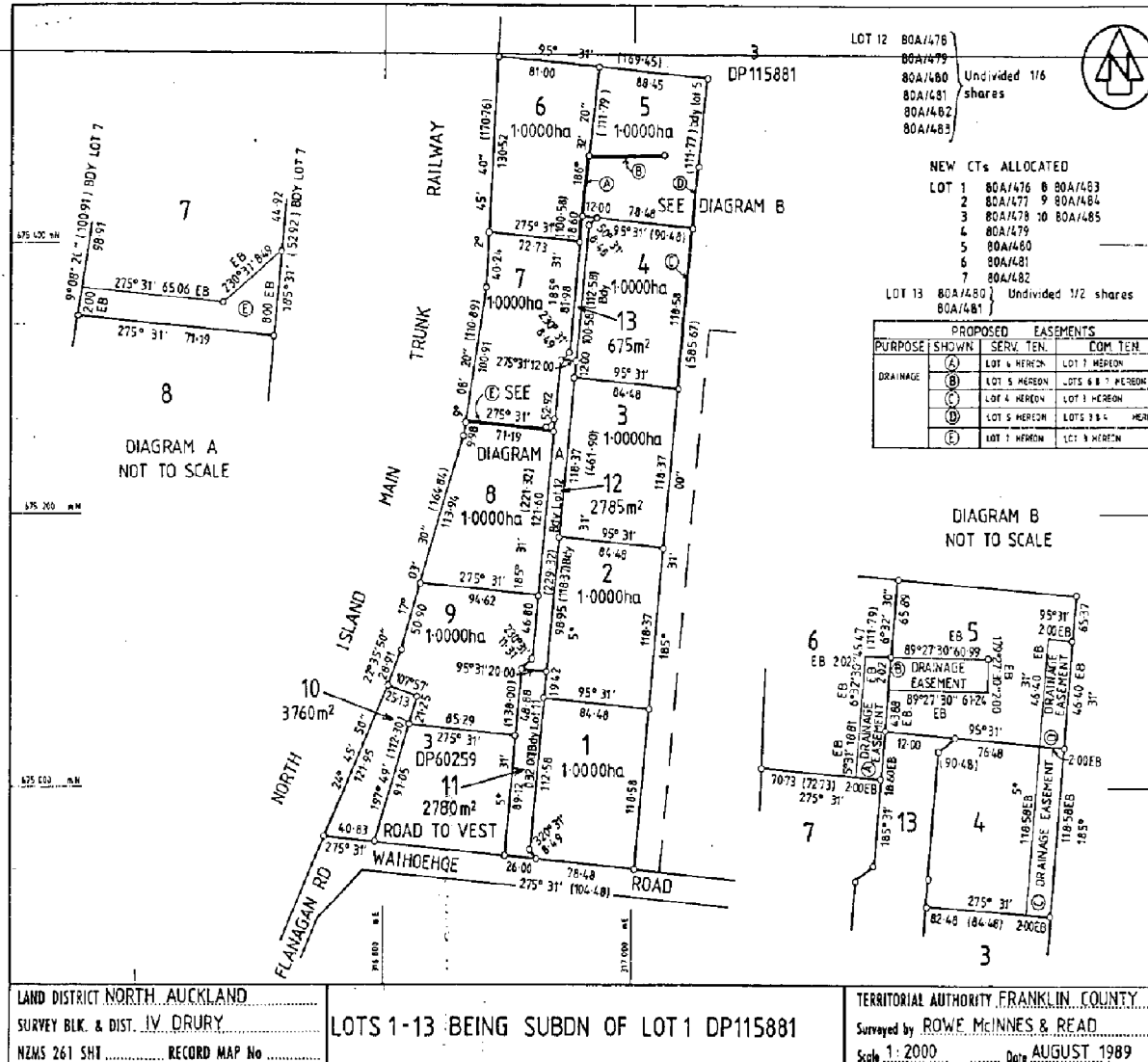
Field Book p. Traverse Book p.
Reference Plans
Examined Hereby *Johnnie Corbett* J. S. Hunkin

Approved as to Survey
18.11.2018 *W. J. Hunkin* Chief Surveyor

Deposited this 31st day of May 1990
A. J. Hunkin District Land Registrar

Plan 3921
Approved by *W. J. Hunkin*
Authorised

DP135804



80A/482

C.380151.3 Transfer to Robert Page supervisor
and Karen Frances Page accounts clerk both of
Auckland - 28.5.1992 at 12.30 o'clock


A.L.R.

C.380151.4 Mortgage to Bank Limited -
28.5.1992 at 12.30 o'clock

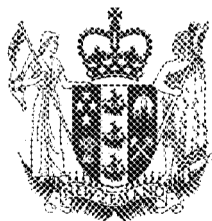

A.L.R.

C415260.2 Transfer to Harold Leslie Purvis
of Papakura gentleman and Olwyn Purvis
his wife - 21.9.1992 at 12.20 o'clock


A.L.R.

21 SEP 1992
A.L.R.





**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 NA80A/481
Land Registration District North Auckland
Date Issued 03 May 1990

Prior References

NA65D/731

Estate Fee Simple
Area 1.0000 hectares more or less
Legal Description Lot 6 Deposited Plan 135804

Original Registered Owners

Murray James Godfrey and Raewyn Fay Godfrey

Estate Fee Simple - 1/6 share
Area 2785 square metres more or less
Legal Description Lot 12 Deposited Plan 135804

Original Registered Owners

Murray James Godfrey and Raewyn Fay Godfrey

Estate Fee Simple - 1/2 share
Area 675 square metres more or less
Legal Description Lot 13 Deposited Plan 135804

Original Registered Owners

Murray James Godfrey and Raewyn Fay Godfrey

Interests

Subject to Section 308 (4) Local Government Act 1974

C133683.2 Certificate pursuant to Section 321(3) (c) Local Government Act 1974 - 3.5.1990 at 9.00 am

Subject to a drainage right over part marked A on DP 135804 specified in Easement Certificate C133683.4 - 3.5.1990 at 9.00 am (affects Lot 6 DP 135804)

Appurtenant hereto is a drainage right specified in Easement Certificate C133683.4 - 3.5.1990 at 9.00 am (affects Lot 6 DP 135804)

8008230.1 Transfer to Murray James Godfrey, Raewyn Fay Godfrey and Robert Burnes Trustee Limited - 25.11.2008 at 11:02 am

10366816.1 Transfer to Murray James Godfrey, Raewyn Fay Godfrey and Robert Burnes Trustee (2012) Limited - 5.4.2016 at 2:21 pm

References
Prior C/I 65D/731

Land and Deeds 69

Transfer No.
N/C. Order No. C.133683.3



REGISTER

No. 80A/481

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

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

WITNESSETH that GARY RAYMOND THOMPSON of Drury businessman and J.A. & W.A. SCREEN LIMITED at Auckland are seized of an estate in fee simple as tenants in common in equal shares

~~Is subject as aforesaid~~ (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 1.0000

hectares more or less being Lot 6 Deposited Plan 135804 and being part Allotment 23 Parish of Opaheke **AND THIS CERTIFICATE FURTHER WITNESSETH** that the aforementioned GARY RAYMOND THOMPSON and J.A. & W.A. SCREEN LIMITED are seized of an estate in fee simple as tenants in common in equal shares (subject as aforesaid) (as to an undivided one-sixth share) in all that parcel of land containing 2785 square metres more or less being Lot 12 Deposited Plan 135804 and being part Allotment 23 Parish of Opaheke **AND THIS CERTIFICATE FURTHER WITNESSETH** that the aforementioned GARY RAYMOND THOMPSON and J.A. & W.A. SCREEN LIMITED are seized of an estate in fee simple (subject as aforesaid) as tenants in common in equal shares (as to an undivided one-half share) in all that parcel of land containing 675 square metres more or less being Lot 13 Deposited Plan 135804 and being part Allotment 23 Parish of Opaheke.

Interests at date of issue:

Subject to Section 308(4) Local Government Act 1974

C.133683.2 Resolution under Section 321(3)(c) Local Government Act 1974 - 3.5.1990 at 9.00 o'clock

C.087418.1 Mortgage to ANZ Banking Group (New Zealand) Limited 10.1.1990 at 1.41 o'clock

C.133683.9 Encumbrance to Franklin County Council 3.5.1990 at 9.00 o'clock

Measurements are Metric

Assistant Land Registrar

C.133683.4 Easement Certificate affecting lots on Plan 135804

Nature	Servient Land	Dominant Land
Drainage	part lot 6 herein marked "A"	lot 7 (CT80A/482)

Nature	Servient Land	Dominant Land
Drainage	part lot 5 (CT.80A/480) marked "B"	lot 6 herein

- 3.5.1990 at 9.00 o'clock

A.L.R.

kk

No. 80A/481

No.

PURSUANT TO A RESOLUTION OF THE
FRANKLIN COUNTY COUNCIL PASSED ON THE
122.001 OF AUGUST, 1989 APPROVING
PURSUANT TO SECTION 305 OF THE LOCAL
GOVERNMENT ACT 1974 THIS SURVEY PLAN
SUBJECT TO THE CONDITIONS OF AMALGAMATION
SET OUT HEREON,
AND CERTIFYING THAT THE SURVEY PLAN IS
IN ACCORDANCE WITH THE REQUIREMENTS AND
PROVISIONS OF THE OPERATIVE DISTRICT
SCHEME FOR THE AREA TO WHICH THE SURVEY
PLAN RELATES, THE COMMON SEAL OF THE
FRANKLIN COUNTY COUNCIL WAS
AFFIXED HERETO IN THE PRESENCE OF:

THAT LOT 12 HEREON BE HELD AS TO ONE UNDIVIDED ONE-SIXTH SHARE BY THE OWNERS OF LOTS 3, 4, 5, 6, 7 AND 8, AND THAT LOT 13 HEREON BE HELD AS TO TWO UNDIVIDED ONE-HALF SHARES BY THE OWNERS OF LOTS 5 AND 6, HEREON AS TENANTS IN COMMON IN THE SAID SHARES, AND THAT INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

See A 627783

Comprised in C.T. 65D/731(6)10

TERENCE GEORGE READ of PAPA KURA
Registered Surveyor and holder of an annual practising certificate for
who may act as a registered surveyor pursuant to section 25 of the
Survey Act 1965 hereby certify that this plan has been made from
surveys executed by me or under my direction and that both plan and
surveys are correct and have been made in accordance with the Survey
Regulations 1972 or any regulations made in substitution thereof.
Dated at PAPA KURA, this 20 day
of November 1989

Field Book p. Traverse Book p.
Reference Plans
.....
Examined *Ken Johnson* Correct *J. S. Hurkin*

18. 112.189

Deposited this 3rd day of May 1990

File 3921
Received 7
Instructions 2

DP135804

LOT 12	80A/476	Undivided 1/6 shares
	80A/479	
	80A/480	
	80A/481	
	80A/482	
	80A/483	

LOT 1 80A/475 & 80A/483

2 80A/477 9 80A/484

3 80A/478 10 80A/485
4 80A/479

5 80A/L80

6 80A/481

7 60A/482

CU 13	80A/480 80A/481	} Undivided 1/2 shares

PROPOSED	EASEMENTS
----------	-----------

PROPOSED EASEMENTS			
PURPOSE	SHOWN	SERV. TEN.	DOM. TEN.
DRAINAGE	(A)	LOT 6 HEREON	LOT 7 HEREON
	(B)	LOT 5 HEREON	LOTS 8 & 7 HEREON
	(C)	LOT 6 HEREON	LOT 3 HEREON
	(D)	LOT 5 HEREON	LOTS 3 & 4 HEREON
	(E)	LOT 7 HEREON	LOT 3 HEREON

DIAGRAM B
NOT TO SCALE

NZMS 261 SHT RECORD MAP No

LOTS 1-13 BEING SUBDN OF LOT 1 DP115881

Surveyed by ROWE McINNES & READ

Scale 1: 2000 Date AUGUST 1989

For more information, visit www.pearsoned.com

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

100% 100%

80A/481

C.182772.2 Transfer to Keith Lawrence Steven
of Auckland builder and Christine Nalita
Steven his wife - 31.8.1990 at 2.52 o'clock

A.L.R.

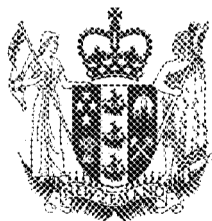
C.182772.3 Mortgage to ASB Bank Limited
- 31.8.1990 at 2.52 o'clock

A.L.R.

C.534395.3 Transfer to Murray James
Godfrey of Auckland sideshow proprietor
and Raewyn Fay Godfrey his wife -
5.11.1993 at 10.56 o'clock

A.L.R.





**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 NA80A/480
Land Registration District North Auckland
Date Issued 03 May 1990

Prior References

NA65D/731

Estate Fee Simple
Area 1.0000 hectares more or less
Legal Description Lot 5 Deposited Plan 135804

Original Registered Owners

Steven William Dawson and Dianne Ngaire Dawson

Estate Fee Simple - 1/6 share
Area 2785 square metres more or less
Legal Description Lot 12 Deposited Plan 135804

Original Registered Owners

Steven William Dawson and Dianne Ngaire Dawson

Estate Fee Simple - 1/2 share
Area 675 square metres more or less
Legal Description Lot 13 Deposited Plan 135804

Original Registered Owners

Steven William Dawson and Dianne Ngaire Dawson

Interests

Subject to Section 308 (4) Local Government Act 1974

C133683.2 Resolution pursuant to Section 321(3)(c) Local Government Act 1974 - 3.5.1990 at 9.00 am

Subject to a drainage right over parts marked B and D on DP 135804 specified in Easement Certificate C133683.4 - 3.5.1990 at 9.00 am (affects Lot 5 DP 135804)

C401416.4 Mortgage to ASB Bank Limited - 5.8.1992 at 2.26 pm

References

Prior C/T 65D/731

Land and Deeds 69

Transfer No.

N/C. Order No. C.133683.3



REGISTER

No. 80A/480

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

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

WITNESSETH that GARY RAYMOND THOMPSON of Drury businessman and J.A. & W.A. SCREEN LIMITED at Auckland are seised of an estate in fee simple as tenants in common in equal shares

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 1.0000

hectares more or less being Lot 5 Deposited Plan 135804 and being part Allotment 23 Parish of Opaheke **AND THIS CERTIFICATE FURTHER WITNESSETH** that the aforementioned GARY RAYMOND THOMPSON and J.A. & W.A. SCREEN LIMITED are seised of an estate in fee simple as tenants in common in equal shares (subject as aforesaid) (as to an undivided one-sixth share) in all that parcel of land containing 2785 square metres more or less being Lot 12 Deposited Plan 135804 and being part Allotment 23 Parish of Opaheke **AND THIS CERTIFICATE FURTHER WITNESSETH** that the aforementioned GARY RAYMOND THOMPSON and J.A. & W.A. SCREEN LIMITED are seised of an estate in fee simple (subject as aforesaid) as tenants in common in equal shares (as to an undivided one-half share) in all that parcel of land containing 675 square metres more or less being Lot 13 Deposited Plan 135804 and being part Allotment 23 Parish of Opaheke.

Interests at date of issue:

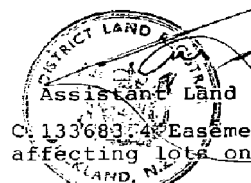
Subject to Section 308(4) Local Government Act 1974

C.133683.2 Resolution under Section 321(3)(c) Local Government Act 1974 - 3.5.1990 at 9.00 o'clock

C.087418.1 Mortgage to ANZ Banking Group (New Zealand) Limited - 10.1.1990 at 9.00 o'clock

C.133683.8 Encumbrance to Franklin County Council - 3.5.1990 at 9.00 o'clock

Measurements are Metric



Assistant Land Registrar

C.133683.4 Easement Certificate affecting lots on Plan 135804

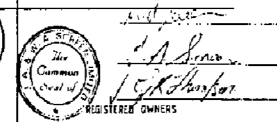
Nature	Servient Land	Dominant Land
Drainage	part lot 5 herein marked "B"	lot 6 & 7 (Cst80A/481 & 80A/482)
Drainage	part lot 5 herein marked "D"	Lots 3 & 4 (Cst80A/478 & 80A/479)
- 3.5.1990 at 9.00 o'clock		

A.L.R.

kk

No. 80A/480

Approvals



PURSUANT TO A RESOLUTION OF THE FRANKLIN COUNTY COUNCIL PASSED ON THE 10TH DAY OF AUGUST 1989 APPROVING PURSUANT TO SECTION 305 OF THE LOCAL GOVERNMENT ACT 1974 THIS SURVEY PLAN SUBJECT TO THE CONDITIONS OF AMALGAMATION SET OUT HEREIN.

I DO CERTIFY THAT THE SURVEY PLAN IS IN ACCORDANCE WITH THE REQUIREMENTS AND PROVISIONS OF THE OPERATIVE DISTRICT SCHEME FOR THE AREA TO WHICH THE SURVEY PLAN RELATES. THE COMMON SEAL OF THE FRANKLIN COUNTY COUNCIL WAS AFFIXED HERETO IN THE PRESENCE OF

CHIEF SURVEYOR
DISTRICT LAND REGISTRAR

AMALGAMATION CONDITIONS
THAT LOT 13 HEREON BE HELD AS TO TWO UNDIVIDED ONE-SIXTH SHARES BY THE OWNERS OF LOTS 3, 4, 5, 6, 7 AND 8 AND THAT LOT 13 HEREON BE HELD AS TO TWO UNDIVIDED ONE-SIXTH SHARES BY THE OWNERS OF LOTS 5 AND 6 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.
See A 627783

Total Area 10.0000ha

Comprised in G.T. 45D/73A(4)

TERENCE GEORGE READ of PAKAPURA

Registered Surveyor and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to section 35 of the Survey Act 1986, hereby certify that the plan has been made from surveys conducted by me or under my direction, that such plan and survey are correct and have been made in accordance with the Survey Regulations 1982 or any regulations made in substitution thereof. Dated at Pakapara, this 10th day of September 1989. Terence George Read

Field Book

Reference Plans

Examined Koro Johnson Correct J.S. Hunkin

Approved as to Survey

18.11.1989

Chief Surveyor

Deposited this 3rd day of May 1990

District Land Registrar

File 3921

DP135604



LOT 12 80A/476
80A/479
80A/480
80A/481
80A/482
80A/483
Undivided 1/6 shares

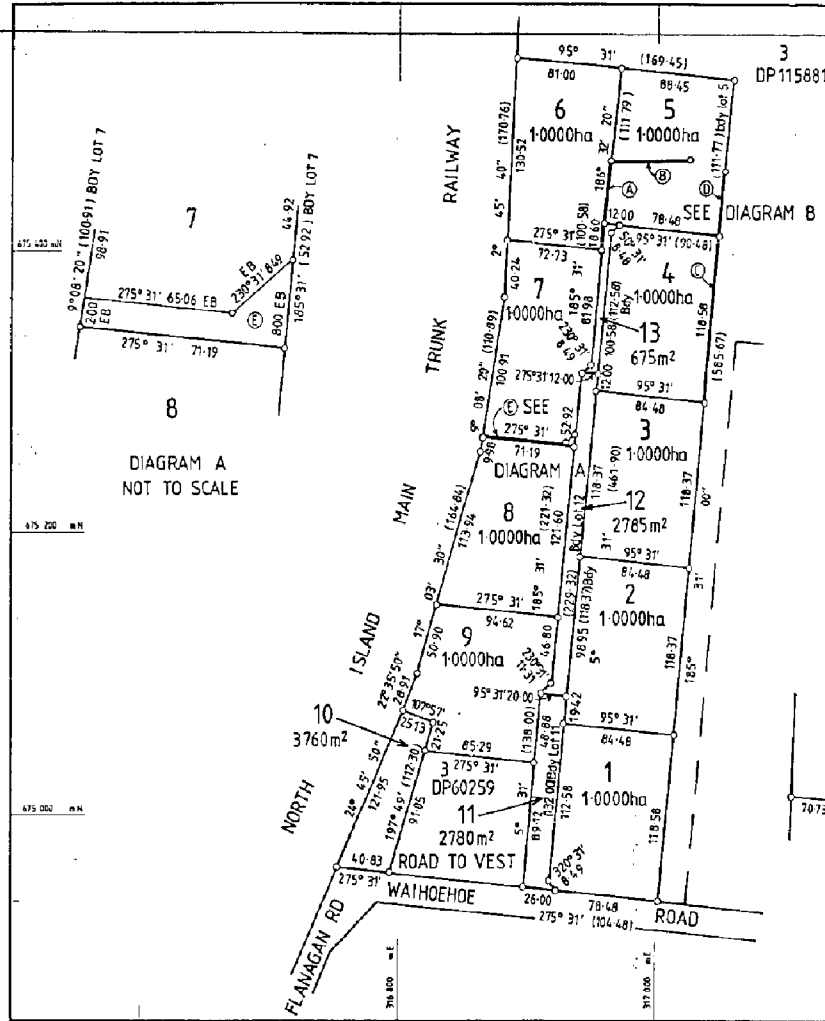
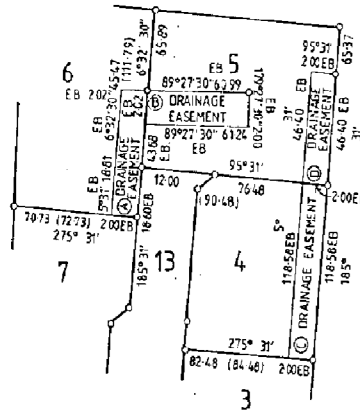
NEW CTs ALLOCATED

LOT 1 80A/476 8 80A/483
2 80A/477 9 80A/484
3 80A/478 10 80A/485
4 80A/479
5 80A/480
6 80A/481
7 80A/482

LOT 13 80A/480 } Undivided 1/2 shares
80A/481 }

PROPOSED EASEMENTS			
PURPOSE	SHOWN	SERV TEN	DOM TEN
DRAINAGE	(A)	LOT 6 HEREON	LOT 7 HEREON
	(B)	LOT 5 HEREON	LOTS 6 & 7 HEREON
	(C)	LOT 4 HEREON	LOT 3 HEREON
	(D)	LOT 5 HEREON	LOTS 3 & 4 HEREON
	(E)	LOT 7 HEREON	LOT 3 HEREON

DIAGRAM B
NOT TO SCALE



LAND DISTRICT NORTH AUCKLAND

SURVEY BLK. & DIST. IV. DRURY

NZMS 261 SHT

RECORD MAP No

LOTS 1-13 BEING SUBDN OF LOT 1 DP115881

TERRITORIAL AUTHORITY FRANKLIN COUNTY

Surveyed by ROWE, MEINNES & READ

Scale 1:2000

Date AUGUST 1989

Printed by Lithograph, Auckland, New Zealand

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

COPY FORWARDED

80A/480

C.228645.3 Transfer to Kenneth Pearce
of Papakura retired builder and Rosaline
May Pearce his wife - 14.1.1991 at
1.38 o'c

[Signature] A.L.R.
C.228654.4 Mortgage to Countrywide
Banking Corporation Limited - 14.1.1991
at 1.38 o'c

[Signature] A.L.R.
C.228645.5 Mortgage to ANZ Banking
Group (New Zealand) Limited - 14.1.1991
at 1.38 o'c

[Signature] A.L.R.
C401416.3 Transfer to Steven William Dawson
of Auckland flooring contractor and Dianne
Ngaira Dawson his wife - 5.8.1992 at 2.26
o'c

[Signature] A.L.R.
C401416.4 Mortgage to ASB Bank Limited
- 5.8.1992 at 2.26 o'c

[Signature] A.L.R.



12 February 2019

Focus Environmental Services Limited

PO Box 11455

Ellerslie

Auckland 1542

Attention: Cari Llewellyn

Dear Cari

Site Contamination Enquiry – 15 & 50 Kath Henry Lane, Drury

This letter is in response to your enquiry requesting available site contamination information for the above site. The following details are based on information available from the former Auckland Regional Council records system and information currently held by the Auckland Council Natural Resources and Specialist Input Unit. The details provided below exclude any property information held by the former district/city councils.

No pollution incident files regarding spills/contamination were found for the above site. The general catchment file and site visit file for the catchment 734 were not searched. These files contain pollution incidents where the source of pollution was not traced to a particular site, site visits where no follow-up correspondence was required and some information from archived files.

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

The records reviewed as part of this Site Contamination Enquiry search do not identify individual horticultural sites in the region. However, there is a possibility that horticultural activities may have occurred at the site. The local Auckland Council customer service centre, specific to the area of the site may be able to provide relevant information where former horticultural sites have been mapped.

If you are concerned that a historic land use (such as filling) may have caused the underlying soils to become contaminated, it is recommended that you obtain an independent environmental assessment of the site. Staff from the Auckland Council Earthworks and Contaminated Land Team can provide advice on the results of any evaluation in terms of site remediation and/or potential consent requirements.

The former Auckland Regional Council and current databases were searched for records of closed landfills, bores, air discharge, industrial and trade process consents, contaminated site discharge consents, and environmental assessments within a 200m radius. Relevant details of the pollution incidents and identified consents are appended to this letter as an excel spreadsheet. **Please refer to the column labelled 'Property Address' and Incident/Consent/Bored ID (where applicable) on the attached spreadsheet to aid in identifying corresponding data on the map.**

The details provided are in accordance with the obligation to make information publicly available upon request. While the Auckland Council has carried out the 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.

In addition, further site specific pollution incidents may be held at the area office below. It is recommended that you contact the local customer service centre of the Auckland Council, specific to the site being investigated: 82 Manukau Road, Pukekohe as they also may hold files with further relevant information.

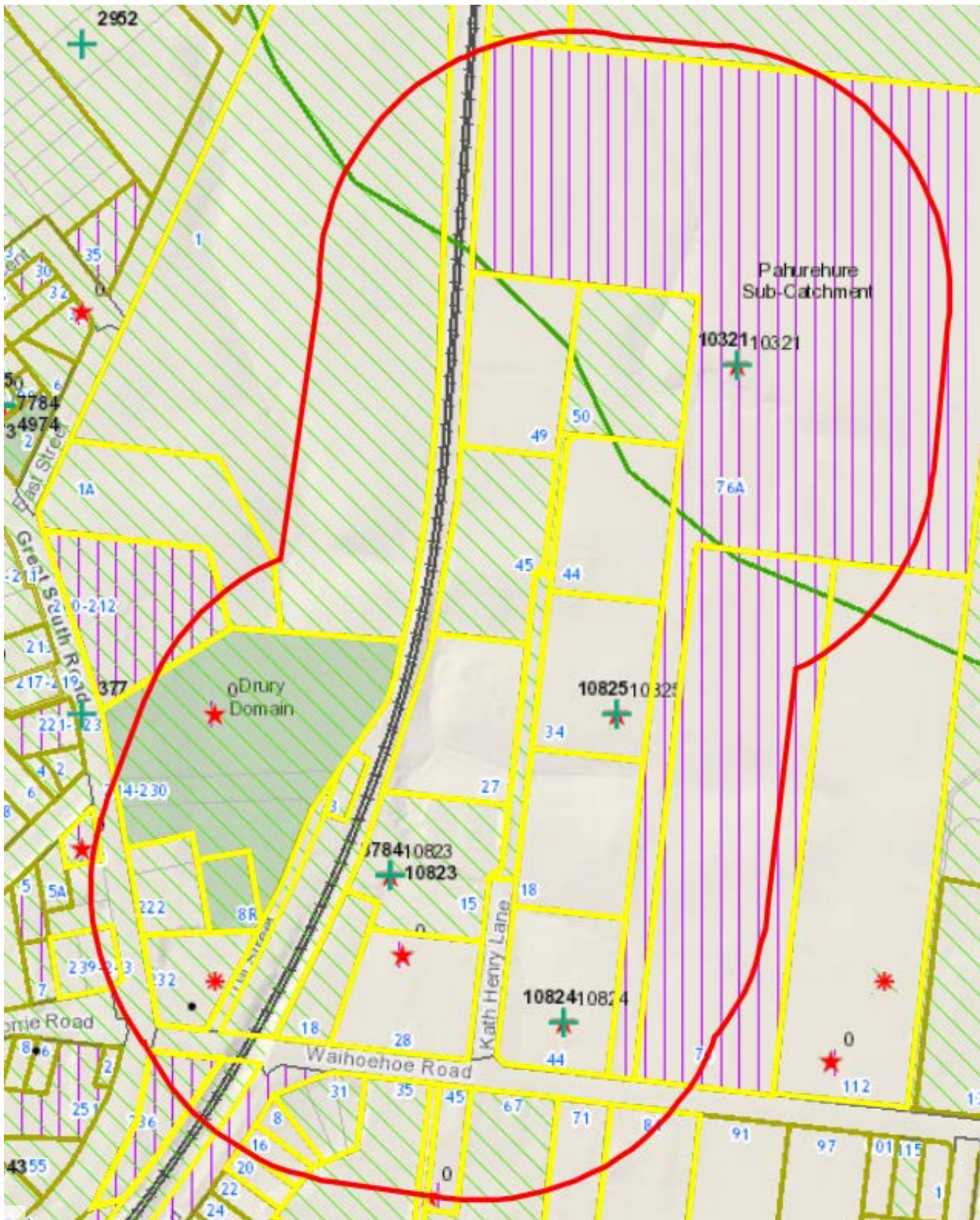
I trust that this answers your query. If you wish to discuss the matter further, please contact **Andrew Kalbarczyk** on 301 0101. Should you wish to request any of the files listed above for viewing, please contact the Auckland Council Call Centre on 301 0101 and note you are requesting former Auckland Regional Council records (the records department requires three working days' notice to ensure files will be available).

Please note: the Auckland Council cost recovers officer's time for all site enquiries. A basic enquiry takes approximately 1 - 2.5 hours to search the files and databases in which information is held. As such an invoice for the time involved in this enquiry will follow shortly.

Yours sincerely,

pp. SR
Jared Osman
**Team Leader – Contaminated Air, Noise
Specialist Unit | Resource Consents**

Please refer to the column labelled 'Property Address' and Incident/Consent/Bored ID (where applicable) on the attached spreadsheet to aid in identifying corresponding data on the map.



12 February 2019

Focus Environmental Services Limited

PO Box 11455

Ellerslie

Auckland 1542

Attention: Cari Llewellyn

Dear Cari

Site Contamination Enquiry – 50 Kath Henry Lane, Drury

This letter is in response to your enquiry requesting available site contamination information for the above site. The following details are based on information available from the former Auckland Regional Council records system and information currently held by the Auckland Council Natural Resources and Specialist Input Unit. The details provided below exclude any property information held by the former district/city councils.

No pollution incident files regarding spills/contamination were found for the above site. The general catchment file and site visit file for the catchment 734 were not searched. These files contain pollution incidents where the source of pollution was not traced to a particular site, site visits where no follow-up correspondence was required and some information from archived files.

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

The records reviewed as part of this Site Contamination Enquiry search do not identify individual horticultural sites in the region. However, there is a possibility that horticultural activities may have occurred at the site. The local Auckland Council customer service centre, specific to the area of the site may be able to provide relevant information where former horticultural sites have been mapped.

If you are concerned that a historic land use (such as filling) may have caused the underlying soils to become contaminated, it is recommended that you obtain an independent environmental assessment of the site. Staff from the Auckland Council Earthworks and Contaminated Land Team can provide advice on the results of any evaluation in terms of site remediation and/or potential consent requirements.

The former Auckland Regional Council and current databases were searched for records of closed landfills, bores, air discharge, industrial and trade process consents, contaminated site discharge consents, and environmental assessments within a 200m radius. Relevant details of the pollution incidents and identified consents are appended to this letter as an excel spreadsheet. **Please refer to the column labelled 'Property Address' and Incident/Consent/Bored ID (where applicable) on the attached spreadsheet to aid in identifying corresponding data on the map.**

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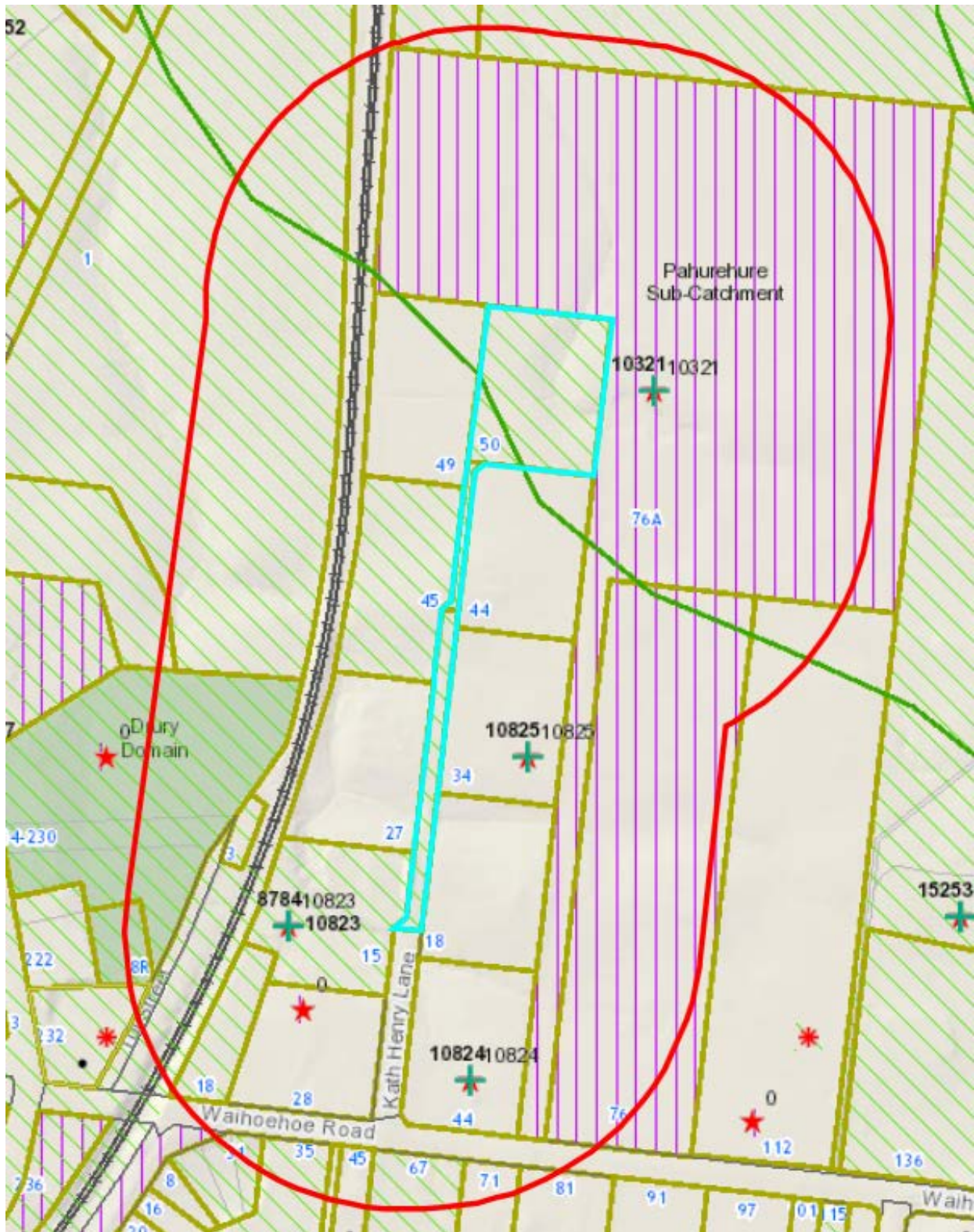
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Yours sincerely,

pp. SR
Jared Osman
**Team Leader – Contaminated Air, Noise
Specialist Unit | Resource Consents**

Please refer to the column labelled 'Property Address' and Incident/Consent/Bored ID (where applicable) on the attached spreadsheet to aid in identifying corresponding data on the map.



12 February 2019

Focus Environmental Services Limited

PO Box 11455

Ellerslie

Auckland 1542

Attention: Cari Llewellyn

Dear Cari

Site Contamination Enquiry – 116 Waihoehoe Road, Drury

This letter is in response to your enquiry requesting available site contamination information for the above site. The following details are based on information available from the former Auckland Regional Council records system and information currently held by the Auckland Council Natural Resources and Specialist Input Unit. The details provided below exclude any property information held by the former district/city councils.

No pollution incident files regarding spills/contamination were found for the above site. The general catchment file and site visit file for the catchment 734 were not searched. These files contain pollution incidents where the source of pollution was not traced to a particular site, site visits where no follow-up correspondence was required and some information from archived files.

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

The records reviewed as part of this Site Contamination Enquiry search do not identify individual horticultural sites in the region. However, there is a possibility that horticultural activities may have occurred at the site. The local Auckland Council customer service centre, specific to the area of the site may be able to provide relevant information where former horticultural sites have been mapped.

If you are concerned that a historic land use (such as filling) may have caused the underlying soils to become contaminated, it is recommended that you obtain an independent environmental assessment of the site. Staff from the Auckland Council Earthworks and Contaminated Land Team can provide advice on the results of any evaluation in terms of site remediation and/or potential consent requirements.

The former Auckland Regional Council and current databases were searched for records of closed landfills, bores, air discharge, industrial and trade process consents, contaminated site discharge consents, and environmental assessments within a 200m radius. Relevant details of the pollution incidents and identified consents are appended to this letter as an excel spreadsheet. **Please refer to the column labelled 'Property Address' and Incident/Consent/Bored ID (where applicable) on the attached spreadsheet to aid in identifying corresponding data on the map.**

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Yours sincerely,

pp. SR
Jared Osman
**Team Leader – Contaminated Air, Noise
Specialist Unit | Resource Consents**

Please refer to the column labelled 'Property Address' and Incident/Consent/Bored ID (where applicable) on the attached spreadsheet to aid in identifying corresponding data on the map.



Appendix E – Historical Certificate of Title



**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 NA80A/485
Land Registration District North Auckland
Date Issued 03 May 1990

Prior References
NA65D/731

Estate Fee Simple
Area 3760 square metres more or less
Legal Description Lot 10 Deposited Plan 135804

Original Registered Owners
Webber Rentals Limited

Interests

D494593.3 Mortgage to ASB Bank Limited - 6.4.2000 at 2:28 pm
6406635.1 Discharge of Mortgage D494593.3 - 4.5.2005 at 9:00 am
6406635.2 Transfer to D & F Rentals Limited - 4.5.2005 at 9:00 am
6406635.3 Mortgage to ASB Bank Limited - 4.5.2005 at 9:00 am
6862553.1 Discharge of Mortgage 6406635.3 - 12.5.2006 at 9:00 am
6862553.2 Transfer to Beverley Anne Stewart and Annette Giles Trustee Limited - 12.5.2006 at 9:00 am
6862553.3 Mortgage to ASB Bank Limited - 12.5.2006 at 9:00 am
8881110.1 CAVEAT BY JOHN KENNETH HOUGHTON - 4.10.2011 at 3:56 pm
9112535.1 RESTRAINING ORDER PURSUANT TO SECTION 27 CRIMINAL PROCEEDS (RECOVERY) ACT 2009 - 2.7.2012 at 7:00 am
9764012.1 Court Order pursuant to Section 41 Criminal Proceeds (Recovery) Act 2009 extending the duration of Restraining Order 9112535.1 to 12.6.2015 - 24.6.2014 at 7:00 am
10105508.1 Court Order pursuant to Section 41 Criminal Proceeds (Recovery) Act 2009 extending the duration of Restraining Order 9112535.1 to 12.6.2016 - 26.6.2015 at 7:00 am
10221258.1 Withdrawal of Caveat 8881110.1 - 14.10.2015 at 10:01 am
10234504.1 Departmental dealing correcting the memorials by deleting the memorials for Restraining Order 9112535.1 and Court Orders 9764012.1 and 10105508.1 - 28.10.2015 at 9:10 am
10252421.1 Discharge of Mortgage 6862553.3 - 16.11.2015 at 4:01 pm
10252421.2 Transfer to Robert John Stewart and RJS Trustee Limited - 16.11.2015 at 4:01 pm
10252421.3 Mortgage to ASB Bank Limited - 16.11.2015 at 4:01 pm

References

Prior C/T 65D/731

Land and Deeds 49

Transfer No.

N/C Order No. C.133683.3



REGISTER

No. 80A/485

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

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

WITNESSETH that GARY RAYMOND THOMPSON of Drury businessman and J.A. & W.A. SCREEN LIMITED at Auckland are seized of an estate in fee simple as tenants in common in equal shares

being a 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 3760

square metres more or less being Lot 10 Deposited Plan 135804 and being part Allotment 23 Parish of Opaheke.



Assistant Land Registrar

C.087418.1 Mortgage to ANZ Banking Group (New Zealand) Limited - 10.1.1990 at 11.41 o/c

A.L.R.

C154378.2 Transfer to Lesley Blackmore of Drury registered nurse - 22.6.1990 at 11.26 o/c

A.L.R.

C154378.3 Mortgage to ANZ Banking Group (New Zealand) Limited - 22.6.1990 at 11.26 o/c

A.L.R.

D.125577.2 Transfer to June Phoebe Vera Tremouth of Papakura machinist as to an undivided 1/2 share and Daniel George Gerald Webber truck driver and Tracey Maree Webber credit controller both of Papakura (jointly inter se as to an undivided 1/2 share) as tenants in common in the said shares - 2.4.1997 at 11.46 o/c

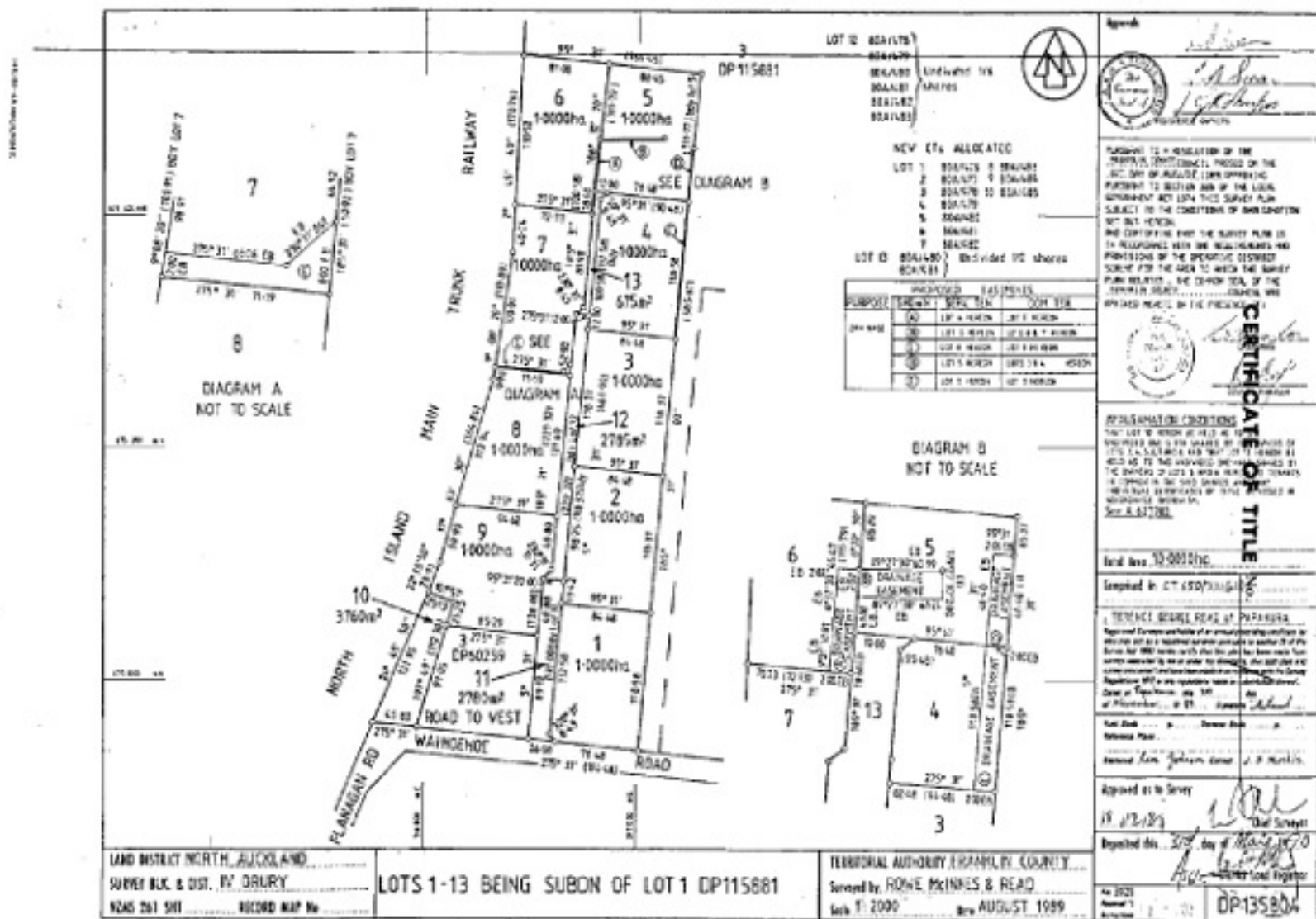
A.L.R.

D.125577.3 Mortgage to Westpac Banking Corporation - 2.4.1997 at 11.46 o/c

A.L.R.

Measurements are Metre

No. 80A/485





**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 NA60D/726
Land Registration District North Auckland
Date Issued 28 April 1986

Prior References

GN 080605.1 NA26A/346

Estate Fee Simple
Area 8468 square metres more or less
Legal Description Lot 3 Deposited Plan 60259

Original Registered Owners

Kathleen Alice Henry

Interests

127002 Compensation Certificate by Minister of Railways - 7.2.1973 at 9:07 am
5509023.1 Transfer to Timothy John Alexander MacWhinney - 6.3.2003 at 9:00 am
5509023.2 Mortgage to Bank of New Zealand - 6.3.2003 at 9:00 am

References

Prior C/T 26A/346
 Gazette Notice: G00605.1
 Transfer No.
 N/C. Order No. D.529983.1

Land and Domain 69



REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

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

WITNESSETH that HER MAJESTY THE QUEEN for Railway Purposes

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 8468 square metres more or less being Lot 3 Deposited Plan 48259 and being part Allotment 23 Parish of Opapeke.

Assistant Land Registrar



127002 Compensation Certificate by Minister of Railways - 7.2.1973 at 5.07 cc.

D.529983.2 Transfer to Kathleen Alice Henry of Drury widow - 28.4.1986 at 2.70 cc.

Pending Covenant in Transfer D.529983.2

A.L.R.

IV Drury S.D.



Measurements are Metric

No. 60D/726

AC

CERTIFICATE OF TITLE No.

287970-50,000/5-89MK





**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 NA80A/476
Land Registration District North Auckland
Date Issued 03 May 1990

Prior References
NA65D/731

Estate Fee Simple
Area 1.0000 hectares more or less
Legal Description Lot 1 Deposited Plan 135804

Original Registered Owners
Garry Robert Somers

Interests

D689102.3 Mortgage to ASB Bank Limited - 13.3.2002 at 1.25 pm
6222506.1 Discharge of Mortgage D689102.3 - 19.11.2004 at 9:00 am
6222506.2 Transfer to Garry Robert Somers (5/6 share) and Michele Leah Harris (1/6 share) - 19.11.2004 at 9:00 am
6222506.3 Mortgage to ASB Bank Limited - 19.11.2004 at 9:00 am
9778303.1 Discharge of Mortgage 6222506.3 - 14.7.2014 at 4:50 pm
9778303.2 Transfer to Michele Leah Harris - 14.7.2014 at 4:50 pm
9830512.1 Mortgage to Kiwibank Limited - 5.9.2014 at 5:03 pm
10397131.1 Discharge of Mortgage 9830512.1 - 14.4.2016 at 2:43 pm
10397131.2 Transfer to Xu Zhai and Jingling Hao - 14.4.2016 at 2:43 pm
10397131.3 Mortgage to ANZ Bank New Zealand Limited - 14.4.2016 at 2:43 pm

References

Prior C/T 65D/731

Transfer No.

N.C. Order No. C.133683.3

Land and Deeds 69



REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

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

WITNESSETH that GARY RAYMOND THOMPSON of Drury businessman and J.A. & W.A. SCREEN LIMITED at Auckland are seized of an estate in fee simple as tenants in common in equal shares

is, ~~subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon~~ in the land hereafter described, delineated with bold black lines on the plan hereon, be the several measurements a little more or less, that is to say: All that parcel of land containing 1.0000 hectares more or less being Lot 1 Deposited Plan 135804 and being part Allotment 23 Parish of Opaheke.

C.087418.1 Mortgage to ANZ Banking Group (New Zealand) Limited -
10.1.1990 at 1.45 o/c
C192043

A.L.R.

C.243804.1 Transfer to Gary Raymond Thompson and Yvonne Elsie Thompson both of Drury businesspersons -
5.3.1991 at 11.50 o/c

A.L.R.

C.243804.2 Mortgage to R J Burton Solicitors New Zealand Co Limited -
5.3.1991 at 11.50 o/c

A.L.R.

C197115.1 Variation of terms of Mortgage C243804.2 - 22.7.1992 at 1.45 o/c

A.L.R.

C.399208.1 Variation of terms of Mortgage C.243804.2 - 29.7.1992 at 12.24 o/c

A.L.R.

Assistant Land Registrar

C.493090.2 Transfer to Gary Raymond Thompson of Drury businessperson -
26.6.1993 at 2.28 o/c

A.L.R.

C.493090.4 Mortgage to Westpac Banking Corporation -
26.6.1993 at 2.28 o/c

A.L.R.

C.563267.2 Transfer to William Manoel Screen of Auckland company director and Rita Kathleen Screen his wife - 28.1.1994 at 2.51 o/c

Kerary
A.L.R.

C.664740.1 Transfer to Gregory John Clark building inspector and Cherie Gay Clark accounts clerk both of Auckland -
11.10.1994 at 2.39 o/c

Thupai
A.L.R.

C.664740.2 Mortgage to the National Bank of New Zealand Limited -
11.10.1994 at 2.39 o/c

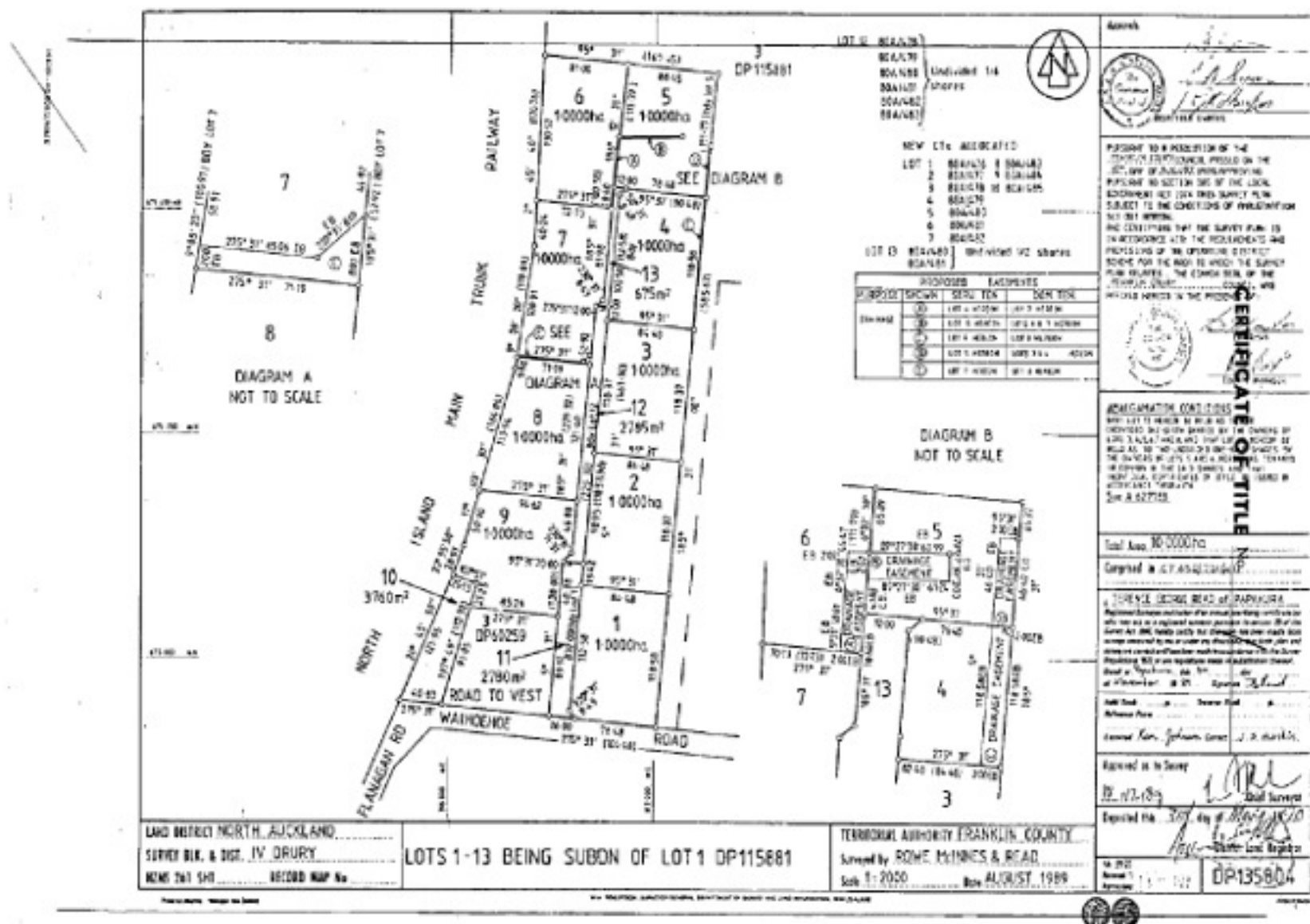
Thupai
A.L.R.

Measurements are Metric

OVER.....

No. 80A/476

No. 80A/476



80A/476

D689102.2 Transfer to Garry Robert Somers

D689102.3 Mortgage to ASB Bank Limited

Both 13.3.2002 at 1.25


for RGL
RECEIVED
13 MAR 2002



**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 NA65D/733
Land Registration District North Auckland
Date Issued 27 May 1987

Prior References
NA59A/315

Estate Fee Simple
Area 11.9877 hectares more or less
Legal Description Lot 3 Deposited Plan 115881

Original Registered Owners
Susan Jane Ross and Penelope Jane Ross

Interests

References

Plan C/T 59A/315

Land and Deeds 69

Transfer No.

N/C. Order No. B.668918.2



REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 27th day of May one thousand nine hundred and eighty-seven under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that STUART BRUCE ROSS of Takanini, construction manager

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 the several allotments a little more or less, that is to say: All that parcel of land containing 11.9877

hectares more or less being Lot 3 Deposited Plan 115881 and being part Allotment 23 Parish of Opaheke

Assistant District Registrar

B.594797.1 Mortgage to Bank of New Zealand 20.08.1988 at 2.02 o/c

B.740118.1

B.894694.1 Mortgage to Bank of New Zealand 29.9.1988 at 1.20 o/c

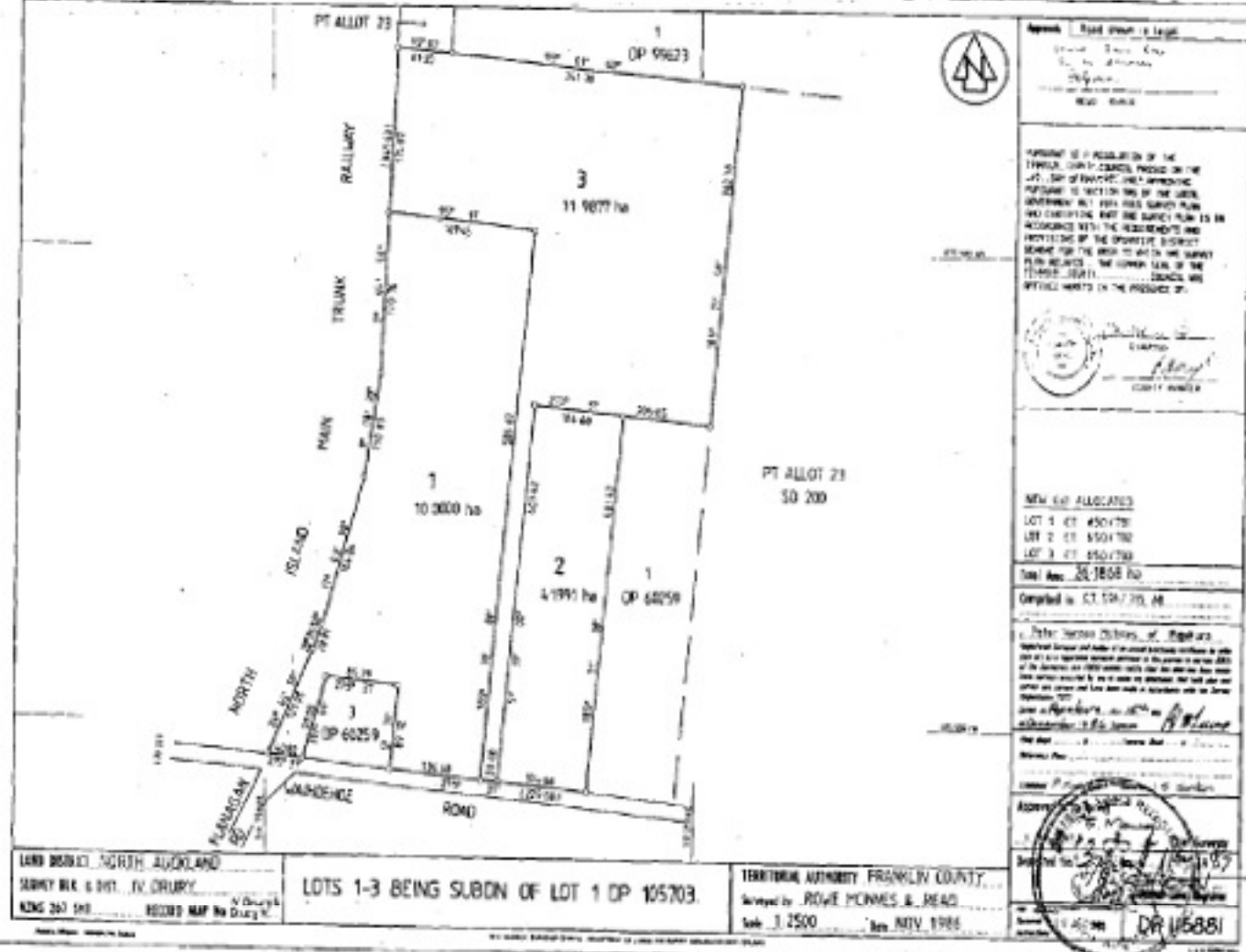
C.651160.1 NOTICE OF CLAIM UNDER SECTION 47 OF THE MATRIMONIAL PROPERTY ACT 1976 BY SUSAN JANE ROSS 8.9.1984 at 2.10 o/c

D.145466.1 CAVEAT BY WATERLOO SERVICES LIMITED - 19.5.1987 at 2.45 o/c

D000328.4 Transfer to Susan Jane Ross 10.8.1998 at 10.14

D657266.1 Transfer to Susan Jane Ross and Penelope Jane Ross 15.11.2001 at 12.33

Measurements are Metric





**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 NA65D/732
Land Registration District North Auckland
Date Issued 27 May 1987

Prior References
NA59A/315

Estate Fee Simple
Area 4.1991 hectares more or less
Legal Description Lot 2 Deposited Plan 115881

Original Registered Owners
Susan Jane Ross and Penelope Jane Ross

Interests

Reference

Price C/T 59A/315

Transfer No.

NIC Order No. B.668918.2

Land and Deeds 09



REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 27th day of May one thousand nine hundred and eighty-seven under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that STUART BRUCE ROSS of Takanini, construction manager

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 admeasurement a little more or less, that is to say: All that parcel of land containing 4.1991

hectares more or less being Lot 2 Deposited Plan 115881 and being part Allotment 23 Parish of Opaheke



Assistant Land Registrar

B.594797.2 Mortgage to Bank of New Zealand
10.1.1986 at 2.02 c/c

2.740118.1

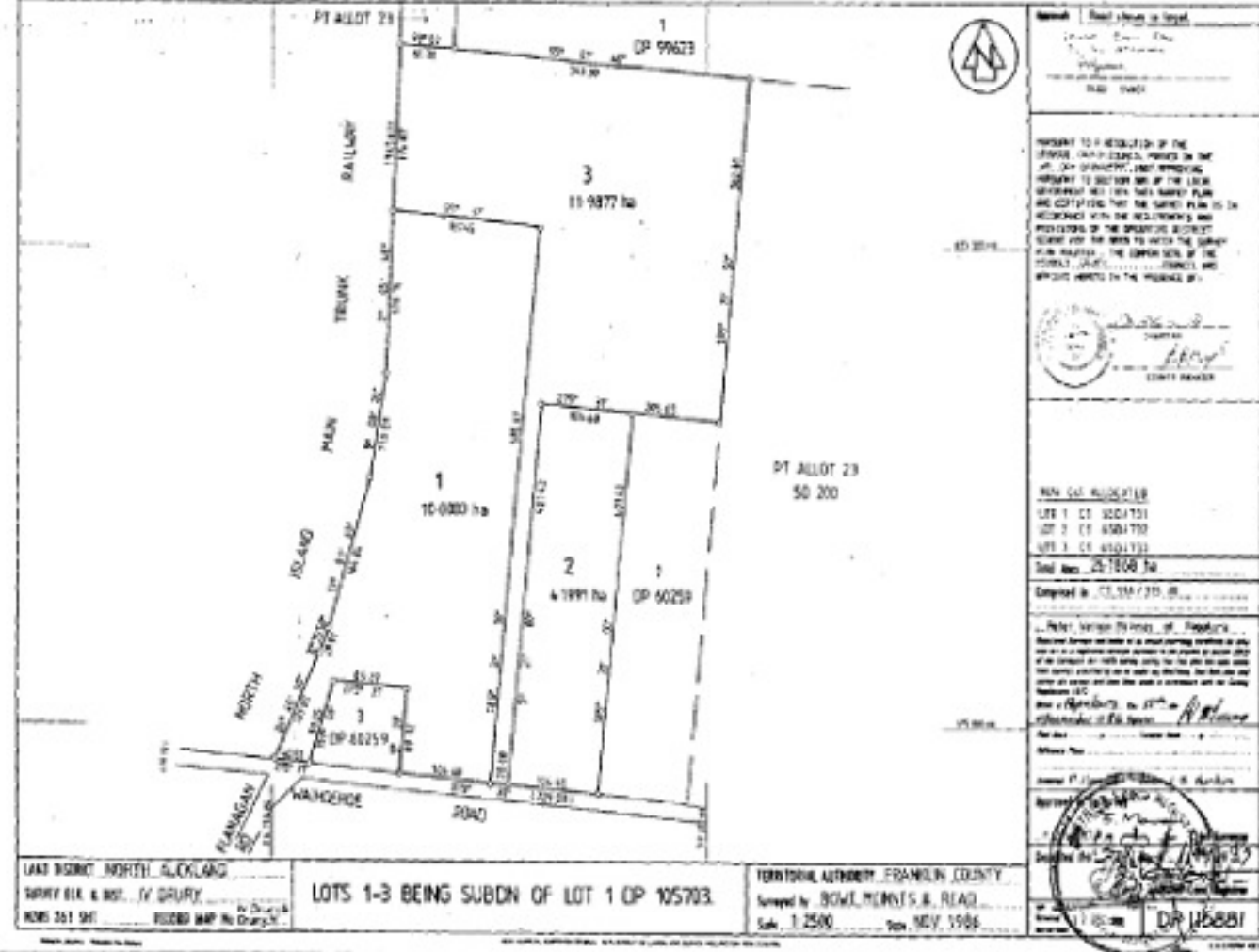
B.894694.1 Mortgage to Bank of New Zealand
29.9.1988 at 1.316 c/c

C.651369.1 NOTICE OF CLAIM UNDER SECTION
42 OF THE NATIOMAL GEOMATICS ACT 1976
BY SUSAN JANE ROSS 0.9.1988 at 2.1 c/c

D380328.4 Transfer to Susan Jane Ross
10.6.1998 at 10.14

D657266.1 Transfer to Susan Jane Ross and
Penelope Jane Ross
15.11.2001 at 12.37

Measurements are Metric





**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 NA61A/494
Land Registration District North Auckland
Date Issued 23 April 1986

Part-Cancelled

Prior References

GN 925256.2 NA15D/644

Estate Fee Simple
Area 4.0469 hectares more or less
Legal Description Lot 1 Deposited Plan 60259

Original Registered Owners

Franciscus Hendrik Kleinsman and Francisca Josephine Kleinsman

Interests

6490542.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 - 11.7.2005 at 9:00 am
6861157.1 Gazette Notice (New Zealand Gazette, 4.5.2006, No.40, p.1045) declaring part (238m²) shown as Section 1 on SO Plan 364676 to be road and vested in Papakura District Council on 4.5.2006 - 11.5.2006 at 9:00 am
6966531.1 Discharge of Compensation Certificate 6490542.1 - 28.7.2006 at 9:00 am
10120561.1 Transmission to Francisca Josephine Kleinsman as survivor - 10.7.2015 at 7:00 am

References

Prior C/T 15D/644

G.N. 925256.2

Transfer No.

N/C. Order No.

Land and Dundy 69



REGISTER

No. 61A / 494

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 23rd day of APRIL one thousand nine hundred and eighty six under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that HER MAJESTY THE QUEEN for Railway purposes

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 4.0469 hectares more or less being Lot 1 Deposited Plan 60259 and being part Allotment 23 Parish of Opasheke

B.528642.2 Transfer to Franciscus Hendrik Kleinsman of Manurewa, builder and Francisca Josephine Kleinsman his wife- 23.4.1986 at 2.55 o/c

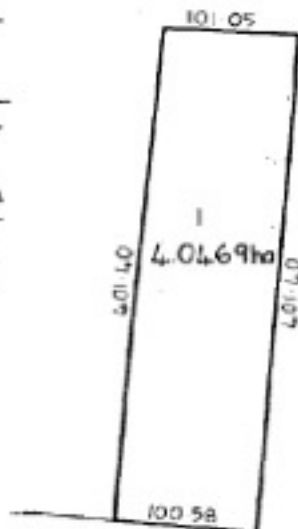


FRANKLIN COUNTY

A.L.R.

Fencing covenant in Transfer B.528642.2

A.L.R.



WAIHDEHOE ROAD

Measurements are Metric

DP 60259

C S exd fl

No. 61A / 494

CERTIFICATE OF TITLE No.

28-787C-60,000/6,000 M.K.





**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 NA86C/816
Land Registration District North Auckland
Date Issued 23 June 1994

Part-Cancelled

Prior References
NA945/207

Estate Fee Simple
Area 5.0200 hectares more or less
Legal Description Lot 1 Deposited Plan 146189

Original Registered Owners
Edith Gillian Robinson as Executor

Interests

C062685.3 Mortgage to ANZ Banking Group (New Zealand) Limited - 3.11.1989 at 2.51 pm
Appurtenant hereto are electricity and water supply rights specified in Easement Certificate D607679.6 - 1.6.1994 at 2.53 pm
Subject to a right of way and to telephone and electric power rights over parts marked A and D on DP 146189 specified in Easement Certificate C065782.5 - 8.11.1996 at 2.45 pm
Appurtenant hereto are rights of way and telephone, electric power, gas supply and underground cable rights specified in Easement Certificate C065782.5 - 8.11.1996 at 2.45 pm
The easements specified in Easement Certificate C065782.5 are subject to Section 309 (1) (a) Local Government Act 1974
5602561.1 Transfer to Edith Gillian Robinson and Peter Horace Allen - 28.5.2003 at 9:00 am
6145495.1 Discharge of Mortgage C062685.3 - 10.9.2004 at 9:00 am
6145495.2 Mortgage to ASB Bank Limited - 10.9.2004 at 9:00 am
6490539.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 - 11.7.2005 at 9:00 am
6861157.1 Gazette Notice (New Zealand Gazette, 4.5.2006, No.40, p.1045) declaring part (8m²) shown as Section 2 on SO Plan 364676 to be road and vested in Papakura District Council on 4.5.2006 - 11.5.2006 at 9:00 am
6966531.2 Discharge of Compensation Certificate 6490539.1 - 28.7.2006 at 9:00 am

Reference
Prior C/T 945/207
Transfer No.
N/C. Order No. C.607679.3



REGISTER

Land and Deeds 69

86C/816

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

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

WITNESSETH that FREDRICK ROBINSON of Auckland company director

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 5.0200
hectares more or less being Lot 1 Deposited Plan 146189 and being part Allotment 23
Parish of Opaheke



Assistant Land Registrar

C.062685.3 Mortgage to ANZ Banking Group
(New Zealand) Limited - 3.11.1989 at 2.51
cc

- SEE OVER -

86C/816

No.

Measurements are Metric

CERTIFICATE OF TITLE No. 86C/816

C.607679.6 Easement Certificate affecting Lots on Plan 146189

Nature	Servient Land	Dominant Land
Right of Way, Telephone and Electric Power Easements	part herein marked 'A'	Lots 2 and 3 (86C/817 and 818) herein
Right of Way, Telephone and Electric Power Easements	part Lot 2 marked 'B'	herein
Right of Way, Telephone and Electric Power Easements	part Lot 3 marked 'C'	herein
Right of Way, Telephone and Electric Power Easements	part herein marked 'D'	Lot 2
Right of Way, Telephone and Electric Power Easements	part Lot 2 marked 'E'	herein
Gas Supply	parts Lot 3 marked 'F' and 'G' and 'H'	herein
Gas Supply	part Lot 2 marked 'H'	herein
Underground Cable	parts Lot 3 marked 'I' and 'J'	herein
Underground Cable	part Lot 2 marked 'N'	herein

- 1.6.1994 at 2.53 cc

D.065782.5 Easement Certificate specifying easements on Plan 173904

Nature	Servient Land	Dominant Land
Electricity	part Lot 3 Plan 173904 (106D/62) marked 'R', 'Q', 'I' and 'G'	herein
Electricity	part Lot 2 Plan 173904 (106D/61) marked 'P'	herein
Water Supply	part Lot 2 Plan 173904 marked 'P', 'L' and 'K'	herein
Water Supply	part Lot 3 Plan 173904 marked 'J'	herein
Water Supply	part Lot 2 Plan 146189 (86C/817) marked 'D'	herein

- 9.11.1996 at 2.45 cc

D562119.1 Transmission to Edith Gillian Robinson as executor
30.11.2000 at 3.35

The above easements when created will be subject to Section 309(1)(a) Local Government Act 1974



**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 289462
Land Registration District North Auckland
Date Issued 20 January 2014

Prior References

NA106D/60 NA106D/63

Estate Fee Simple
Area 1.7945 hectares more or less
Legal Description Lot 1 Deposited Plan 371528

Original Registered Owners

Edith Gillian Robinson and Peter Horace Allen

Interests

Subject to a right of way and to telephone and electric power rights over part marked N and O on DP 371528 specified in Easement Certificate C607679.6 - 1.6.1994 at 2.53 pm

The easements specified in Easement Certificate C607679.6 are subject to Section 309 (1) (a) Local Government Act 1974

Appurtenant hereto are rights of way, and telephone and electric power rights specified in Easement Certificate C607679.6 - 1.6.1994 at 2.53 pm

Subject to a right of way and to telecommunications rights over part marked N and O on DP 371528 specified in Easement Certificate D065782.5 - 8.11.1996 at 2.45 pm

Appurtenant to part formerly contained in Lot 4 DP 173904 is a right of way, and telecommunications rights and appurtenant herein is electricity and water supply rights specified in Easement Certificate D065782.5 - 8.11.1996 at 2.45 pm

Some of the easements specified in Easement Certificate D065782.5 are subject to Section 243 (a) Resource Management Act 1991 (See DP 173904)

9589619.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 20.1.2014 at 1:35 pm

C062685.3 Mortgage to ANZ Banking Group (New Zealand) Limited - 3.11.1989 at 2.51 pm

D065782.2 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 8.11.1996 at 2.45 pm (Affects part formerly contained in Lot 4 DP 173904)

9589619.1 Surrender of the water supply right over part formerly contained in Lot 4 DP 173904 marked V on DP 173904 specified in Easement Certificate D065782.5 - 20.1.2014 at 1:35 pm (Affects part formerly contained in Lot 1 DP 173904)

Subject to a water supply easement over part marked B on DP 371528 created by Easement Instrument 9589619.7 - 20.1.2014 at 1:35 pm

The easements created by Easement Instrument 9589619.7 are subject to Section 243 (a) Resource Management Act 1991



**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 289463
Land Registration District North Auckland
Date Issued 20 January 2014

Prior References
NA106D/63

Estate Fee Simple
Area 1.5220 hectares more or less
Legal Description Lot 2 Deposited Plan 371528

Original Registered Owners
Edith Gillian Robinson and Peter Horace Allen

Interests

Appurtenant hereto are rights of way, and telephone and electric power rights specified in Easement Certificate C607679.6 - 1.6.1994 at 2.53 pm

The easements specified in Easement Certificate C607679.6 are subject to Section 309 (1) (a) Local Government Act 1974

Appurtenant hereto is a right of way, and telecommunications, electricity and water supply rights specified in Easement Certificate D065782.5 - 8.11.1996 at 2.45 pm

Some of the easements specified in Easement Certificate D065782.5 are subject to Section 243 (a) Resource Management Act 1991 (See DP 173904)

C062685.3 Mortgage to ANZ Banking Group (New Zealand) Limited - 3.11.1989 at 2.51 pm

D065782.2 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 8.11.1996 at 2.45 pm

9589619.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 20.1.2014 at 1:35 pm

Appurtenant hereto is a water supply right created by Easement Instrument 9589619.7 - 20.1.2014 at 1:35 pm

The easements created by Easement Instrument 9589619.7 are subject to Section 243 (a) Resource Management Act 1991



**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 NA80A/484
Land Registration District North Auckland
Date Issued 03 May 1990

Prior References
NA65D/731

Estate Fee Simple
Area 1.0000 hectares more or less
Legal Description Lot 9 Deposited Plan 135804

Original Registered Owners
Kevin James Girling and Irene Margaret Girling

Interests

5765447.1 Transfer to Michael Richard Anderson and Sheron Mani-Anderson - 15.10.2003 at 9:00 am
5765447.2 Mortgage to ASB Bank Limited - 15.10.2003 at 9:00 am
8130922.1 Discharge of Mortgage 5765447.2 - 24.4.2009 at 10:55 am
8130922.2 Transfer to Richard Neil McKinnon - 24.4.2009 at 10:55 am
8130922.3 Mortgage to ASB Bank Limited - 24.4.2009 at 10:55 am
11272057.1 Discharge of Mortgage 8130922.3 - 20.11.2018 at 12:01 pm
11272057.2 Transfer to Ya Jiang and Daling Shen - 20.11.2018 at 12:01 pm

Reference

Prior C/T 65D/731

Land and Deeds 69

Transfer No.

N.C. Order No. C.133683.3



REGISTER

No. 80A/484

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

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

WITNESSETH that GARY RAYMOND THOMPSON of Drury businessman and J.A. & W.A.

SCREEN LIMITED at Auckland are seized of an estate in fee simple as tenants
in common in equal shares

~~EXHIBIT~~ (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 measurements a little more or less, that is to say: All that parcel of land containing 1.0000
hectares more or less being Lot 9 Deposited Plan 135804 and being part
Allotment 23 Parish of Opaheke.



C.087418.1 Mortgage to ANZ Banking
Group (New Zealand) Limited -
10.1.1990 at 1.30 o/c

kk

C.168255.2 Transfer to William Russell Screen
of Auckland company director and Rita
Kathleen Screen his wife - 26.7.1990 at 1.30
o/c

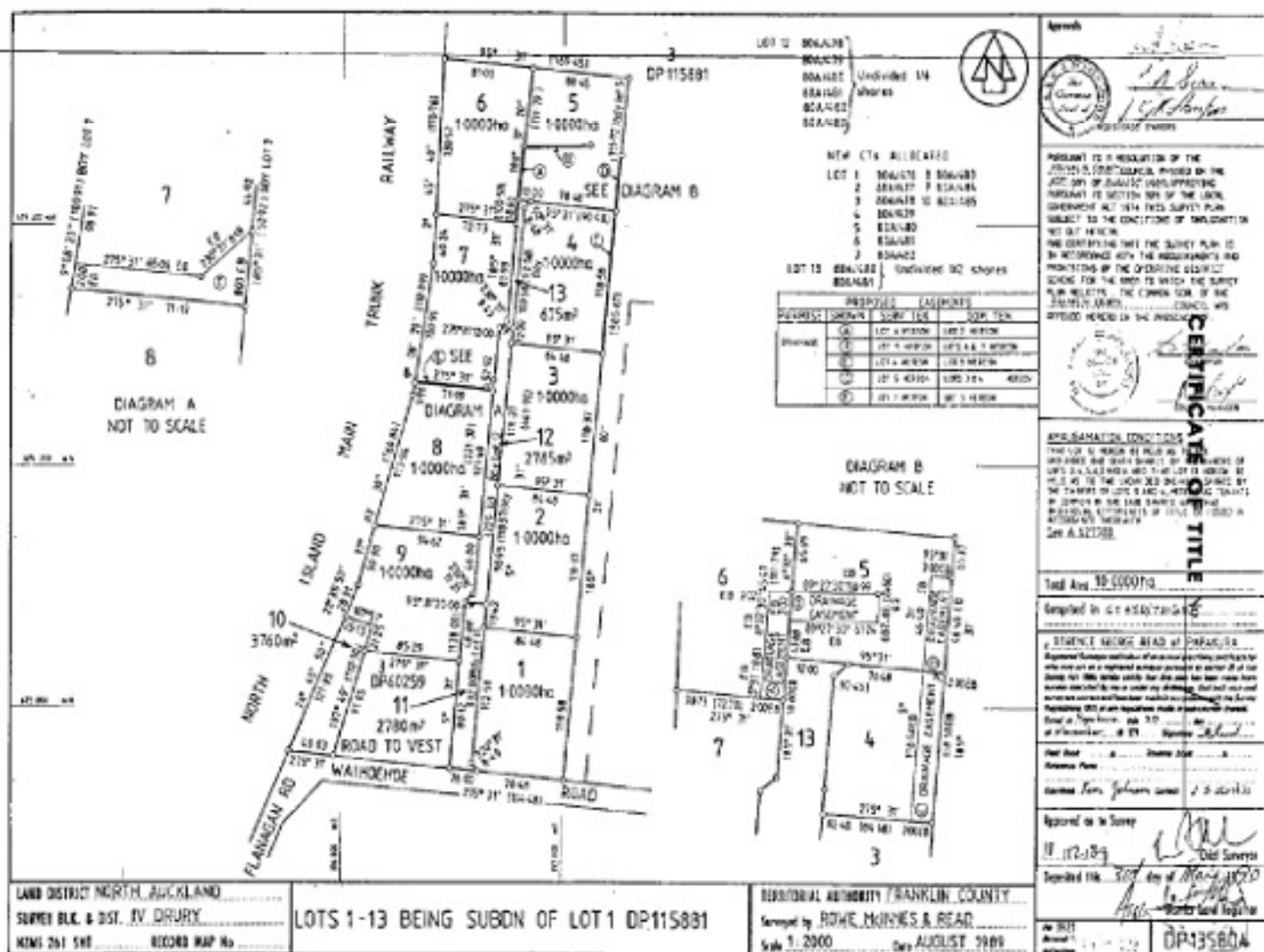
C.168255.3 Mortgage to ANZ Banking
Corporation - 26.7.1990 at 1.30 o/c

C.416895.2 Transfer to Kevin James Girling of
Papakura contractor and Irene Margaret
Girling his wife - 25.9.1992 at 1.32 o/c

C.416895.2 Mortgage to ANZ Banking Group (New
Zealand) Limited - 25.9.1992 at 1.32 o/c

Measurements are Metric

No. 80A/484





**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 NA91D/603
Land Registration District North Auckland
Date Issued 27 August 1993

Prior References
NA80A/477

Estate Fee Simple
Area 1.0000 hectares more or less
Legal Description Lot 2 Deposited Plan 135804

Original Registered Owners
Murray Edward Semmens and Cheryl Anne Semmens

Interests

6091797.1 Transfer to Kenneth John Giles (1/2 share) and Donna Genise Jarman (1/2 share) - 26.7.2004 at 9:00 am
6091797.2 Mortgage to ANZ National Bank Limited - 26.7.2004 at 9:00 am
7560818.1 Discharge of Mortgage 6091797.2 - 15.10.2007 at 9:22 am
7560818.2 Transfer to Rochelle Lorraine HACK, Joseph Bernard HACK and AKL TRUSTEE LIMITED - 15.10.2007 at 9:22 am
7560818.3 Mortgage to Mortgage Holding Trust Company Limited - 15.10.2007 at 9:22 am
8236447.1 Discharge of Mortgage 7560818.3 - 31.7.2009 at 3:38 pm
8236447.2 Transfer to Stephen Patrick Mullane and Emma Louise Mullane (1/2 share) and Dianne Clutha Putland (1/2 share) - 31.7.2009 at 3:38 pm
8236447.3 Mortgage to ASB Bank Limited - 31.7.2009 at 3:38 pm
9724273.1 Transfer of the 1/4 share of Stephen Patrick Mullane to Emma Louise Mullane - 16.5.2014 at 4:34 pm
10581540.1 CAVEAT BY HAI WANG - 3.10.2016 at 4:32 pm
10678116.1 Withdrawal of Caveat 10581540.1 - 18.1.2017 at 4:16 pm
10678116.2 Discharge of Mortgage 8236447.3 - 18.1.2017 at 4:16 pm
10678116.3 Transfer to Hai Wang, Yanling Song and Wong & Bong Trustee Company Limited - 18.1.2017 at 4:16 pm
10678116.4 Mortgage to Bank of New Zealand - 18.1.2017 at 4:16 pm

References

Prior C/I 80A/477

Declaration of Loss No. C.502888.1

Transfer No.

N/C. Order No.



REGISTER

Land and Deeds 69

91D/603

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 27th day of August 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 HERBERT BARNES GILLSON of Papakura manager and VERONICA MYRTLE GILLSON his wife are

in seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 1.0000 hectare more or less being Lot 2 Deposited Plan 135804 and being part Allotment 23 Parish of Opaheke.



Assistant Land Registrar

Interests at Date of Issue:-

C.123683.5 Encumbrance - Franklin County Council - 3.5.1990 at 9.00 oc.

C.195171.3 Mortgage - ANZ Bank Limited - 2.10.1990 at 12.22 oc.

C.502888.4 Transmission to Melanie Jane Webster home executive and Christopher Andrew Barnes Gillson fencing contractor both of Drury as executors - produced 30.7.1993 at 12.22 oc. and entered 27.8.1993 at 9.00 oc.

C.502888.5 Transfer to Melanie Jane Webster abovementioned and Grant Andrew Cameron of Drury police officer - produced 30.7.1993 at 12.22 oc. and entered 27.8.1993 at 9.00 oc.

C.502888.6 Mortgage - ANZ Bank Limited - produced 30.7.1993 at 12.22 oc. and entered 27.8.1993 at 9.00 oc.

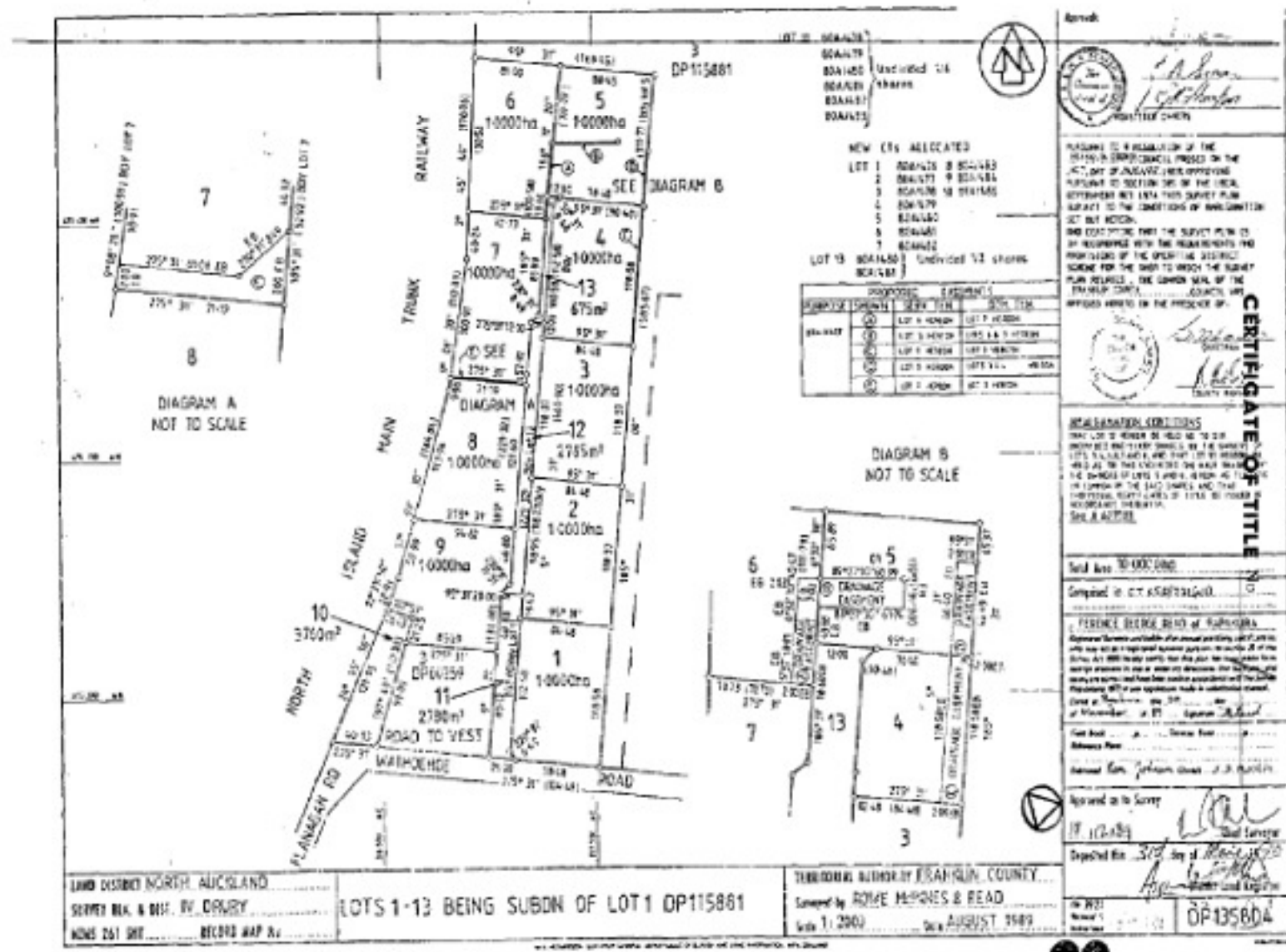
C.551512.2 Transfer to Murray Edward Sommons of Papakura fitter and Cheryl Anna Sommons his wife - 16.12.1993 at 9.00 oc.

A.L.R.

Measurements are Metric

91D/603

All





**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 NA80A/483
Land Registration District North Auckland
Date Issued 03 May 1990

Prior References

NA65D/731

Estate Fee Simple
Area 1.0000 hectares more or less
Legal Description Lot 8 Deposited Plan 135804

Original Registered Owners

Petrina Kaye MacQuibban and Martin Craig Johnson

Estate Fee Simple - 1/6 share
Area 2785 square metres more or less
Legal Description Lot 12 Deposited Plan 135804

Original Registered Owners

Petrina Kaye MacQuibban and Martin Craig Johnson

Interests

Subject to Section 308 (4) Local Government Act 1974

C133683.2 Certificate pursuant to Section 321(3) (c) Local Government Act 1974 - 3.5.1990 at 9:00 am

D661424.3 Mortgage to ANZ Banking Group (New Zealand) Limited - 30.11.2001 at 9:00 am

5761639.1 Discharge of Mortgage D661424.3 - 13.10.2003 at 9:00 am

5761639.2 Transfer to Petrina Kaye MacQuibban-Johnson and Martin Craig Johnson - 13.10.2003 at 9:00 am

5761639.3 Mortgage to ASB Bank Limited - 13.10.2003 at 9:00 am

6252375.1 Discharge of Mortgage 5761639.3 - 15.12.2004 at 9:00 am

6252375.2 Mortgage to Westpac Banking Corporation - 15.12.2004 at 9:00 am

7095691.1 Application pursuant to Section 99A Land Transfer Act 1952 vesting Mortgage 6252375.2 in Westpac New Zealand Limited - 2.11.2006 at 9:00 am

7237016.1 Variation of Mortgage 6252375.2 - 16.2.2007 at 9:00 am

11175641.1 Discharge of Mortgage 6252375.2 - 10.8.2018 at 4:03 pm

11175641.2 Transfer to Chunfeng Wang and Xiaoling Liu - 10.8.2018 at 4:03 pm

11175641.3 Mortgage to Westpac New Zealand Limited - 10.8.2018 at 4:03 pm

References

Prior C/T 65D/731

Land and Deeds 49

Transfer No.

N.C. Order No. C.133683.3



REGISTER

No. 80A/483

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

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

WITNESSETH that GARY RAYMOND THOMPSON of Drury businessman and J.A. & W.A. SCREEN LIMITED at Auckland are seized of an estate in fee simple as tenants in common in equal shares

Inscribed as 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 allotments a little more or less, that is to say: All that parcel of land containing 1.0000

hectares more or less being Lot 8 Deposited Plan 135804 and being part Allotment 23 Parish of Opaheke AND THIS CERTIFICATE FURTHER WITNESSETH that the aforementioned GARY RAYMOND THOMPSON and J.A. & W.A. SCREEN LIMITED are seized of an estate in fee simple as tenants in common in equal shares (subject as aforesaid) (as to an undivided one-sixth share) in all that parcel of land containing 2785 square metres more or less being Lot 12 Deposited Plan 135804 and being part Allotment 23 Parish of Opaheke.


 Assistant Land Registrar

Interests at date of issue:

Subject to Section 308(4) Local Government Act 1974

C.133683.2 Resolution under Section 321(3)(c) Local Government Act 1974 - 3.5.1990 at 9.00 o/c

C.087418.1 Mortgage to ANZ Banking Group (New Zealand) Limited - 10.1.1990 at 1.48 o/c

C.133683.11 Mortgage to Franklin County Council - 3.5.1990 at 9.00 o/c

C.264814.3 Transfer to Clive Leslie Bell of Drury welder and Avril Joy Bell his wife - 14.5.1991 at 1.48 o/c

C.264814.4 Mortgage to ANZ Banking Group (New Zealand) Limited - 14.5.1991 at 1.48 o/c

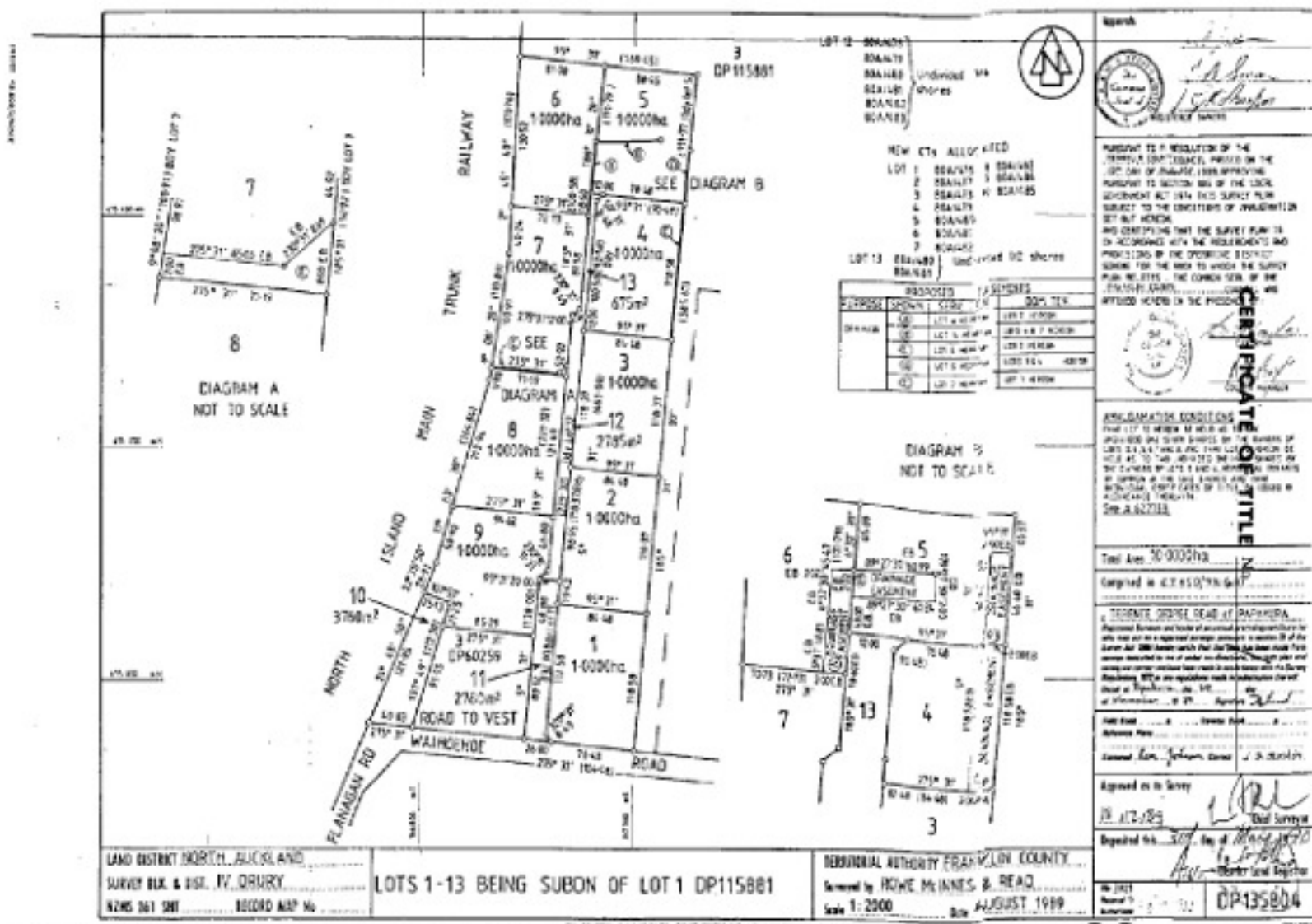
C.264814.5 Bond under Part XX Local Government Act, 1974 - 14.5.1991 at 1.48 o/c

C.300401.1 Variation of terms of C.264814.4 - 6.12.1991 at 11.03 o/c

C.658671.3 Transfer to Keith Stanley Beckham businessperson and Allison Kelsey Beckham rental representative both of Matakau Heights - 26.9.1994 at 12.23 o/c

Measurements are Metric

No. 80A/483



C.658671.4 Mortgage of Russell Maynard
McKain and Norma Leah McKain - 26.9.1994 at
12.23 or. *[Signature]*

[Signature]
S.G.R.

D402721.1 Transmission of Mortgage
C658671.4 to Norma Leah McKain as survivor
14.7.1999 at 2.19

[Signature]
S.G.R.

D661424.2 Transfer to Petrina Koye
MacQuibban and Martin Craig Johnson

D661424.3 Mortgage to ANZ Banking Group
(New Zealand) Limited

Both 30.11.2001 at 9.00

[Signature]
for RGL





**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 NA80A/478
Land Registration District North Auckland
Date Issued 03 May 1990

Prior References
NA65D/731

Estate Fee Simple
Area 1.0000 hectares more or less
Legal Description Lot 3 Deposited Plan 135804

Original Registered Owners
David John Dunford and Jayne Veronica Dunford

Estate Fee Simple - 1/6 share
Area 2785 square metres more or less
Legal Description Lot 12 Deposited Plan 135804

Original Registered Owners
David John Dunford and Jayne Veronica Dunford

Interests

Subject to Section 308 (4) Local Government Act 1974

C133683.2 Resolution pursuant to Section 321(3)(c) Local Government Act 1974 - 3.5.1990 at 9:00 am

Appurtenant hereto are drainage rights specified in Easement Certificate C133683.4 - 3.5.1990 at 9:00 am (affects Lot 3 DP 135804)

D426865.4 Mortgage to ANZ Banking Group (New Zealand) Limited - 3.9.1999 at 11:23 am

6112481.1 Discharge of Mortgage D426865.4 - 12.8.2004 at 9:00 am

6112481.2 Transfer to David John Dunford, Jayne Veronica Dunford and Professional Trustee Services Limited - 12.8.2004 at 9:00 am

6112481.3 Mortgage to ASB Bank Limited - 12.8.2004 at 9:00 am

7458871.1 Variation of Mortgage 6112481.3 - 12.7.2007 at 9:00 am

8538821.1 Discharge of Mortgage 6112481.3 - 16.7.2010 at 2:20 pm

8538821.2 Transfer to Ernest Graham Shaw, Jacqueline Shaw and Pukekohe Trustee Services Limited (1/2 share) and Malcolm Graham Shaw, Satoko Okawa and Pukekohe Trustee Services Limited (1/2 share) - 16.7.2010 at 2:20 pm

8538821.3 Mortgage to Westpac New Zealand Limited - 16.7.2010 at 2:20 pm

10458470.1 Transfer of a 1/4 share/interest Ernest Graham Shaw, Jacqueline Shaw and Pukekohe Trustee Services Limited to Malcolm Graham Shaw, Satoko Okawa and Pukekohe Trustee Services Limited - 1.12.2017 at 2:37 pm

10934842.1 Discharge of Mortgage 8538821.3 - 15.12.2017 at 3:33 pm

10934842.2 Transfer of a 1/4 share Ernest Graham Shaw, Jacqueline Shaw and Pukekohe Trustee Services Limited to Malcolm Graham Shaw, Satoko Okawa and Pukekohe Trustee Services Limited - 15.12.2017 at 3:33 pm

10934842.3 Mortgage to Westpac New Zealand Limited - 15.12.2017 at 3:33 pm

11007584.1 Discharge of Mortgage 10934842.3 - 23.1.2018 at 5:08 pm

Identifier**NA80A/478**

11007584.2 Transfer to Okawa Shaw Investment Limited - 23.1.2018 at 5:08 pm

11007584.3 Mortgage to Westpac New Zealand Limited - 23.1.2018 at 5:08 pm

References

Prior C/T 650/731

Transfer No.

N.C. Order No. C.133683.3

Land and Deeds 49



REGISTER

No. 80A/478

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 3rd day of MAY one thousand nine hundred and ninety
 Under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that GARY RAYMOND THOMPSON of Drury businessman and J.A. & W.A. SCREEN LIMITED at Auckland are seised of an estate in fee simple as tenants in common in equal shares

HEREIN IS INCORPORATED BY REFERENCE the plan (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 allotments a little more or less, that is to say: All that parcel of land containing 1.0000

hectares more or less being Lot 3 Deposited Plan 135804 and being part Allotment 23 Parish of Opahoke **AND THIS CERTIFICATE FURTHER WITNESSETH** that the aforementioned GARY RAYMOND THOMPSON and J.A. & W.A. SCREEN LIMITED are seised of an estate in fee simple as tenants in common in equal shares (subject as aforesaid) (as to an undivided one-sixth share) in all that parcel of land containing 2785 square metres more or less being Lot 12 Deposited Plan 135804 and being part Allotment 23 Parish of Opahoke.



Assistant Land Registrar

Interests at date of issue:

Subject to Section 308(4) Local Government Act 1974

C.133683.2 Resolution under Section 321(3)(c) Local Government Act 1974 - 3.5.1990 at 9.00 o'clock

C.087416.1 Mortgage to ANZ Banking Group (New Zealand) Limited - 10.1.1990 at 9.00 o'clock

C.133683.6 Encumbrance by Franklin County Council - 2.5.1991 at 9.00 o'clock

C.133683.3 Encumbrance Certificate affecting lots on Plan 135804

Nature	Servient Land	Dominant Land
Drainage	part lot 4 (CT80A/479) marked "C"	lot 3 herein
Drainage	part lot 5 (CT80A/480) marked "D"	lot 3 herein
Drainage	part lot 7 (CT80A/482) marked "E"	lot 3 herein
- 3.5.1990 at 9.00 o'clock		

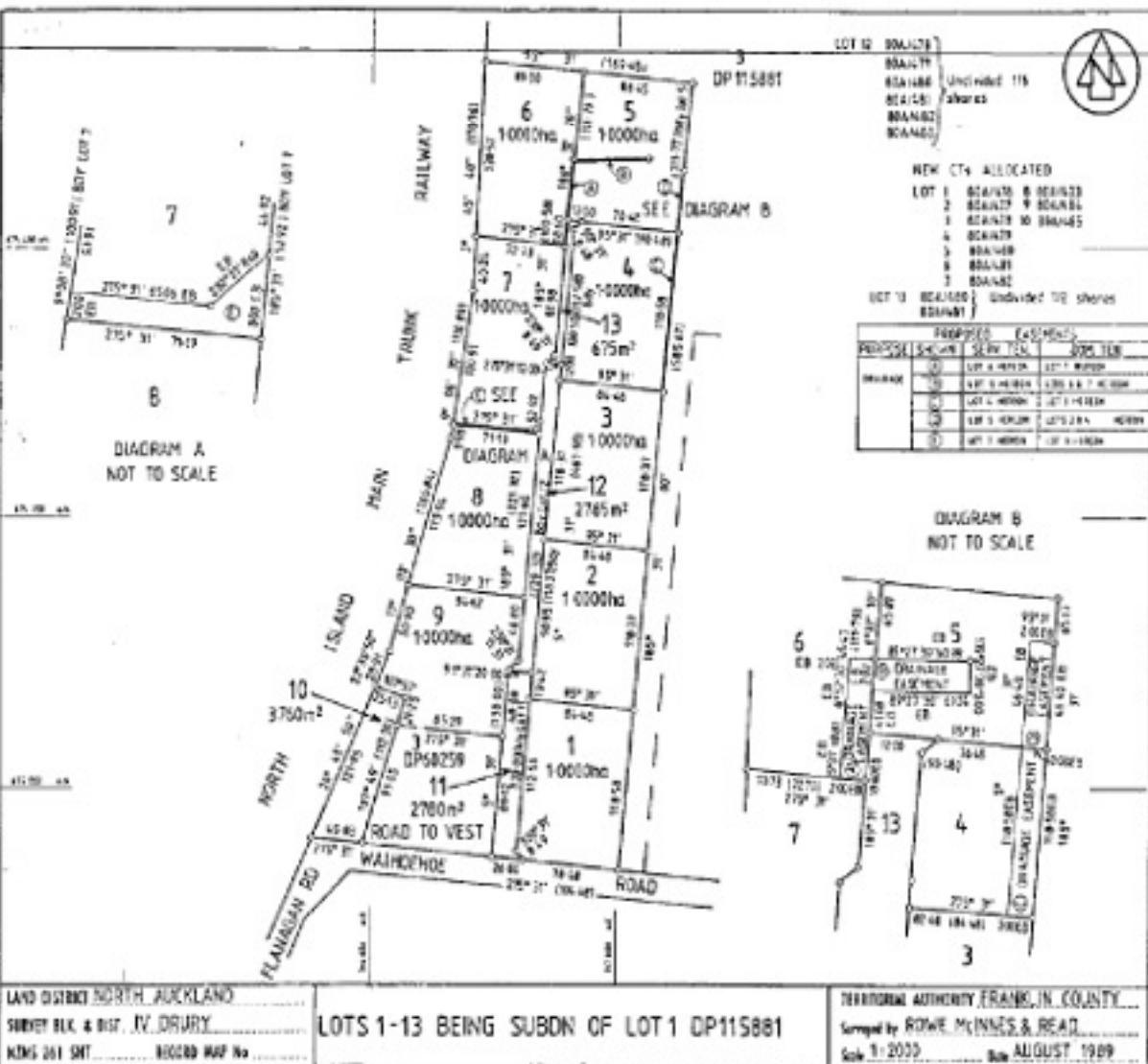
C.268093.3 Bond of the Local Government - 1991 at 1.31 o'clock

C.542193.1

Measurements are Metric

- OVER -

No. 80A/478



Approved



PURSUANT TO A RESOLUTION OF THE
CITY OF AUCKLAND COUNCIL, PASSED ON THE
10TH DAY OF AUGUST 1989, APPROVED THE
PUBLISHING OF THIS SURVEY PLAN
IN ACCORDANCE WITH THE REQUIREMENTS AND
PROVISIONS OF THE SURVEY ACT 1981.
THE SURVEYOR CERTIFIES THAT THE SURVEY PLAN IS
IN ACCORDANCE WITH THE REQUIREMENTS AND
PROVISIONS OF THE SURVEY ACT 1981.
THE SURVEYOR'S NAME, THE COMMON SEAL OF THE
SURVEYING AUTHORITY, AND THE SIGNATURE OF THE
SURVEYOR ARE HEREIN SET OUT.



THE SURVEYOR CERTIFIES THAT THE SURVEY PLAN IS
IN ACCORDANCE WITH THE REQUIREMENTS AND
PROVISIONS OF THE SURVEY ACT 1981.
THE SURVEYOR'S NAME, THE COMMON SEAL OF THE
SURVEYING AUTHORITY, AND THE SIGNATURE OF THE
SURVEYOR ARE HEREIN SET OUT.

Total Area 30 000 000

Original in E.T. 8/1/1989

1. THE SURVEYOR CERTIFIES THAT THE SURVEY PLAN IS
IN ACCORDANCE WITH THE REQUIREMENTS AND
PROVISIONS OF THE SURVEY ACT 1981.
THE SURVEYOR'S NAME, THE COMMON SEAL OF THE
SURVEYING AUTHORITY, AND THE SIGNATURE OF THE
SURVEYOR ARE HEREIN SET OUT.

2. THE SURVEYOR CERTIFIES THAT THE SURVEY PLAN IS
IN ACCORDANCE WITH THE REQUIREMENTS AND
PROVISIONS OF THE SURVEY ACT 1981.
THE SURVEYOR'S NAME, THE COMMON SEAL OF THE
SURVEYING AUTHORITY, AND THE SIGNATURE OF THE
SURVEYOR ARE HEREIN SET OUT.

3. THE SURVEYOR CERTIFIES THAT THE SURVEY PLAN IS
IN ACCORDANCE WITH THE REQUIREMENTS AND
PROVISIONS OF THE SURVEY ACT 1981.
THE SURVEYOR'S NAME, THE COMMON SEAL OF THE
SURVEYING AUTHORITY, AND THE SIGNATURE OF THE
SURVEYOR ARE HEREIN SET OUT.

4. THE SURVEYOR CERTIFIES THAT THE SURVEY PLAN IS
IN ACCORDANCE WITH THE REQUIREMENTS AND
PROVISIONS OF THE SURVEY ACT 1981.
THE SURVEYOR'S NAME, THE COMMON SEAL OF THE
SURVEYING AUTHORITY, AND THE SIGNATURE OF THE
SURVEYOR ARE HEREIN SET OUT.

5. THE SURVEYOR CERTIFIES THAT THE SURVEY PLAN IS
IN ACCORDANCE WITH THE REQUIREMENTS AND
PROVISIONS OF THE SURVEY ACT 1981.
THE SURVEYOR'S NAME, THE COMMON SEAL OF THE
SURVEYING AUTHORITY, AND THE SIGNATURE OF THE
SURVEYOR ARE HEREIN SET OUT.

C.268083.2 Transfer to Christine Frances Robinson of Auckland secretary - 23.3.1991 at 1.31 cc.

C.493090.3 Transfer to Gary Raymond Thompson of Drury businessman - 26.6.1993 at 2.28 o/c

C.493090.4 Mortgage to ANZ Banking Corporation - 28.6.1993 at 2.28 o/c

C.493090.5 CAVENDISH CHRISTINE FRANCES ROBINSON - 28.6.1993 at 2.28 o/c

D.059190.3 Mortgage to Phyllis Jean Robson and to Daphne June Blincoe and to Ian Sydney Smith and Robyn Thornton - 23.12.1997 at 3.15 o/c (in shares)

D231405.4 Mortgage to Douglas McKay Phillips and Cynthia Alice Phillips (jointly) and to Phyllis Jean Robson and to Daphne June Blincoe and to Ian Sydney Smith and to Robyn Thornton in shares - 23.12.1997 at 3.15.

D322690.1 Mortgage to Phyllis Jean Robson, Robyn Thornton, Ian Sydney Smith, Daphne June Blincoe, and to Douglas McKay Phillips in shares - 21.10.1998 at 2.55

D339909.1 Transmission of the share of Cynthia Alice Phillips and Douglas McKay Phillips in Mortgage D231405.4 to Douglas McKay Phillips as survivor

D339909.3 Mortgage to Daphne June Blincoe

Both 11.12.1998 at 11.93

D37224.4 Mortgage to Douglas McKay Phillips and to Daphne June Blincoe and to Ian Sydney Smith and to Robyn Thornton and to Phyllis Jean Robson and to Margaret Lillian McCann and to John William Stanley Otto and to John William Edmonds in shares - 26.3.1999 at 2.30

D426865.2 Transfer to David John Dunford and Joyce Veronica Dunford

D426865.4 Mortgage to ANZ Banking Group (New Zealand) Limited

All 3.9.1999 at 11.23



**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 NA80A/479
Land Registration District North Auckland
Date Issued 03 May 1990

Prior References
NA65D/731

Estate Fee Simple
Area 1.0000 hectares more or less
Legal Description Lot 4 Deposited Plan 135804

Original Registered Owners
Richard Leslie Davies and Rae Carolyn Davies

Estate Fee Simple - 1/6 share
Area 2785 square metres more or less
Legal Description Lot 12 Deposited Plan 135804

Original Registered Owners
Richard Leslie Davies and Rae Carolyn Davies

Interests

Subject to Section 308 (4) Local Government Act 1974

C133683.2 Resolution pursuant to Section 321(3)(c) Local Government Act 1974 - 3.5.1990 at 9:00 am

Subject to a drainage right over part marked C on DP 135804 specified in Easement Certificate C133683.4 - 3.5.1990 at 9:00 am (affects Lot 4 DP 135804)

Appurtenant hereto is a drainage right specified in Easement Certificate C133683.4 - 3.5.1990 at 9:00 am (affects Lot 4 DP 135804)

D198155.3 Mortgage to Bank of New Zealand - 25.9.1997 at 11:22 am

5219313.1 Discharge of Mortgage D198155.3 - 13.5.2002 at 3:44 pm

5219313.2 Transfer to Paul John Candler (1/2 share) and Michelle Kate Stevens (1/2 share) - 13.5.2002 at 3:44 pm

5219313.3 Mortgage to The National Bank of New Zealand Limited - 13.5.2002 at 3:44 pm

7742527.1 Variation of Mortgage 5219313.3 - 7.3.2008 at 9:00 am

9199958.1 Discharge of Mortgage 5219313.3 - 5.10.2012 at 2:24 pm

9199958.2 Correction of Name of Michelle Kate Stevens to Micheal Kate Stevens - 5.10.2012 at 2:24 pm

9199958.3 Mortgage to Westpac New Zealand Limited - 5.10.2012 at 2:24 pm

10701949.1 Discharge of Mortgage 9199958.3 - 17.2.2017 at 3:04 pm

10701949.2 Transfer to Joanne Mei Wang and Wong & Bong Trustee Company Limited - 17.2.2017 at 3:04 pm

10701949.3 Mortgage to ANZ Bank New Zealand Limited - 17.2.2017 at 3:04 pm

References

Prior C/T 65D/731

Land and Deeds 69

Transfer No.

N/C Order No. C.133683.3



REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

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

WITNESSETH that GARY RAYMOND THOMPSON of Drury businessman and J.A. & W.A. SCREEN LIMITED at Auckland are seized of an estate in fee simple as tenants in common in equal shares

hereinafter to be described (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 1.0000

hectares more or less being Lot 4 Deposited Plan 135804 and being part Allotment 23 Parish of Opaheke AND THIS CERTIFICATE FURTHER WITNESSETH that the aforementioned GARY RAYMOND THOMPSON and J.A. & W.A. SCREEN LIMITED are seized of an estate in fee simple as tenants in common in equal shares (subject as aforesaid) (as to an undivided one-sixth share) in all that parcel of land containing 2785 square metres more or less being Lot 12 Deposited Plan 135804 and being part Allotment 23 Parish of Opaheke.

Interests at date of issue:

Subject to Section 308(4) Local Government Act 1974

C.133683.2 Resolution under Section 321(3)(c) Local Government Act 1974 - 3.5.1990 at 9.00 o/c

C.087418.1 Discharge to the Housing Group (New Zealand) - 10.1.1990 at 1.41 o/c

C.133683.7 Encumbrance Franklin County Council - 3.5.1990 at 9.00 o/c

Assistant Land Registrar

C.133683.3 Easement Certificate affecting Lot 4 Plan 135804

Nature	Servient Land	Dominant Land
Drainage	part lot 4 herein marked "C"	lot 3 (CT.80A/478)
Drainage	part lot 5 (CT.80A/480) marked "D"	lot 4 herein
	- 3.5.1990 at 9.00 o/c	

A.L.R.

C.169146.2 Transfer to Christopher Andrew Barnes Gillson of Glenbrook fencing contractor and Christine Gillson his wife - 30.7.1990 at 1.40 o/c

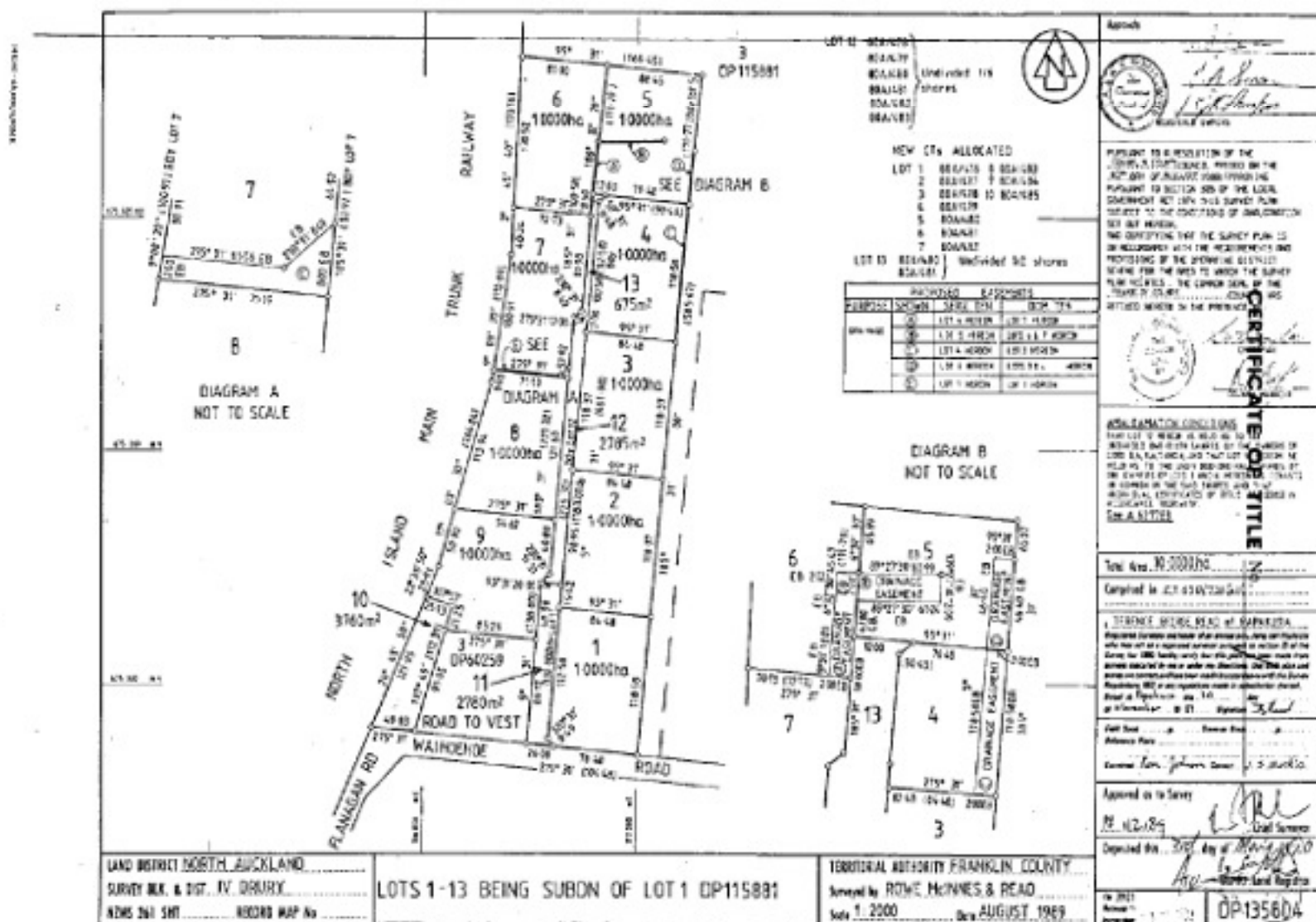
A.L.R.

C.169146.3 Mortgage to ASB Bank Limited - 30.7.1990 at 9.00 o/c

A.L.R.

Measurements are Metric

No. 80A/479



C.174248.2 Transfer to Christopher Andrew
Hernes Gillson of Glenbrook fencing contractor
and Christine Anne Gillson his wife - 13.8.1990
at 10.25 00

G. Gillson

C.174248.3 Mortgage to Bank Limited -
13.8.1990 at 10.25 00

A.L.R.

G. Gillson

A.L.R.

D.198155.2 Transfer to Richard Leslie Davies
and Mrs Carolyn Davies

D.198155.3 Mortgage to Bank of New Zealand

All 25.9.1997 at 11.22

L. Harrison
for DLR



**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 NA80A/482
Land Registration District North Auckland
Date Issued 03 May 1990

Prior References
NA65D/731

Estate Fee Simple
Area 1.0000 hectares more or less
Legal Description Lot 7 Deposited Plan 135804

Original Registered Owners
Harold Leslie Purvis and Olwyn Purvis

Estate Fee Simple - 1/6 share
Area 2785 square metres more or less
Legal Description Lot 12 Deposited Plan 135804

Original Registered Owners
Harold Leslie Purvis and Olwyn Purvis

Interests

Subject to Section 308 (4) Local Government Act 1974

C133683.2 Certificate pursuant to Section 321(3) (c) Local Government Act 1974 - 3.5.1990 at 9:00 am

Appurtenant hereto are drainage rights specified in Easement Certificate C133683.4 - 3.5.1990 at 9:00 am (affects Lot 7 DP 135804)

Subject to a drainage right over part marked E on DP 135804 specified in Easement Certificate C133683.4 - 3.5.1990 at 9:00 am (affects Lot 7 DP 135804)

5586456.1 Transmission to Olwyn Purvis - 14.5.2003 at 9:00 am

6640468.1 Transfer to Guy Leonard Smith, Susan Rita Smith, Thomas Howard Claunch and Susan Irene Jacobi - 9.11.2005 at 9:00 am

6728936.1 Transfer to Eric Neville Thornton and Alice Anne Thornton - 25.1.2006 at 9:00 am

6885567.1 Transfer to Alan Roy Speight and Glen Adrian Beal (1/2 share) and Wendy Joy Speight and Glen Adrian Beal (1/2 share) - 30.5.2006 at 9:00 am

6885567.2 Mortgage to Bank of New Zealand - 30.5.2006 at 9:00 am

7569182.1 Discharge of Mortgage 6885567.2 - 20.3.2008 at 10:19 am

7569182.2 Transfer to Kevin Speight, Alan Roy Speight and Franklin Trustee Services Limited - 20.3.2008 at 10:19 am

7569182.3 Mortgage to Bank of New Zealand - 20.3.2008 at 10:19 am

8153268.1 Discharge of Mortgage 7569182.3 - 6.5.2009 at 9:15 am

8153268.2 Transfer to Kevin Speight, Alan Roy Speight and Wendy Joy Speight - 6.5.2009 at 9:15 am

8153268.3 Mortgage to Bank of New Zealand - 6.5.2009 at 9:15 am

8205442.1 Discharge of Mortgage 8153268.3 - 24.8.2009 at 9:39 am

8205442.2 Transfer to Murray James Gray and C P C A Trustees Limited - 24.8.2009 at 9:39 am

Identifier **NA80A/482**

8205442.3 Mortgage to ANZ National Bank Limited - 24.8.2009 at 9:39 am

11200906.1 Discharge of Mortgage 8205442.3 - 31.8.2018 at 12:00 pm

11200906.2 Transfer to Hong Kiu Lee and Eun Ja Lee - 31.8.2018 at 12:00 pm

11200906.3 Mortgage to ASB Bank Limited - 31.8.2018 at 12:00 pm

References

Prior C/T 650/731

Transfer No.

N.C. Order No. C.133683.3

Land and Deeds 49



REGISTER

No. 80A/482

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

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

WITNESSETH that GARY RAYMOND THOMPSON of Drury businessman and J.A. & W.A. SCREEN LIMITED at Auckland are seised of an estate in fee simple as tenants in common in equal shares

in the several parcels of land hereinafter described (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 1,0000

hectares more or less being Lot 7 Deposited Plan 135804 and being part

Allotment 23 Parish of Opaheke AND THIS CERTIFICATE FURTHER WITNESSETH

that the aforementioned GARY RAYMOND THOMPSON and J.A. & W.A. SCREEN LIMITED are seised of an estate in fee simple as tenants in common in equal shares (subject as aforesaid) (as to an undivided one-sixth share) in all that parcel of land containing 2785 square metres more or less being Lot 12 Deposited Plan 135804 and being part Allotment 23 Parish of Opaheke.

Interests at date of issue:

Subject to Section 308(4) Local Government Act 1974

C.133683.2 Resolution under Section 321(3)(c) Local Government Act 1974 - 3.5.1990 at 9.00 o'clock

C.087418.1 Mortgage to Bank of New Zealand Group (New Zealand) Limited 10.1.1990 at 10.00 o'clock

C.133683.10 Mortgage to Franklin County Council 3.5.1990 at 9.00 o'clock

Assistant Land Registrar
C.133683.4 Easement Certificate affecting Lot 7 on Plan 135804

Nature	Servient Land	Dominant Land
Drainage	part lot 6 (CT80A/481) marked "A"	lot 7 herein
Drainage	part lot 5 (CT80A/480) marked "B"	lot 7 herein
Drainage	part lot 7 herein (CT80A/482) marked "E"	lot 3 (CT80A/478)

- 3.5.1990 at 9.00 o'clock

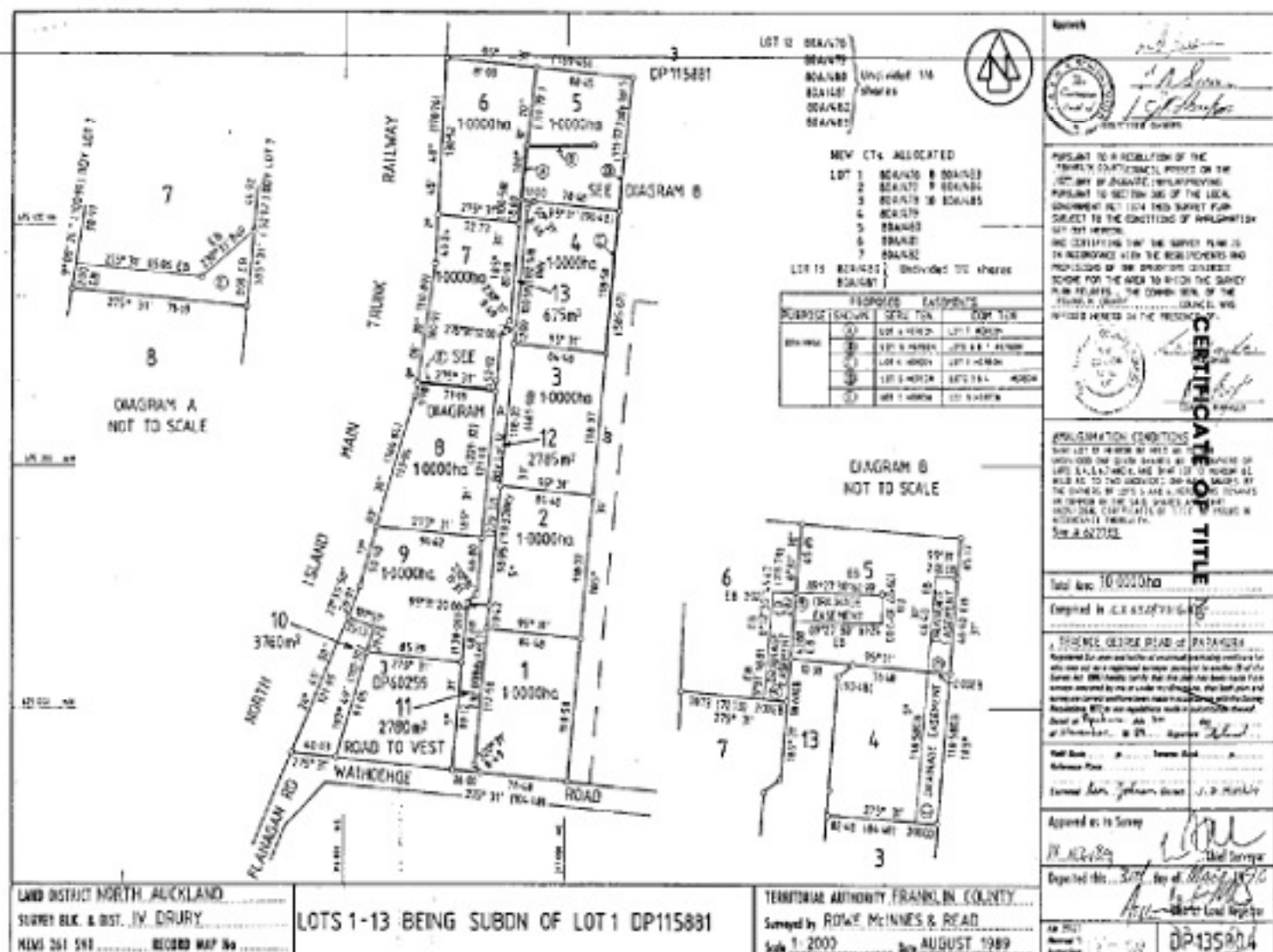
A.L.R.

kk

Measurements are Metric

- See Over -

No. 80A/482



80A/482

C.180151.3 Transfer to Robert Page supervisor
and Karen Frances Page accounts clerk both of
Auckland - 28.5.1992 at 12.30 o'clock

[Signature]
A.L.R.

C.180151.4 Mortgage ^{21 SEP 1992} ~~21 SEP 1992~~ Limited -
28.5.1992 at 12.30 o'clock

[Signature]
A.L.R.

C415260.2 Transfer to Harold Leslie Purvis
of Papakura gentleman and Olwyn Purvis
his wife - 21.9.1992 at 12.20 o'clock

[Signature]
A.L.R.





**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 NA80A/481
Land Registration District North Auckland
Date Issued 03 May 1990

Prior References

NA65D/731

Estate Fee Simple
Area 1.0000 hectares more or less
Legal Description Lot 6 Deposited Plan 135804

Original Registered Owners

Murray James Godfrey and Raewyn Fay Godfrey

Estate Fee Simple - 1/6 share
Area 2785 square metres more or less
Legal Description Lot 12 Deposited Plan 135804

Original Registered Owners

Murray James Godfrey and Raewyn Fay Godfrey

Estate Fee Simple - 1/2 share
Area 675 square metres more or less
Legal Description Lot 13 Deposited Plan 135804

Original Registered Owners

Murray James Godfrey and Raewyn Fay Godfrey

Interests

Subject to Section 308 (4) Local Government Act 1974

C133683.2 Certificate pursuant to Section 321(3) (c) Local Government Act 1974 - 3.5.1990 at 9.00 am

Subject to a drainage right over part marked A on DP 135804 specified in Easement Certificate C133683.4 - 3.5.1990 at 9.00 am (affects Lot 6 DP 135804)

Appurtenant hereto is a drainage right specified in Easement Certificate C133683.4 - 3.5.1990 at 9.00 am (affects Lot 6 DP 135804)

8008230.1 Transfer to Murray James Godfrey, Raewyn Fay Godfrey and Robert Burnes Trustee Limited - 25.11.2008 at 11:02 am

10366816.1 Transfer to Murray James Godfrey, Raewyn Fay Godfrey and Robert Burnes Trustee (2012) Limited - 5.4.2016 at 2:21 pm

References

Prior C/T 65D/731

Transfer No.

N.C. Order No. C.133683.3

Land and Deeds 49



REGISTER

No. 80A/481

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

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

WITNESSETH that GARY RAYMOND THOMPSON of Drury businessman and J.A. & W.A. SCREEN LIMITED at Auckland are seized of an estate in fee simple as tenants in common in equal shares

in several adjoined parcels of land (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 1.0000

hectares more or less being Lot 6 Deposited Plan 135804 and being part Allotment 23 Parish of Opaheke **AND THIS CERTIFICATE FURTHER WITNESSETH** that the aforementioned GARY RAYMOND THOMPSON and J.A. & W.A. SCREEN LIMITED are seized of an estate in fee simple as tenants in common in equal shares (subject as aforesaid) (as to an undivided one-sixth share) in all that parcel of land containing 2785 square metres more or less being Lot 12 Deposited Plan 135804 and being part Allotment 23 Parish of Opaheke **AND THIS CERTIFICATE FURTHER WITNESSETH** that the aforementioned GARY RAYMOND THOMPSON and J.A. & W.A. SCREEN LIMITED are seized of an estate in fee simple (subject as aforesaid) as tenants in common in equal shares (as to an undivided one-half share) in all that parcel of land containing 675 square metres more or less being Lot 13 Deposited Plan 135804 and being part Allotment 23 Parish of Opaheke.

Interests at date of issue:

Subject to Section 308(4) Local Government Act 1974

C.133683.2 Resolution under Section 321(3)(c) Local Government Act 1974 - 3.5.1990 at 9.00 o'clock

C.087418.1 Mortgage to New Zealand Banking Group (New Zealand) Limited dated 10.1.1990 at 1.41 o'clock

C.133683.9 Encumbrance to Franklin County Council dated 3.5.1990 at 9.00 o'clock

Measurements are Metric

Assistant Land Registrar
C.133683.3 Encumbrance Certificate affecting lots on Plan 135804

Nature	Servient Land	Dominant Land
Drainage	part lot 6 herein marked "A"	lot 7 (CT80A/482)
Drainage	part lot 5 (CT.80A/480) marked "B"	lot 6 herein

- 3.5.1990 at 9.00 o'clock

A.L.R.

KK

55

80A/481

C.182772.2 Transfer to Keith Lawrence Steven
of Auckland builder and Christine Kalita
Steven his wife - 31.8.1990 at 2.52 o'clock

A.L.R.

C.182772.3 Mortgage to Bank Limited
- 31.8.1990 at 2.52 o'clock

A.L.R.

C.534395.3 Transfer to Murray James
Godfrey of Auckland sideshow proprietor
and Raewyn Fay Godfrey his wife -
5.11.1993 at 10.56 o'clock

A.L.R.



**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 NA80A/480
Land Registration District North Auckland
Date Issued 03 May 1990

Prior References
NA65D/731

Estate Fee Simple
Area 1.0000 hectares more or less
Legal Description Lot 5 Deposited Plan 135804

Original Registered Owners
Steven William Dawson and Dianne Ngaire Dawson

Estate Fee Simple - 1/6 share
Area 2785 square metres more or less
Legal Description Lot 12 Deposited Plan 135804

Original Registered Owners
Steven William Dawson and Dianne Ngaire Dawson

Estate Fee Simple - 1/2 share
Area 675 square metres more or less
Legal Description Lot 13 Deposited Plan 135804

Original Registered Owners
Steven William Dawson and Dianne Ngaire Dawson

Interests

Subject to Section 308 (4) Local Government Act 1974
C133683.2 Resolution pursuant to Section 321(3)(c) Local Government Act 1974 - 3.5.1990 at 9.00 am
Subject to a drainage right over parts marked B and D on DP 135804 specified in Easement Certificate C133683.4 - 3.5.1990 at 9.00 am (affects Lot 5 DP 135804)
C401416.4 Mortgage to ASB Bank Limited - 5.8.1992 at 2.26 pm

References

Price C/T 65D/731

Transfer No.

N/C Order No. C.133683.3

Land and Deeds 89



REGISTER

No. 80A/480

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

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

WITNESSETH that GARY RAYMOND THOMPSON of Drury businessman and J.A. & W.A. SCREEN LIMITED at Auckland are seized of an estate in fee simple as tenants in common in equal shares

in severalty or as tenants in common (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 1.0000

hectares more or less being Lot 5 Deposited Plan 135804 and being part Allotment 23 Parish of Opaheke **AND THIS CERTIFICATE FURTHER WITNESSETH** that the aforementioned GARY RAYMOND THOMPSON and J.A. & W.A. SCREEN LIMITED are seized of an estate in fee simple as tenants in common in equal shares (subject as aforesaid) (as to an undivided one-sixth share) in all that parcel of land containing 2785 square metres more or less being Lot 12 Deposited Plan 135804 and being part Allotment 23 Parish of Opaheke **AND THIS CERTIFICATE FURTHER WITNESSETH** that the aforementioned GARY RAYMOND THOMPSON and J.A. & W.A. SCREEN LIMITED are seized of an estate in fee simple (subject as aforesaid) as tenants in common in equal shares (as to an undivided one-half share) in all that parcel of land containing 675 square metres more or less being Lot 13 Deposited Plan 135804 and being part Allotment 23 Parish of Opaheke.

Interests at date of issue:

Subject to Section 308(4) Local Government Act 1974

C.133683.2 Resolution under Section 321(3)(c) Local Government Act 1974 - 3.5.1990 at 9.00 o/c

C.087418.1 Mortgage to ANZ Banking Group (New Zealand) Limited - 10.1.1990 at 9.00 o/c

C.133683.8 Encumbrance to Franklin County Council - 3.5.1990 at 9.00 o/c

Measurements are Metric

Assistant Land Registrar
C.133683.3 Easement Certificate affecting lots on Plan 135804

Nature	Servient Land	Dominant Land
Drainage	part lot 5 herein marked "B"	lot 6 & 7 (Ct80A/481 & 80A/482)
Drainage	part lot 5 herein marked "D"	lots 3 & 4 (Ct80A/478 & 80A/479)
- 3.5.1990 at 9.00 o/c		

A. L. R.

No. 80A/480

kk

LOT 13 BEING SUBON OF LOT 1 DP115881
 LAND DISTRICT NORTH AUCKLAND
 SURVEY DIST. & DIST. IV. ORARY
 MMS 161 SH. RECORD MAP No.

LOT 13 BEING SUBON OF LOT 1 DP115881
 TERRITORIAL AUTHORITY FRANKLIN COUNTY
 Surveyed by ROWE, MCINNIS & READ
 Scale 1:2000 Date AUGUST 1989

NEW CTs ALLOCATED
 LOT 1 BEING SUBON OF LOT 1 DP115881
 LOT 2 BEING SUBON OF LOT 1 DP115881
 LOT 3 BEING SUBON OF LOT 1 DP115881
 LOT 4 BEING SUBON OF LOT 1 DP115881
 LOT 5 BEING SUBON OF LOT 1 DP115881
 LOT 6 BEING SUBON OF LOT 1 DP115881
 LOT 7 BEING SUBON OF LOT 1 DP115881
 LOT 8 BEING SUBON OF LOT 1 DP115881
 LOT 9 BEING SUBON OF LOT 1 DP115881
 LOT 10 BEING SUBON OF LOT 1 DP115881
 LOT 11 BEING SUBON OF LOT 1 DP115881
 LOT 12 BEING SUBON OF LOT 1 DP115881
 LOT 13 BEING SUBON OF LOT 1 DP115881

PROPOSED EXEMPTIONS
 LOT 1 BEING SUBON OF LOT 1 DP115881
 LOT 2 BEING SUBON OF LOT 1 DP115881
 LOT 3 BEING SUBON OF LOT 1 DP115881
 LOT 4 BEING SUBON OF LOT 1 DP115881
 LOT 5 BEING SUBON OF LOT 1 DP115881
 LOT 6 BEING SUBON OF LOT 1 DP115881
 LOT 7 BEING SUBON OF LOT 1 DP115881
 LOT 8 BEING SUBON OF LOT 1 DP115881
 LOT 9 BEING SUBON OF LOT 1 DP115881
 LOT 10 BEING SUBON OF LOT 1 DP115881
 LOT 11 BEING SUBON OF LOT 1 DP115881
 LOT 12 BEING SUBON OF LOT 1 DP115881
 LOT 13 BEING SUBON OF LOT 1 DP115881

CERTIFICATE OF TITLE
 TOTAL AREA 30,000.00 ha
 COMPRISED OF 13 LOTS
 1. 10,000.00 ha
 2. 10,000.00 ha
 3. 10,000.00 ha
 4. 10,000.00 ha
 5. 10,000.00 ha
 6. 10,000.00 ha
 7. 10,000.00 ha
 8. 10,000.00 ha
 9. 10,000.00 ha
 10. 10,000.00 ha
 11. 10,000.00 ha
 12. 10,000.00 ha
 13. 10,000.00 ha

APPEARED as to Survey
 DEPOSITED this 1st day of August 1989
 No. 1001
 Date AUGUST 1989

LAND DISTRICT NORTH AUCKLAND
 SURVEY DIST. & DIST. IV. ORARY
 MMS 161 SH. RECORD MAP No.

LOT 13 BEING SUBON OF LOT 1 DP115881
 TERRITORIAL AUTHORITY FRANKLIN COUNTY
 Surveyed by ROWE, MCINNIS & READ
 Scale 1:2000 Date AUGUST 1989

CERTIFICATE OF TITLE
 TOTAL AREA 30,000.00 ha
 COMPRISED OF 13 LOTS
 1. 10,000.00 ha
 2. 10,000.00 ha
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 4. 10,000.00 ha
 5. 10,000.00 ha
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 7. 10,000.00 ha
 8. 10,000.00 ha
 9. 10,000.00 ha
 10. 10,000.00 ha
 11. 10,000.00 ha
 12. 10,000.00 ha
 13. 10,000.00 ha

APPEARED as to Survey
 DEPOSITED this 1st day of August 1989
 No. 1001
 Date AUGUST 1989

80A/480

C.228645.3 Transfer to Kenneth Pearce
of Papakura retired builder and Rosaline
May Pearce his wife - 14.1.1991 at
1.38 o/c

[Signature] A.L.R.
C.228645.4 Mortgage to Nationwide
Banking Corporation Limited - 14.1.1991
at 1.38 o/c

[Signature] A.L.R.
C.228645.5 Mortgage to ASB Banking
Group (New Zealand) Limited - 14.1.1991
at 1.38 o/c

[Signature] A.L.R.
C401416.3 Transfer to Steven William Dawson
of Auckland flooring contractor and Dianne
Ngairi Dawson his wife - 5.8.1992 at 2.26
o/c

[Signature] A.L.R.
C401416.4 Mortgage to ASB Bank Limited
- 5.8.1992 at 2.26 o/c

[Signature] A.L.R.

Appendix F - Site Inspection Photographs

Site Inspection Photographs

116 Waihoehoe Road
Drury
(Lot 3 DP 173904)

by Focus Environmental Services Limited



Site Office



Office (1)



Machine & Forge Shop



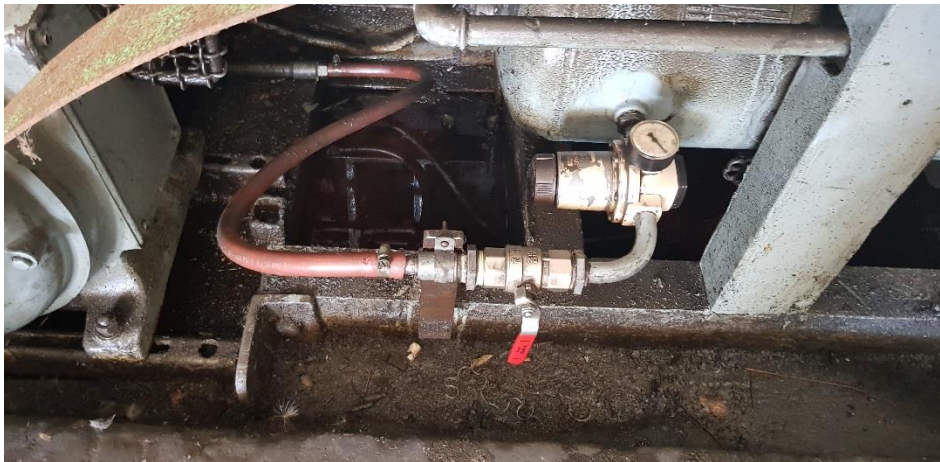
Concrete Floor Slab



Engineering Machines



Waste Barrels



Hydrocarbon Staining on Shop Floor



Open Faced Storage Shed



Waste Barrels



Hydrocarbon Storage Shed



Contents of Hydrocarbon Storage Shed



Chemical Storage Shed



Contents of Chemical Storage Shed



Topsoil Stockpile & General Metal Storage



Half Round Barn (1)



Contents of Half Round Barn (1)



Hydrocarbon Staining



Waste Oil Barrels



Solar Panels



Underground Diesel Tank (1)



Underground Diesel Tank (2)



General Metal Storage



Foundry



Contents of Foundry



Offal Pit (1)



Eastern Boundary of Engineering Yard



Refuse Pit (1)



Gas Meter



Asbestos Storage



Pressure Testing Shed



Septic Tank & Effluent Disposal Field



Half Round Barn (2)



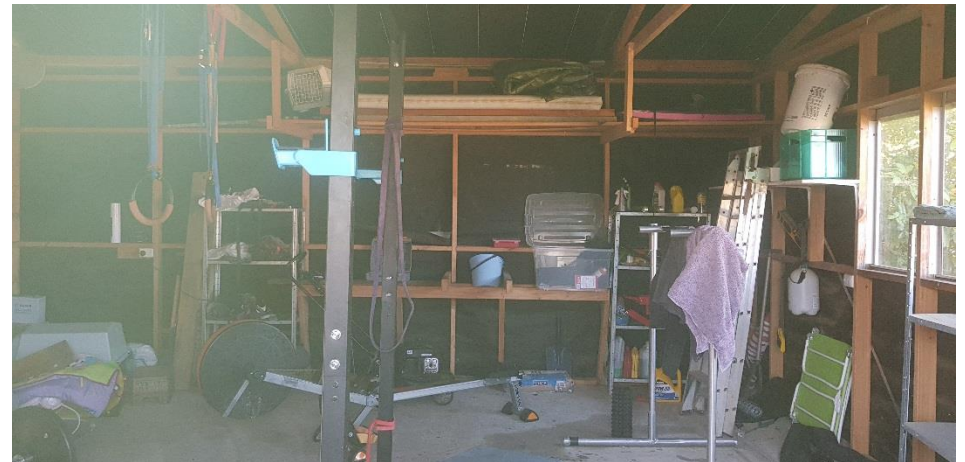
Contents of Half Round Barn (2)



Dwelling (1)



Garage (1)



Contents of Garage (1)



Farm Shed



Location of Underground Petrol Tank



Burn Pile



Tree Stumps

Site Inspection Photographs

116 Waihoehoe Road
Drury
(Lot 2 DP 173904)

by Focus Environmental Services Limited



Dwelling (2)



Carport (1)



Garage (2)



Contents of Garage (2)



Carport (2)



Pool



Firewood Shed (1)



Contents of Firewood Shed (1)

Site Inspection Photographs

116 Waihoehoe Road
Drury
(Lot 1 DP 146189)

by Focus Environmental Services Limited



Stock Holding Pen



Orientation of Holding Pen



Access to Residential Area



Dwelling & Attached Garage



Shed (1)



Contents of Shed (1)



Shed (2)



Area of Burning (2)



Domestic Veg. Garden



Chicken Coup



Northern Paddocks

Site Inspection Photographs

116 Waihoehoe Road
Drury
(Lot 2 DP 146189)

by Focus Environmental Services Limited



Dwelling (3)



Garage (3)



PACM Cladding on Garage (3)



Temporary Living Accomadation



Area of Burning (3)



Northern Paddocks



Gully



Refuse Pit (3)

Site Inspection Photographs

136 & 140 Waihoehoe Road
Drury

by Focus Environmental Services Limited



Carpark



Dwelling & Attached Garage



Contents of Garage



Additional Living Quarters



Under Floor Garage



Domestic Veg. Garden and Shed



Pond



Area of Burning



Car & Trailer Body



Grazing Paddock at 140 Waihoehoe Road