



**COMPUTER FREEHOLD REGISTER  
UNDER LAND TRANSFER ACT 1952**



**Historical Search Copy**

  
R. W. Muir  
Registrar-General  
of Land

**Identifier** NA117B/312  
**Land Registration District** North Auckland  
**Date Issued** 12 May 1998

**rior References**  
NA640/210

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**Estate** Fee Simple  
**Area** 12.6458 hectares more or less  
**Legal Description** Lot 4 Deposited Plan 187089

**Original Proprietors**  
Te Whanau O Waipareira Trust

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**Interests**

Subject to a pipeline right over part marked B on DP 187089 created by Transfer B344219.1 - 30.10.1984 at 10.55 am  
Subject to an oil and gas supply right (in gross) over part marked B on DP 187089 in favour of Natural Gas Corporation of New Zealand Limited created by Transfer B344219.1 - 30.10.1984 at 10.55 am  
Appurtenant hereto is a batter right specified in Easement Certificate D270606.7 - 12.5.1998 at 9.10 am  
Subject to a right of way over part marked A on DP 187089 specified in Easement Certificate D270606.7 - 12.5.1998 at 9.10 am  
D293378.4 Mortgage to The Waitakere City Council - 20.7.1998 at 2.48 pm  
5442926.1 CAVEAT BY ROYCE INVESTMENTS LIMITED - 19.12.2002 at 9:00 am

Reference:  
Prior CT: 640/210  
Document No.: D270606.6



117B/312

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT 1952

This Certificate dated the 12th day of May One Thousand Nine Hundred and Ninety Eight under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that PHILIP LINDSAY PARR AND ALAN BRIAN PARR as executors are seized of an estate in fee simple (subject to such reservations, restrictions, encumbrances and interests as are notified by memorial endorsed hereon) in the land hereinafter described, delineated on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 12.6458 hectares, more or less being LOT 4 DEPOSITED PLAN 187089



Subject to a pipeline easement over part herein marked B DP 187089 appurtenant to Section 10 Block VIII Ruakaka Survey District CT 70A/371 created by Transfer B344219.1

Subject to an oil and gas supply easement in gross over the part herein marked B DP 187089 to Natural Gas Corporation of New Zealand Limited created by Transfer B344219.1 both 30.10.1984 at 10.55.

C129761.1 STATUTORY LAND CHARGE UNDER THE RATING POWERS ACT 1988 - 20.4.1990 at 3.00

D270606.7 Easement certificate affecting Lots on DP 187089

NATURE	SERVIENT LAND	DOMINANT LAND
Right of way	4-A	2 CT 117B/310
Batter	1-C CT 117B/309	4

- 12.5.1998 at 9.10

*[Signature]*  
For DLR

D289162.1 CAVEAT BY TE WHANAU O WAIPAREIRA TRUST  
6.7.1998 at 1.29

*[Stamp: RECEIVED FOR DLR]*  
*[Signature: Schisicko]*  
for DLR

D293378.3 Transfer to Te Whanau O Waipareira Trust

D293378.4 Mortgage to The Waitakere City Council

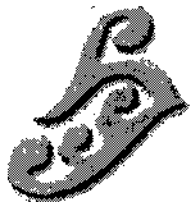
Both 20.7.1998 at 2.48

*[Signature: Schisicko]*  
for DLR

117B/312



A3



Te Whanau O  
Waipareira Trust

26 May 2003

Ross McLeod  
Director Corporate and Civic Services  
Waitakere City Council  
Private Bag 93-109, Henderson  
**WAITAKERE CITY**

RECEIVED  
27/5/03

Tena koe Ross

### **Loan for purchase of Wananga land**

I refer to your letters of 2 April 2002 and 21 May 2003. This letter seeks an opportunity to present a proposal to the Finance and Operational Performance Committee, next scheduled for 9 June 2003. We will be requesting the Council's support for either the writing off of the loan, or an extension to the current term which expires 1 July 2003.

We will be requesting this support from Council in the spirit of partnership with the Maori community in order to 1) secure the future of the Wananga by ensuring the land remains available, and 2) assist with what we believe will be an exciting concept in building a sustainable housing development. We believe there will be very significant community and social benefits from these two developments, and we invite the Council to be an active part of these developments by sharing a small part of the financial commitment, which we have met to date.

As you may be aware Peter Sharples of Hoani Waititi continues to lead the battle for the building of a Whare Wananga at Hoani Waititi marae. The government has granted \$600,000 to the marae. Of this amount \$100,000 was set aside for the further development of our strategic plan and business case. The balance of \$500,000 was tagged towards curriculum development which would include hui etc. Obviously Government is making a commitment albeit falling short of approving the establishment of a new Wananga either in substance or in principle.

I should also point out that if it were not for the commitment of the Mayor and council staff in supporting the submissions to the Government we may not have got this far. The support by the Education task force set up by the Mayor totally supported the project and demonstrated this by travelling as part of a team to make the submissions to Government ministers. I also acknowledge your representative Georgina Parata who has attended a number of meetings regarding the Wananga.

In terms of specific detailed planning for the future use of the site I have spoken and communicated with a number of Council staff members as to the best way forward. In general there is a degree of acceptance that the development of part of the site will be anything from 48 houses to 78 houses subject to the concepts of sustainable developments. In this regard we have formed a group to develop the concept to implementation stage which the group don't see as happening until approximately March next year.

Members of this group include staff from Waitakere City Council, Ministry for the Environment, Partnerships - Housing New Zealand, Royce Developments (proposed

developer), WINZ and Waipareira Trust, including representatives from our Social and Health arm as well as the Chairperson and Secretary of our kaumatua committee.

We plan to expand the group to include organisations that may add value such as in energy efficiency around power systems, solar water heating systems and to create partnerships around the development of an energy efficient urban housing project. We are currently talking with members of the National Organisation for Alternate Energy.

We propose to use Council and Housing New Zealand expertise to design the houses, and also involve the community to give maximum gains. It is expected that all the organisations represented on this committee will make valued contributions towards a ground breaking leading edge housing development based around sustainable development.

Our concept of sustainable development is not restricted to the environment. We place a major focus on building the community as well. Te Whanau o Waipareira trust is implementing a total integrated plan around families and the development will give us the ability to wrap our total services around the majority of families selected for the sub-division. The outcomes we will be looking for will be a community like we used to know them, where every family participated in child and youth development, education, health and community events. Unemployed could participate in the development where they develop skills and possible employment. Other outcomes will be that occupants will be trained in budgeting, saving, and house maintenance.

As you are aware the Trust has to date incurred approximately 1 million dollars in holding costs on such things as rates, interest etc. It has always been the objective of the Trust to hold this land as an integral part of the development of the Whare Wananga and this has not changed. The project has just taken a lot longer to materialise.

Noho ora mai

**TE WHANAU O WAIPAREIRA TRUST**



Reg Ratahi

**Chief Executive Officer**

Cc: Harry O'Rourke, *Chief Executive Officer*  
Andrew Pollock, *Director: Finance*  
Cr Janet Clews, *Chair: Finance and Operational Performance Committee*  
Te Warena Taua, *Chair: Te Taumata Runanga*  
Lois Easton, *Manager: City Projects*  
Denis Sheard, *Manager: Legal Services*  
Des Heke Kaiawha, *Kaitakawaenga Maori*  
Warahi Paki, *Manager: Maori Issues*

**CAVEAT**

[Caveat forbidding registration of dealing with Eslate or Interest]  
Land Transfer Act 1952

**X 5442926.1 Caveat**

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If there is not enough space in any of the panels below, cross-reference to and use the approved Annexure Schedule: no other format will be received.

**Land Registration District**

North Auckland

**Certificate of Title No.**

NA 117B/312

**All or Part? Area and legal description — Insert only when part or Stratum, CT**

Part

3.7200 Hectares

**Caveator Surnames must be underlined**

ROYCE INVESTMENTS LIMITED

**Estate or Interest claimed**

As nominated purchaser under an agreement for sale & purchase made 15 November 2002 between Te Whanau O Waipareira Trust, the registered proprietor as vendor and E & E Developments Limited as purchaser, such nomination being pursuant to a deed made 26 November 2002 wherein the caveator is nominee.

**Notice Clause**

Take notice that the above-named Caveator forbids the registration of any memorandum of transfer or other instrument affecting the said land until this caveat is withdrawn by me, or by order of the High Court, or until the same has lapsed under the provisions in that regard contained in Section 145 of the Land Transfer Act 1952.

**Place where notices may be served**


PHILLIPS Solicitors, PO Box 28-649, Auckland FAX (09) 523 3613

**Address for service of Registered Proprietor**

Corner Great North Road and Edmonton Roads, Auckland PO Box 21081

Dated this 17<sup>th</sup> day of December 2002.

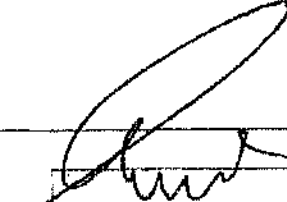
**Attestation**

  
William Leonard  
EATSON Director  
Signature, or common seal of Caveator

Signed in my presence by the Caveator  
Signature of Witness

Witness to complete in BLOCK letters below  
(unless typewritten or legibly stamped)

Witness name Richard, Susan Phillips  
Occupation Solicitor  
Address Auckland



Certified correct for the purposes of the Land Transfer Act 1952

Solicitor for the Caveator

Approved by Registrar-General  
of Land under No. 1996/6016

## CAVEAT

[Caveat forbidding registration of  
dealing with Estate or Interest]

Land Transfer Act 1952

Law Firm Acting
PHILLIPS Solicitors PO Box 28-649 Remuera Auckland PH (09) 523 3433 FAX (09) 523 3613

Auckland District Law Society  
REF: 4190

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(except for "Law Firm Acting")