



Transitional Exemption Certificate for Large Apartment Development

This transitional exemption certificate (**Certificate**) is granted under Schedule 1AA, clause 6 of the Overseas Investment Act 2005 (**Act**).

Case number	201810285
Decision date	18 February 2019
Development	30 Madden, Wynyard Quarter, Auckland as defined in the Appendix.
Expiry Date	22 August 2023.
Developer	30 Madden Development Limited Partnership.

The following details are not conditions of the Certificate but describe its scope and limits.

Details
Eligible dwellings
<ol style="list-style-type: none"> 1. This Certificate applies to 100% of the new dwellings in the Development (being only residential (but not otherwise sensitive) land). 2. This Certificate <u>does not</u> apply to any dwelling that was completed prior to 22 August 2018. (A dwelling is new if that dwelling was not completed at 22 August 2018).
Permitted Vendor(s)
<ol style="list-style-type: none"> 3. A person may acquire residential (but not otherwise sensitive) land from the Developer in reliance on this exemption as the first sale of that land.
Transactions
<ol style="list-style-type: none"> 4. A person must acquire any land in reliance on this exemption before the Expiry Date.

Appendix - Development

1. This transitional exemption certificate applies to the development being undertaken at street address 143 – 159 Beaumont Street, Wynyard Quarter, Auckland, currently comprised of freehold record of title 812754, Lot 101 Deposited Plan 518633 (approximately 0.5258 hectares) (**Land**).
2. The Developer is carrying out the development pursuant to a currently unregistered long-term leasehold interest in the Land granted by Panuku Development Auckland Limited (**Lease**). Once registered, this Lease will be contained in record of title 869454.
3. The following image indicates the boundaries of the Land.



4. If there is any inconsistency between the boundary in the image and the land area as defined in record of title 812754, the land area prevails.