



Engineering Geology Ltd

Consulting Geotechnical, Geological and Earthquake Engineers

2 ESMONDE RD, TAKAPUNA
AUCKLAND, NEW ZEALAND
PO BOX 33-426 TAKAPUNA
FAX (09) 486-2556
TELEPHONE (09) 486-2546

Ref: 4811a

Parallel Directions
PO Box 46-077
HERNE BAY

18 June 2002

COUNCIL COPY

North Shore City Council

17 JUL 2002

Attention:

[s 9(2)(a)]

Dear Sir,

**RE: PROPOSED ADDITIONS TO THE AWATAHA MARAE
FOR THE TE ATAARANGI EDUCATIONAL TRUST
AKORANGA DRIVE, NORTHCOTE
Geotechnical Report**

1.0 INTRODUCTION

This report presents the results of a geotechnical investigation for two existing classroom buildings to be relocated to the site. We understand that the classrooms will be joined together to form an "L" shaped building. You have provided us with a copy of the floor plan of the building prepared by Jeremy Lawton Designs.

The building will be sited to the east of the Meetinghouse near the northern edge of a playing field. The edge of the field is defined by a low earth bund. Below the bund the land slopes gently at a gradient of between 15 and 20° three to four metres in elevation and then levels out to about 5° down to the motorway boundary.

We understand that the building will be founded on concrete encased Senton timber piles and that no significant cutting or filling will be carried out on the site other than minor excavation to remove the crest of the bund. The purpose of our investigation has been to assess the subsoil conditions and provide geotechnical soil parameters for foundation design.

2.0 FIELD WORK

The fieldwork carried out during our investigation comprised an inspection of the site by an Engineering Geologist and the drilling of three hand auger boreholes. The boreholes extended to depths of between 1.5 and 3.0 metres and were 50 mm in diameter. The *in situ*, undrained shear strengths of the subsoils were measured in the holes at regular intervals with a hand operated Pilcon shear vane. In addition a Scala penetrometer sounding was carried out adjacent to BH 2 to 3.2m depth and the base of borehole 3 was probed to 3.8m depth.

The approximate locations of the boreholes in relation to existing site features and the proposed classrooms are shown on Drawing 4811a-1. A cross section through the site

Directors : Christopher P. Gulliver B.Sc., B.E. (Hons), MIPENZ
Trevor Matuschka B.E. (Hons), Ph.D., FIPENZ
Associate: John E. Power B.Sc., T.I.PENZ



prepared from on-site measurements taken with a tape and clinometer is presented on Drawing 4811a-2. Descriptions of the soils encountered in the boreholes along with measured undrained shear strengths and penetrometer results are presented on the attached log sheets (BH's 1 to 3).

3.0 SUBSOIL CONDITIONS

The soils encountered in the boreholes comprise stiff clayey and sandy silts containing minor gravel, which we infer, is fill. The fill appears to have been compacted and measured undrained shear strengths below a depth of 0.5m are comparatively high and generally exceed 125 kPa. BH's 2 and 3 drilled near the crest of the slope were terminated at 1.5 and 2.0m when the ground became too hard to auger.

No groundwater was encountered in the boreholes. Based on a visual inspection of the soils samples recovered from the boreholes, we are of the opinion that the fill soils on the site are slightly to moderately susceptible to moisture fluctuations and seasonal soil shrinkage and swelling.

No signs of instability were observed on the site or within the boreholes. The slope of the land below the proposed building site is comparatively gentle and the soils have moderate to high strengths with an apparently low groundwater table. Based on the results of the borehole investigation we are of the opinion that the site is unlikely to neither be affected by instability nor is the proposed building development likely to reduce the level of site stability or on any other property. Building development is subject to the recommendations given below.

4.0 ENGINEERING DISCUSSION AND RECOMMENDATIONS

Based on the results of the borehole investigation we are of the opinion that the site is underlain by competent compacted fill soils that generally meets the "good ground conditions" as defined by NZS 3604: 1999. Thus the proposed classroom building may be founded on conventional concrete encased timber piles as proposed subject to the following engineering recommendations:

- 1) The buildings pile foundations should be founded in stiff ($C_u \geq 100$ kPa) soils and be confined at least 0.6m below finished ground levels as a precaution against the settlement affects associated with seasonal soils shrinkage. Along the crest of the slope the piles supporting the northern wall of the building should be taken down to 1.0m depth. Greater embedment depths would be required if weak soils were encountered in footing excavations.
- 2) No fill should be placed on the slope immediately below the building site. Excavated soil should be removed from the site or placed well away from the building.
- 3) Roofwater and stormwater from any hard surfaces should be collected in cesspits and piped to the reticulated system or to an approved outlet. Concentrated flows of stormwater should not be allowed to flow over the slope in the vicinity of the building site.
- 4) During construction, foundation excavations should be examined by a Geotechnical Engineer or Engineering Geologist to confirm the nature and strength of the subsoils and

foundation embedment depths, as well as to provide advice on any other geotechnical issues which may become apparent during construction.

Where we are required to carry out inspections during construction and to provide certification or supply a Producer Statement - Construction Review, we ask that we are supplied with a copy of the Building Consent Conditions which request our involvement and are given a minimum of 24 hours notice before our inspections are required. We are unable to issue a Producer Statement without proper inspections.

It should be noted that inspections during construction and associated certification would result in additional costs to those associated with the preparation of this report.

5.0 LIMITATIONS

Recommendations and opinions in this report are based on data from three hand auger boreholes. While the nature and continuity of the subsoil conditions away from the boreholes is inferred it is possible that actual conditions could vary from those assumed. Should variations in subsoil conditions from those described in this report, be found to exist, or if the building proposal is altered from that shown to us on site and on the drawing supplied to us, then it is essential that Engineering Geology Ltd be contacted as it may affect the recommendations given above and additional investigation may be required.

This report has been prepared solely for the benefit of the Te Ataarangi Educational Trust as our clients with respect to the brief to assess the subsoil conditions on the building site and to provide geotechnical advice regarding foundation design, and Engineering Geology Ltd accepts no liability to any other party in relation to this report. The reliance by other parties' on the information or opinions contained in this report shall, without our prior review and agreement in writing, be at such parties' sole risk.

We would be pleased to provide any further advice you may require.

Yours Faithfully
ENGINEERING GEOLOGY LTD

[s 9(2)(a)]

(Senior Engineering Geologist)

Enclosure: Borehole - BH's 1 to 3
Drawings 4811a-1 and 2

Engineering Geology Ltd

BOREHOLE No. 1

SITE: Awataha Marae, Akoranga Drive, AKORANGA

REF: 4811a

Sheet 1 of 1

REDUCED LEVEL STRATA INTERPRET.	DESCRIPTION OF SOIL	SOIL SYMBOL	DEPTH (m)	SAMPLE TYPE	WATER CONTENT (%)	WATER LEVEL	CORRECTED VANE SHEAR STRENGTH (kPa)		
							50	100	150
Fill	SILT; sl. clayey, stiff, moist, lt. grey with orange brown mottles		1			Dry: 13/06/02			155
	occ. limonitic nodules, occ. small gravels								
									200
	SILT; sl. clayey, trace sand(f), stiff, moist, greyish lt. brown								188
	sl. - mod. clayey								126
	lt. greyish lt. orange brown								200
	SILT; sl. sandy(f), v. sl. clayey, stiff, moist, sl. friable, orange brown with occ. white silt flecks								146
	sl. friable, sl. clayey								149
	not friable, occ. limonitic nodules and streaks								179
	sl. friable, trace sand								196
	SILT; sl. sandy(f), stiff, moist - wet, brown, occ. gravels		3						200
	E.O.B @ 3.0 m ("target depth")								
			4						
			5						
NOTES						LOGGED BY: JB DATE DRILLED: 13-Jun-02 DRILL METHOD: 50 mm Hand Auger			

Engineering Geology Ltd

BOREHOLE No. 2

SITE: Awataha Marae, Akoranga Drive, AKORANGA

REF: 4811a

Sheet 1 of 1

REDUCED LEVEL STRATA INTERPRET.	DESCRIPTION OF SOIL	SOIL SYMBOL	DEPTH (m)	SAMPLE TYPE	WATER CONTENT (%)	WATER LEVEL	CORRECTED VANE SHEAR STRENGTH (kPa)		
							● Field vane (BS 1377)	○ Remoulded Field vane	
Fill	SILT; sl. clayey, stiff, moist, lt. grey orange brown with intermixed organic silt	X	1			Dry: 13/06/02	● -109		
	occ. carbonised wood fragments						● -89		
	lt. grey with orange brown mottles						● -187		
	SILT; sl. clayey, trace sand, stiff, moist, lt. grey with reddish orange brown mottles						● -161		
	occ. decaying wood fragments, occ. gravels								
	SILT; sl. sandy(f), sl. clayey, stiff, sl. - mod. friable, orange brown, occ. gravels								
	E.O.B @ (Too hard to auger)								
			2						
			3						
			4						
			5						

NOTES

LOGGED BY: JB

DATE DRILLED: 13-Jun-02

DRILL METHOD: 50 mm Hand Auger

Engineering Geology Ltd

BOREHOLE No. 3

SITE: Awataha Marae, Akoranga Drive, AKORANGA

REF: 4811a

Sheet 1 of 1

REDUCED LEVEL STRATA INTERPRET.	DESCRIPTION OF SOIL	SOIL SYMBOL	DEPTH (m)	SAMPLE TYPE	WATER CONTENT (%)	WATER LEVEL	CORRECTED VANE SHEAR STRENGTH (kPa)		
							● Field vane (BS 1377)	○ Remoulded Field vane	
							50	100	150
Fill	SILT; sl. clayey, moist - wet, stiff, lt. grey with orange brown mottles and intermixed organic silt occ. gravels and scoria		1			Dry: 13/06/02		● -107	
	SILT; sl. clayey, moist, stiff, lt. grey with reddish orange brown staining trace sand occ. gravels								>200
	occ. decaying wood fragments							● -149	
	SILT; sl. - mod. clayey, stiff, moist, grey with occ. decaying wood fragments occ. gravels								>200
	E.O.B @ 2.0 m (Too hard to auger)		2					● -119	
									>200
			3						
			4						
			5						
NOTES						LOGGED BY: JB DATE DRILLED: 13-Jun-02 DRILL METHOD: 50 mm Hand Auger			

Engineering Geology Ltd

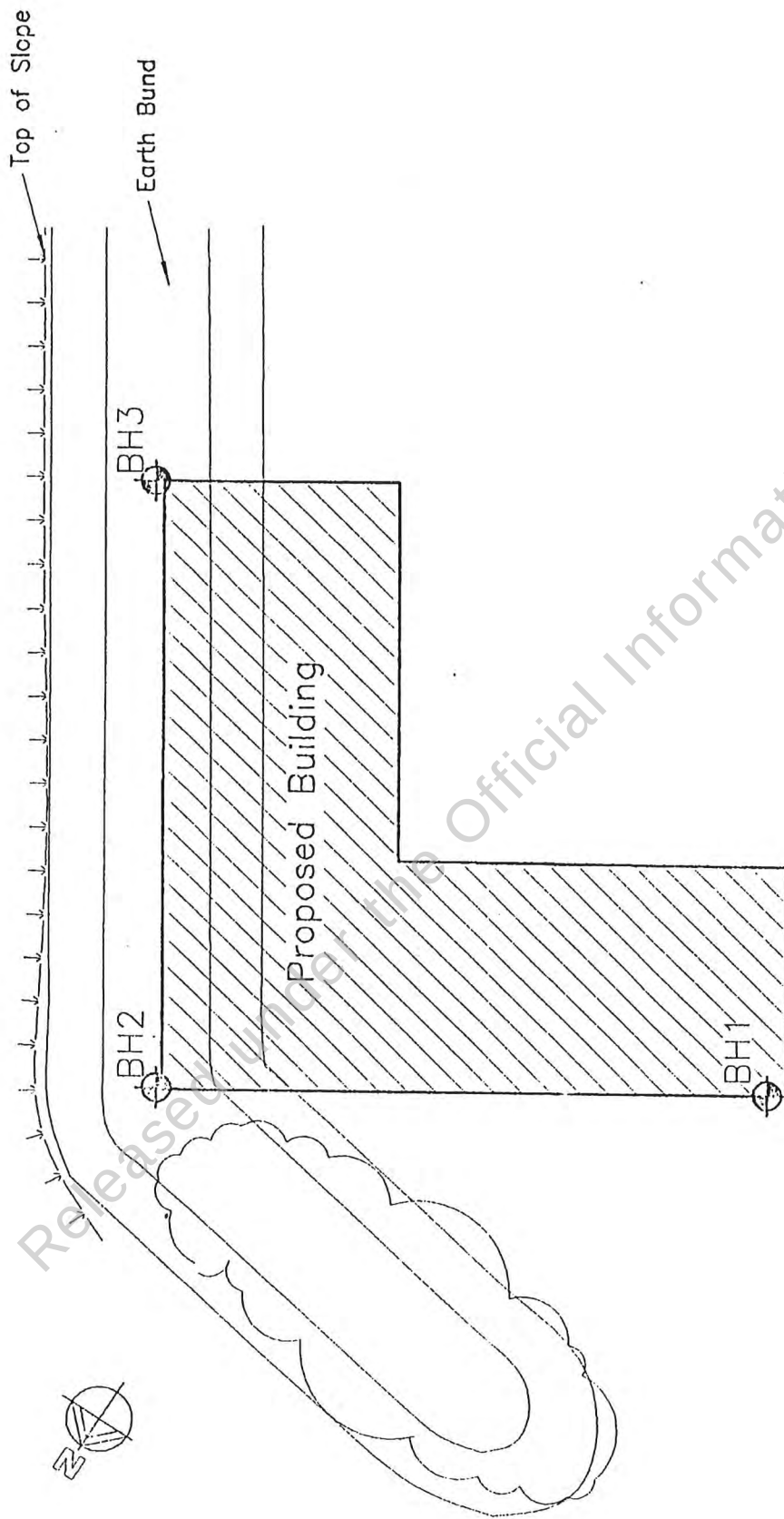
SCALA PENETROMETER LOG

SITE: Awataha Marae, Akoranga Drive, AKORANGA

REF: 4811a

Sheet 1 of 1

HOLE No. 2			HOLE No. 2			HOLE No. 3		
Depth (m)	Interpret. / Comments	Blows / 100 mm 5 10 15	Depth (m)	Interpret. / Comments	Blows / 100 mm 5 10 15	Depth (m)	Interpret. / Comments	Blows / 100 mm 5 10 15
0.1		1	3.2		17	2.2		8
		2						12
0.3		3				2.4		12
		2						5
0.5		3				2.6		12
		3						5
0.7		3				2.8		8
		3						6
0.9		4				3.0		6
		6						6
1.1		7				3.2		7
		8						7
1.3		12				3.4		10
		11						14
1.5		12				3.6		12
		12						12
1.7		11				3.8		12
		12						
1.9		10						
		10						
2.1		12						
		11						
2.3		10						
		11						
2.5		10						
		10						
2.7		10						
		15						
2.9		16						
		17						
NOTES:						OPERATOR: JB		
						DATE: 13/06/02		



LEGEND

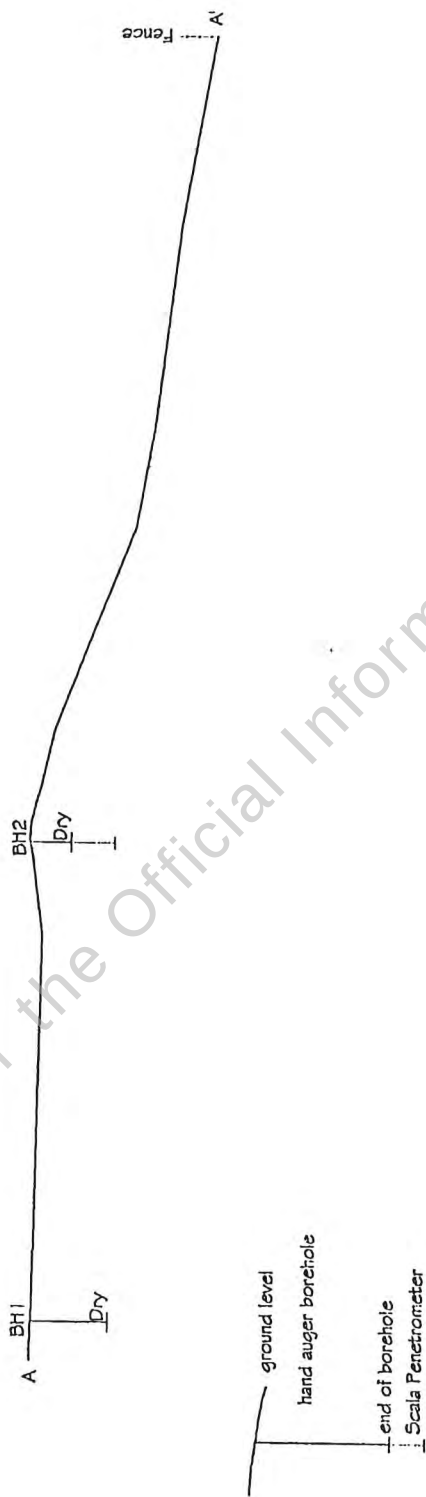
 hand auger borehole

Drawing No.	4811a-1
Date:	June 2002
Drawn:	JB
Scale:	1 : 200
Filename:	4811a-1

Awataha Marae, Akoranga Drive, AKORANGA
 Borehole Location Plan

ENGINEERING GEOLOGY LTD
 2 Esmond Rd, PO Box 33-426, Takapuna
 Ph (09)486-2546, Fax (09)486-2556

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Drawing No. 4811c-2
Date: May 2002
Drawn: JB
Scale: 1:200
Filename: 4811c-2

Awataha Marae, Akoranga Drive, AKORANGA
Cross Section A - A'


ENGINEERING GEOLOGY LTD
2 Esmonds Rd, PO Box 33-426, Takapuna
Ph (09)486-2546, Fax (09)486-2556

10598 – The improvements at the site “Marae” and associated buildings, were erected by the Lessee.

There are Kaumatua flats at the property, however LINZ does not manage these.

Released under the Official Information Act 1982

AK* 4147

CN B.385.714.1

Renewable Lease Under the Land Act 1948

Entered in the
the 21st day
1963 at 12:30
Land Register
88, between HER
f the one part, a

(hereinafter referred to as the "said land") as the same is more particularly delineated with bold black lines on the plan hereon; together with the rights, easements, and appurtenances thereto belonging. **TO HOLD** the said premises intended to be hereby demised unto the Lessee for the term of 33 years, commencing on the 1st day of January 1988, **YIELDING** and paying therefore unto the Land Corporation Limited at Auckland the annual rental:

North Shore City

Waitemata Harbour

M.H.W.M.

12-11

See Diagram

165-12

67-14

698
3.6702 ha

Auckland - Waiwera Motorway

125-16

100-50

167-32

M.H.W.M.

12-11

4-8.9

1-03

6-19

2-41

7-07

3-61

M.H.W.M.

Diagram
Not to Scale

Karanga Drive

16-54

157-52

17-61

North

1. That the Lessee shall and will pay the rent hereby reserved at all times and in the manner aforesaid free of exchange and all other deductions; and also will pay and discharge all rates, taxes, assessments, and outgoings whatsoever that now are or hereafter may be assessed, levied, or payable in respect of the said land or any part or parts thereof during the said term.
2. That the Lessee will hold and use the said land bona fide for the Lessee's own use and benefit and will not assign, sublet, charge, or otherwise part with possession of the said land or any part thereof (other than by subletting for not more than three months in the aggregate in any one year) without the previous approval in writing of the Lessor.

919/2

3. That the Lessee throughout the term of the lease to the satisfaction of the Regional Manager Land Corporation Limited Auckland (hereinafter referred to as "the Regional Manager") will cut and trim all live hedges, clear and keep clear the said land from all noxious weeds, and will comply strictly with the provisions of the Noxious Weeds Act 1950.
4. The Lessee acknowledges that the land has been made available by the Lessor as a site for a Marae. It accordingly undertakes to make sufficient progress with a staged development of a Marae on the land (including the construction of a meeting house) such that the site as a whole represents a functioning Marae not later than the 31st day of December 1993.
5. That if and so often as the Lessee shall desire to make any improvements on the said land, the Lessee shall first obtain the consent in writing of the Regional Manager and no such improvements shall be commenced unless and until the approval in writing of Regional Manager has been given. If any improvements are made in contravention of this provision the Lessor may, without limiting any other remedy available to the Lessor under these presents, require the Lessee forthwith to remove such improvements.
6. That the Lessee will at all times during the said term keep all buildings, fences, gates, and other structures now erected or which may hereafter be erected on the said land or on the boundaries thereof in good repair, order, and condition, and so yield up the same at the expiration or sooner determination of the said term.
7. That the Lessee will at the Lessee's own expense make such proper sanitary arrangements as may be required by the Regional Manager or any other competent authority and will at reasonable periods remove and destroy all rubbish on the said land.
8. That the Regional Manager or his officers, servants, workmen, or agents may at all reasonable times enter upon the said land to view and inspect the land and the improvements thereof; and the Lessee shall within one month of the receipt of notice by the Regional Manager in writing effect such improvements, maintenance, and repairs as are specified.
9. That the Lessee shall not carry on or engage in any noxious, noisome, or offensive trade or business upon the said land or part thereof which may be a nuisance to the neighbourhood.
10. That the Lessee will not cut, harm, remove, or destroy any tree or shrub, subject only to the provisions of clause 3 hereof, or use or remove any gravel or sand on or from the said land or otherwise injure the surface without the consent in writing of the Regional Manager.

AND it is hereby agreed and declared by and between the Lessor and the Lessee:

- (a) That the Lessee shall have no right, title, or claim whatsoever to any minerals (within the meaning of the Land Act 1948) on or under the surface of the soil of the said land, and all such minerals are reserved to Her Majesty.
- (b) That the Lessee shall have no right of acquiring the fee simple of the said land.
- (c) That upon the expiration by effluxion of time and the term hereby granted and thereafter at the expiration of each succeeding term to be granted to the Lessee the Lessee shall have the right to obtain a new lease of the said land for a term of 33 years computed from the expiration of the term hereby granted and subject to the same covenants and provisions as in this lease, including this present provision for the renewal thereof and all provisions ancillary or in relation thereto.

- 1) That no later than six months prior to the expiration of the lease the Regional Manager shall deliver to the Lessee a notice in writing offering the renewal by the Lessor: and the Lessee shall advise the Regional Manager within three months of the receipt of that notice whether the Lessee accepts a renewed lease or does not desire such a renewed lease.
- (e) That if the Lessee elects not to accept a renewed lease then a new lease of the said land shall be offered for disposal in accordance with the provisions of subsection (2) of section 67 and sections 136 and 137 of the Land Act 1948, and the provisions of those sections, so far as they are applicable and with the necessary modifications, shall apply to the said land.
- (f) That if the Lessee shall leave New Zealand or abandon the said land or cannot be found or if the Lessee shall neglect or fail or refuse to comply with the covenants and conditions herein expressed or implied to the satisfaction of the Lessor or the Regional Manager, as the case may be, or make default for not less than six calendar months in the payment of rent, or other payments due to the Lessor, then the Lessor may, subject to the provisions of section 146 of the Land Act 1948, declare this lease to be forfeited and that without discharging or releasing the Lessee from liability for rent due or accruing due or for any prior breach of any covenant or condition of the lease.
- (g) That these presents are intended to take effect as a lease under subsection (2) of section 67 of the Land Act 1948, and the provisions of the said Act and of the regulations made thereunder applicable to such a lease shall be binding in all respects upon the parties hereto in the same manner as if such provisions had been fully set out herein.
- (h) The Lessee shall use the land for the purposes set out in the objects of the Society, and also for traditional Maori Marae activities where the Tangihanga and accommodation for mourners may take precedence over all other activities.
- (i) That the Lessee may apply to the Maori Land Court to have the said land reserved as a Maori Reservation for Marae purposes in terms of Section 439 of the Maori Affairs Act 1953.
- (j) The Lessee shall take out and keep in full force and effect at all times a public liability insurance policy with an insurance company approved by the Lessor for the express purpose of indemnifying the Lessor from all claims against damage to property for a sum not less than the hundred and fifty thousand (\$150,000.00) or such other sum as shall be nominated from time to time by the Lessor.
- (k) That the Lessee shall not do or cause or suffer or permit to be done on the said land anything that may prejudice the Lessor in its tenure or control of the said land or render the Lessor liable for any action claim or demand or proceedings whatsoever and the Lessee will indemnify the Lessor against any loss or damage arising out of any such claim demand or proceedings aforesaid.
- (l) The Lessee shall ensure that from time to time and at all times it shall so organise and plan its activities and the use of any building erected on the said land that the public and in particular the inhabitants of the locality are not adversely affected thereby and so that properties in the locality suffer no material detraction thereby.
- (m) The Lessee will at all times during the term of this lease and to the satisfaction of the Lessor, ensure that the operations on the said land are controlled and managed in a manner that noise emission either due to patronage or the use of amplified equipment does not give rise to nuisance to occupiers of the adjacent residential properties bordering the said land.

To that end the following noise levels are to be observed.

(i) Permissible Noise Levels

The intrusive (L10 value and background L95 value) noise level as measured on the boundary or any residentially zoned site shall not exceed the following limits:

	L10	L95
Monday to Saturday inclusive 0700-2230 hrs	55dBA	65dBA
Monday to Saturday inclusive 2230-0700 hrs	45dBA	65dBA
Sunday and all public holidays	45dBA	65dBA

(ii) Measurement

The noise levels shall be measured and assessed in accordance with the requirements of the New Zealand NZS6802 : Assessment of Noise in the Environment.

The noise shall be measured with a sound level meter complying at least with the International Standard IEC651 (1979) : Sound Level Meters, Type 2.

- (n) The Lessee may from time to time let out for hire the buildings on the said land to any responsible and respectable person or persons provided that on such occasions as the buildings are let out or hired there will be in charge of the same some responsible member of the Lessee.
- (o) The Lessee shall to the satisfaction of the Lessor carry out any landscaping of the said land that is in the opinion of the Lessor required to screen the leased area from adjacent properties.
- (p) Any person of good repute and eligible for membership of the Lessee may join the Lessee upon paying the necessary fee (if any) and complying with the usual rules of the Lessee.
- (q) Notwithstanding anything to the contrary provided by the rules of the Lessee in the case of any person applying for membership of the Lessee and such application being refused the Lessee shall if so requested by the Lessor call a special meeting of members of the Lessee and upon the same being called a vote shall be taken among the members then present as to the election of such person as a member of the Lessee and, if a majority of two-thirds of the voters shall be in favour of such persons admission then such person shall thenceforward be entitled to all privileges and be subject to all duties incidental to membership of the Lessee.
- (r) On the expiration through the effluxion of time or sooner termination of this lease the Lessee shall remove all improvements erected or effected by it from the land and shall leave the land in the same condition as at the commencement of the lease; provided that if the improvements shall not be removed from the land within six months of the termination of the lease the improvements shall be deemed to have been abandoned and shall revert to the Lessor without compensation payable to the Lessee.

I, PETER BECKHOFER of AUCKLAND

HEREBY CERTIFY -

1. THAT by Deed dated the 12th day of June 1987 copies of which are deposited in the Land Registry Offices at -

AUCKLAND (North Auckland Registry) and there numbered B678573
BLLENHEIM (Marlborough Registry) and there numbered 136439
CHRISTCHURCH (Canterbury Registry) and there numbered 686366/2
DUNEDIN (Otago Registry) and there numbered 681189/1
GISBORNE (Poverty Bay Registry) and there numbered 167089.2
HAMILTON (South Auckland Registry) and there numbered H734777
HOKITIKA (Westland Registry) and there numbered 076748
INVERCARGILL (Southland Registry) and there numbered 141782
NAPIER (Hawkes Bay Registry) and there numbered 478751.2
NELSON (Nelson Registry) and there numbered 269962.1
NEW PLYMOUTH (Taranaki Registry) and there numbered 341775
WELLINGTON (Wellington Registry) and there numbered 860782.2

LAND CORPORATION LIMITED at Wellington carrying on the business of land management appointed me its Attorney on the terms and subject to the conditions set out in the said Deed.

2. THAT at the date hereof I was Property Officer of the said Corporation.
3. THAT at the date hereof I have not received any notice or information of the revocation of that appointment by the winding up or dissolution of the said LAND CORPORATION LIMITED or otherwise.

SIGNED at
this 21st
1989

Auckland
day of December

)
)
)

Peter Beckhofer



Our Ref: S1A

21 December 1989

District Land Registrar
Lands and Deeds Office
Private Bag
AUCKLAND

Dear Madam

RE: ISSUE OF RENEWABLE LEASE AWATAHA MARAE INCORPORATED SOCIETY

Enclosed for registration is a Crown Renewable Lease to the above Society over Allotment 698 Takapuna Parish comprising 3.6702 hectares.

I would advise that this land is shown on S.O. Plan 58701 and was gazetted Crown land subject to the Land Act 1948 by the New Zealand Gazette 1985, page 527. This Gazette was lodged for registration on 27 February 1985 under abstract number B 385714.

I would confirm that the land was formerly held for a Technical Institute and that there was no former registration.

Yours faithfully

LANDCORP MANAGEMENT SERVICES LIMITED


P. Beckerley
Property Officer

INCORPORATING LANDCORP INVESTMENTS LIMITED & LANDCORP MANAGEMENT SERVICES LIMITED

North Regional Office
13
C House
9 Symonds Street
Private Bag
Auckland N.Z.
(09) 377 882
(09) 377 888

District Office
Whangarei
Rural Banking & Finance Corporation Building
Hunt Street
PO Box 1444
Whangarei N.Z.
Tel (089) 482 611
Fax (089) 485 587

153/ 616.

C.098490.1 Application pursuant to Section
25(1)(a) State-Owned Enterprises Act 1986
whereby Land Corp Investments Limited
is registered as the licensor under the
within licence - 2.2.1990 at 1.46 o'c

DBurrows
A.L.R

C.098490.2 Pursuant to Section 25(3) State-
Owned Enterprises Act 1986 (C.T 75C/536
issued for the fee simple - 2.2.1990 at
1.46 o'c

DBurrows
A.L.R

Fee simple title issued - C.T 75C/536

DBurrows
A.L.R

Released under the Official Information Act 1982

10.45 21.DEC89 C 084710 /
PARTICULARS ENTERED IN REGISTER
LAND REGISTRY AUCKLAND
ASST. LAND REGISTRAR.....

GU B3385714-15

IN WITNESS whereof Land Corporation Limited, on behalf of the Lessor, has hereunto set his hand, and these presents have also been signed by the said Lessee.

SIGNED for and on behalf of HER)
MAJESTY THE QUEEN pursuant to a)
Deed lodged with the District)
Land Registrar as No B 678572 by)
LAND CORPORATION LIMITED by its)
Attorney Peter Beckerleg)
in the presence of:)

LAND CORPORATION LIMITED by its Attorney

Peter Beckerleg.

Witness:

Guy T. Cony-lough

Occupation:

Accounts officer

Address:

LANDCORP AUCKLAND

THE COMMON SEAL of the AWATAHA)
MARA E INCORPORATED SOCIETY was)
hereunto affixed by and in the)
presence of:)

Rangitama Wilson
Chairperson

C. B. B. B. B.
Committee Member

A. Wilson
Committee Member





DTZ New Zealand

International Property Advisers

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

Search Copy



R. W. Muir
Registrar-General
of Land

Identifier **NA75B/616**
Land Registration District **North Auckland**
Date Registered 21 December 1989 10:45 am

Prior References
GN B385714.1

Type	Lease under s82 Land Act 1948	Term	33 years commencing on the 1st day of January 1988
Area	3.6702 hectares more or less		

Legal Description Allotment 698 Takapuna Parish

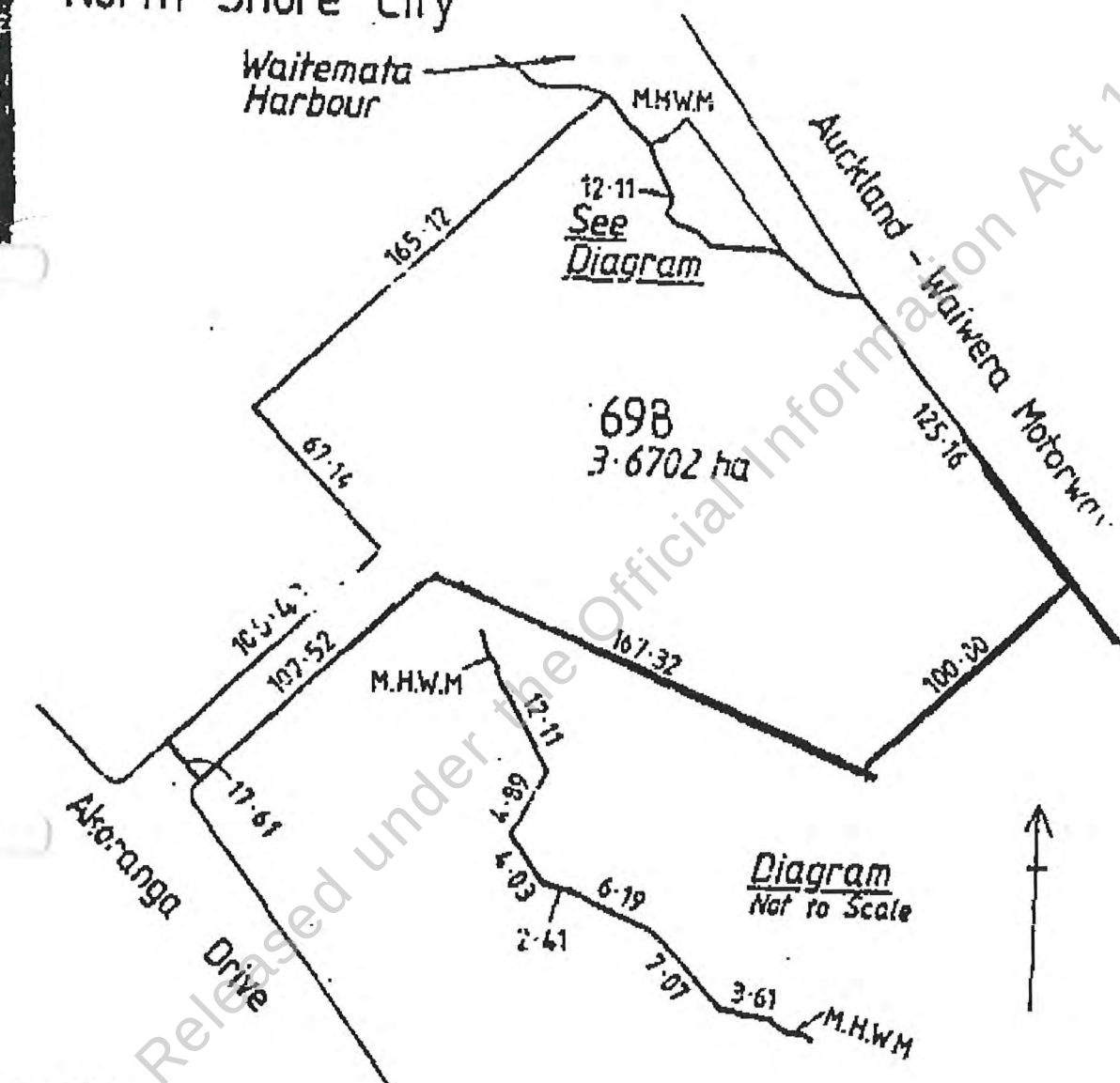
Proprietors
Awataha Marae Incorporated Society

Interests

Pursuant to Section 25(3) State Owned Enterprises Act 1986 CT NA75C/536 is issued for the fee simple - 2.2.1990 at 1.46 pm

DTZ New Zealand Limited MREINZ, Level 10, State Insurance Tower, 1 Willis Street, PO Box 1545,
Wellington Telephone +64 4 917 9700 Fax +64 4 917 9701 Email wellington@dtz.co.nz Website www.dtz.co.nz

North Shore City



SO 58701
86-00 1/2



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



R. W. Muir
Registrar-General
of Land

Search Copy

Identifier NA75C/536
Land Registration District North Auckland
Date Issued 02 February 1990

Prior References

NA75B/616

Estate Fee Simple
Area 3.6702 hectares more or less
Legal Description Allotment 698 Takapuna Parish
Proprietors
Her Majesty the Queen

Interests

Lease embodied in Register Under No. NA75/616

Subject to Section 27B State-Owned Enterprises Act 1986 (which provides for the resumption of land on the recommendation of the Waitangi Tribunal and which does not provide for third parties, such as the owner of the land, to be heard in relation to the making of any such recommendation)

Subject to a gas supply right (in gross) over part marked A on Plan 139033 in favour of United Networks Limited created by Transfer C190249.1 - 18.9.1990 at 9.22 am

North Shore City

Waitemata Harbour

M.H.W.M

12.11
See
Diagram

Auckland - Waiverua Motorway

698
3.6702 ha

125.16

165.12

67.14

10.1.4.1
107.52

M.H.W.M

Akoranga Drive

17.61

12.11

4.89

2.61

6.19

7.07

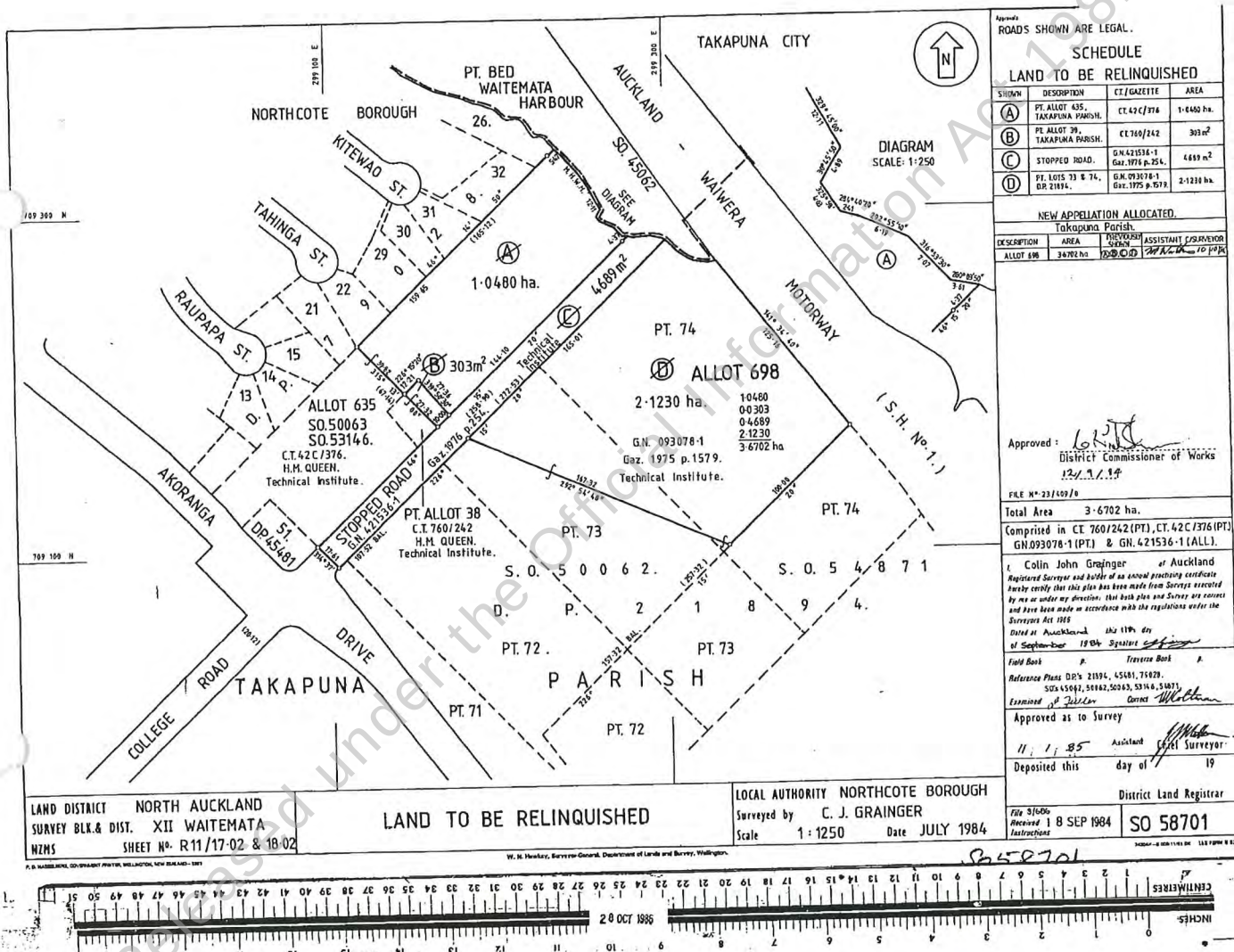
2.61

M.H.W.M

Diagram
Not to Scale



58701



SCHEDULE LAND TO BE RELINQUISHED			
SHOWN	DESCRIPTION	CT/GAZETTE	AREA
(A)	PT. ALLOT 435, TAKAPUNA PARISH.	CT. 42 C/376	1-6460 ha.
(B)	PT. ALLOT 78, TAKAPUNA PARISH.	CT. 749/242	303 m ²
(C)	STOPPED ROAD.	GN. 421536-1 Gaz. 1976 p. 251.	4689 m ²
(D)	PT. LOTS 73 & 74, DR. 218/4.	GN. 093078-1 Gaz. 1975 p. 573.	2-1230 ha.
NEW APPEALATION ALLOCATED			
TAKAPUNA PARISH.			
DESCRIPTION	AREA	REMARKS	ASSISTANT SURVEYOR
ALLOT 435	34792 ha.	100000	100000

Approved: *[Signature]*
District Commissioner of Works
12/1/85

FILE No. 23/109/8

Total Area 3-6702 ha.
Comprised in CT. 760/242 (PT.), CT. 42 C/376 (PT), GN. 093078-1 (PT) & GN. 421536-1 (ALL).

I, Colin John Grainger, of Auckland
Registered Surveyor and holder of an annual certificate
do hereby certify that this plan has been made from surveys executed
by me or under my direction, that both plan and survey are correct
and have been made in accordance with the regulations under the
Surveyors Act 1958
Dated at Auckland this 11th day
of September 1984
Signature *[Signature]*
Field Book P. Entries Book A.
Reference Plans DPN 218/4, 454/1, 74/29,
505/4/1, 501/2, 501/3, 501/4, 51/11
Examined by *[Signature]* Correct *[Signature]*
Approved as to Survey
11/1/85 Assistant Surveyor *[Signature]*
Deposited this day of 19
District Land Registrar
File 31606
Received 18 SEP 1984 SO 58701

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Master Details

10598

Qpid: 1568804 Val.Ref.: 32528 / 100

View Apportionment: 32528 / 100

Situation: 58 AKORANGA Drive **Property Name:**
Territorial Authority: 5 North Shore City **Category:** Other-Maori Sites
Date Revised: 01/09/2002 **Nature of Imp.:** 6 FLAT OBS CHILD CA
No. of Extensions: 2
Objections: No **Subdivisions:** No **Consents:**
Valuations **Capital** **Land** **Improvements**
Rating Valuation: 1915000 625000 1290000
Special Rating Valuation:

Owner/Occupier Details

Type	Name	Address
Owner1	Land Information New Zealand	P O Box 5249 Auckland 1036
Occupier	Awataha North Shore Marae Soc	C/-Mr Dawson P O Box 5249 Auckland 1

Certificate of Titles:

Legal Descriptions: ALLOT 698 TAKAPUNA PSH-SO 58701-PROPOSED GAS ESMT DP 139033
Land Area 3.6702Ha

TORAS

Code:32550

Tenure	Ownership	Rateability	Apportionment
Clearly Leased	Company (not Crown owned)	Non-rateable	APPORTIONMENT FOLLC

Land Use Data

Zone:	4C	Use:	Vacant Community Services
Units:	6	Sub:	0
Car Parks:	15	Maori Land:	
Age:	1990-99	Roof Const.:	Steel/G-Iron
Wall Const.:	Mix.Material	Floor Area:	900
Site:	860		
Land Area:	3.6702Ha		

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Master Details

Qpid: 1568805

Val.Ref.:

32528 / 100 A

View Apportionment:

32528 / 100 A

Situation: 58 AKORANGA Drive

Property Name:

Territorial Authority: 5 North Shore City

Category:

Other-Maori Sites

Date Revised: 01/09/2002

Nature of Imp.:

OI OBS CHILD CAR

No. of Extensions: 0

Objections:

No

Subdivisions:

No

Consents:

Valuations

Capital

Land

Improvements

Rating Valuation:

1395000

410000

985000

Special Rating Valuation:

Owner/Occupier Details

Type Name

Address

Owner1 Land Information New Zealand

P O Box 5249 Auckland 1036

Occupier Awataha North Shore Marae Soc

C/o Fleur P O Box 33460 Takapuna North Shore C

Certificate of Titles:

Legal Descriptions: PT ALLOT 698 TAKAPUNA PSH-ADMIN BLOCK & CHILD CARE

Land Area

TORAS

Code:00510

Tenure

Ownership

Rateability

Apportionment

Non-rateable

RATING APPMT

Land Use Data

Zone: 4C

Use:

Vacant Community Services

Units: 1

Sub:

Car Parks: 10

Maori Land:

Age: 1990-99

Wall Const.: Concrete

Roof Const.: Steel/G-Iron

Site: 540

Floor Area: 630

Land Area:

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Master Details

Qpid: 1568806

Val.Ref.:

32528 / 100 B

Situation:	58 AKORANGA Drive	Property Name:	
Territorial Authority:	5 North Shore City	Category:	Residential-C
Date Revised:	01/09/2002	Nature of Imp.:	OI 6 FLAT
No. of Extensions:	0		
Objections:	No	Subdivisions:	No
			Consents:
Valuations	Capital	Land	Improvements
Rating Valuation:	520000	215000	305000
Special Rating Valuation:			

View Apportionment: 32528 / 1

Owner/Occupier Details

Type	Name	Address
Owner1	Land Information New Zealand	P O Box 5249 Auckland 1036
Occupier	Awataha North Shore Marae Soc	P O Box 36-188 Northcote North Shore City

Certificate of Titles:

Legal Descriptions: PT ALLOT 698 TAKAPUNA PSH-RESIDENTIAL FLATS

Land Area

TORAS

Code:00110

Tenure	Ownership	Rateability	Apportionment
		Rateable	RATING APPMT

Land Use Data

Zone:	4C	Use:	Multi-unit
Units:	6	Sub:	0
Car Parks:	6	Maori Land:	
Age:	1990-99		
Wall Const.:	Weatherboard	Roof Const.:	Steel/G-Iron
Site:	320	Floor Area:	320
Land Area:			

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Master Details - History Record View

10598

Reason for Change: General revaluation

Date: 12/10/2002

Time: 02:02

Qpid: 1568806

Val.Ref.:

32528 / 100 B

Situation:	58 AKORANGA Drive	Property Name:	
Territorial Authority:	5 North Shore City	Category:	Residential-
Date Revised:	01/09/1999	Nature of Imp.:	FLATS 6 Ol
No. of Extensions:	0		
Objections:	No	Subdivisions:	No
			Consents:
Valuations	Capital	Land	Improvements
Rating Valuation:	540000	225000	315000
Special Rating Valuation:	0	0	

Owner/Occupier Details

Type	Name	Address
Owner1	Land Information New Zealand	P O Box 5249 Auckland 1036
Occupier	Awataha North Shore Marae Soc	P O Box 36-188 Northcote North Shore City 11

Certificate of Titles:

Legal Descriptions: PT ALLOT 698 TAKAPUNA PSH-RESIDENTIAL FLATS

Land Area 0Ha

TORAS

Code:00110

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Tenure	Ownership	Rateability	Apportionment
		Rateable	RATING APPMT
Land Use Data			
Land Area:	0Ha	Units:	6
Floor Area:	320	Age:	1990-99
Site:	320	Car Parks:	6
Zone:	4C	Sub:	0
Use:	Multi-unit		
		Wall Const.:	We:
		Roof Const.:	Stee

View Change History Menu

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Master Details - History Record View

Reason for Change: General revaluation

Date: 22/11/1999

Time: 20:55

Qpid: 1568806

Val.Ref.:

32528 / 100 B

Situation:	58 AKORANGA Drive	Property Name:	
Territorial Authority:	5 North Shore City	Category:	Residential-
Date Revised:	01/09/1996	Nature of Imp.:	FLATS 6 OI
No. of Extensions:	0		
Objections:	No	Subdivisions:	No
		Consents:	
Valuations	Capital	Land	Improvements
Rating Valuation:	540000	205000	335000
Special Rating Valuation:	0	0	

Owner/Occupier Details

Type	Name	Address
Owner1	Land Information New Zealand	P O Box 5249 Auckland 1036
Occupier	Awataha North Shore Marae Soc	P O Box 36-188 Northcote North Shore City 11

Certificate of Titles:

Legal Descriptions: PT ALLOT 698 TAKAPUNA PSH-RESIDENTIAL FLATS
Land Area 0Ha

TORAS

Code:00110

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Tenure	Ownership	Rateability Rateable	Apportionment RATING APPMT
Land Use Data			
Land Area:	0Ha	Units:	6
Floor Area:	320	Age:	1990-99
Site:	320	Car Parks:	6
Zone:	4C	Sub:	0
Use:	Multi-unit		
		Wall Const.:	Wea
		Roof Const.:	Stee

