



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy



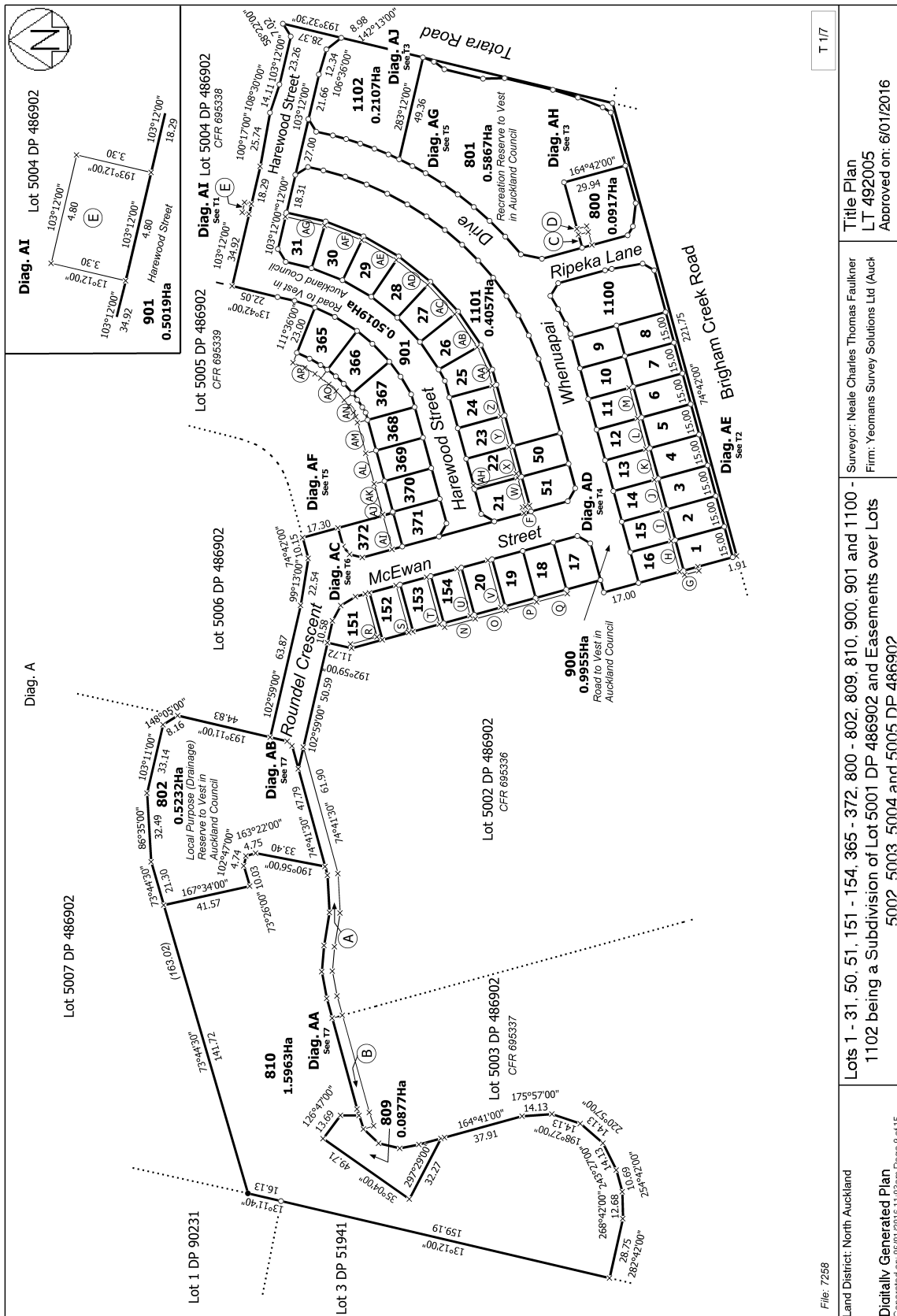

R.W. Muir
Registrar-General
of Land

Identifier **714129**
Land Registration District **North Auckland**
Date Issued 23 December 2015

Prior References
695335

Estate Fee Simple
Area 877 square metres more or less
Legal Description Lot 809 Deposited Plan 492005
Registered Owners
Watercare Services Limited

Interests
Subject to Section 59 Land Act 1948
Subject to Section 8 Coal Mines Amendment Act 1950
Land Covenant in Easement Instrument 10803112.3 - 25.9.2017 at 4:27 pm





RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

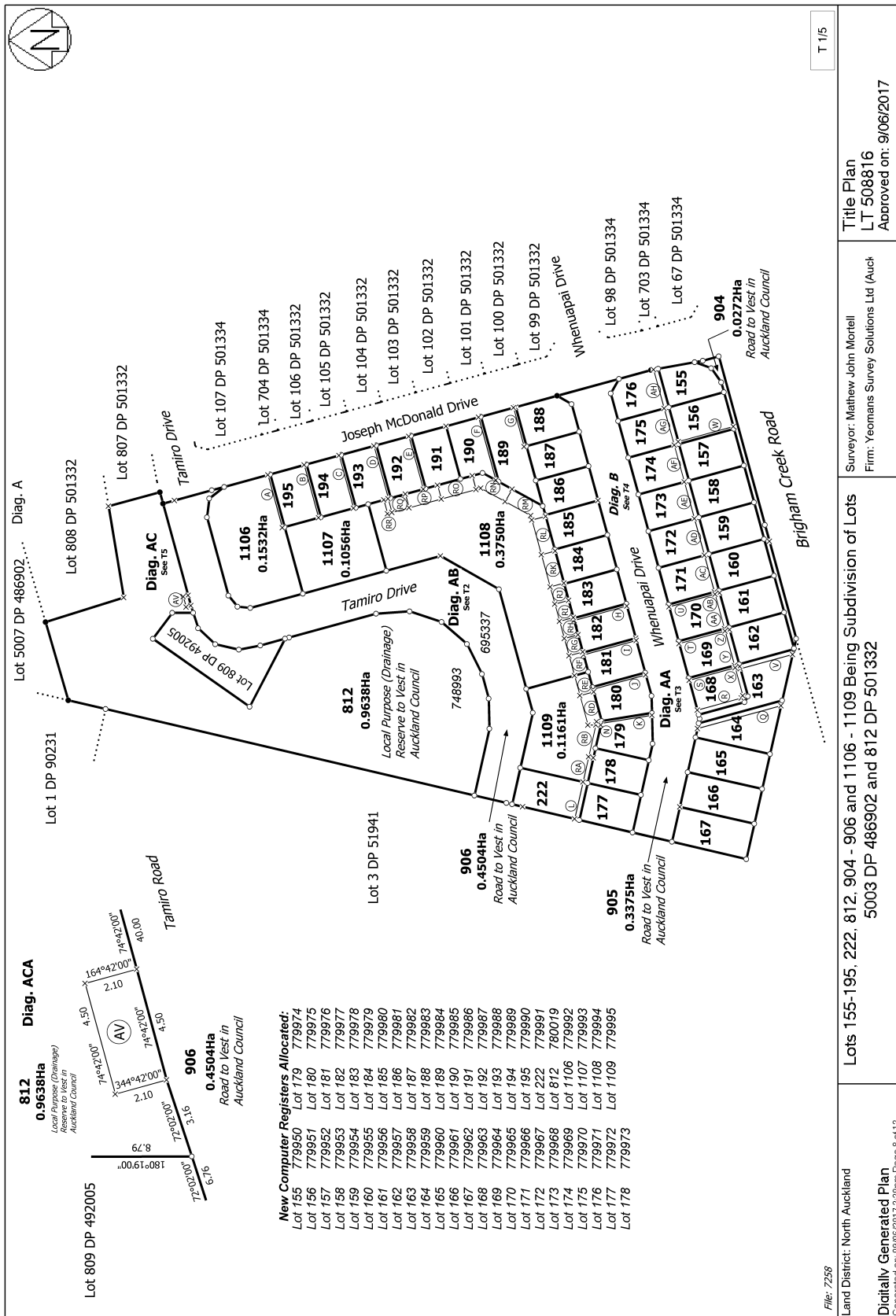
Identifier **780019**
Land Registration District **North Auckland**
Date Issued 11 August 2017

Prior References
748993

Estate Fee Simple
Area 9638 square metres more or less
Legal Description Lot 812 Deposited Plan 508816
Purpose Local Purpose (Drainage) Reserve
Registered Owners
Auckland Council

Interests

Subject to Section 59 Land Act 1948
Subject to Section 8 Coal Mines Amendment Act 1950
Subject to a right (in gross) to convey electricity over part marked AV on DP 5088163 in favour of Oyster Networks Limited created by Easement Instrument 10554278.6 - 27.9.2016 at 4:46 pm
Subject to the Reserves Act 1977





RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy



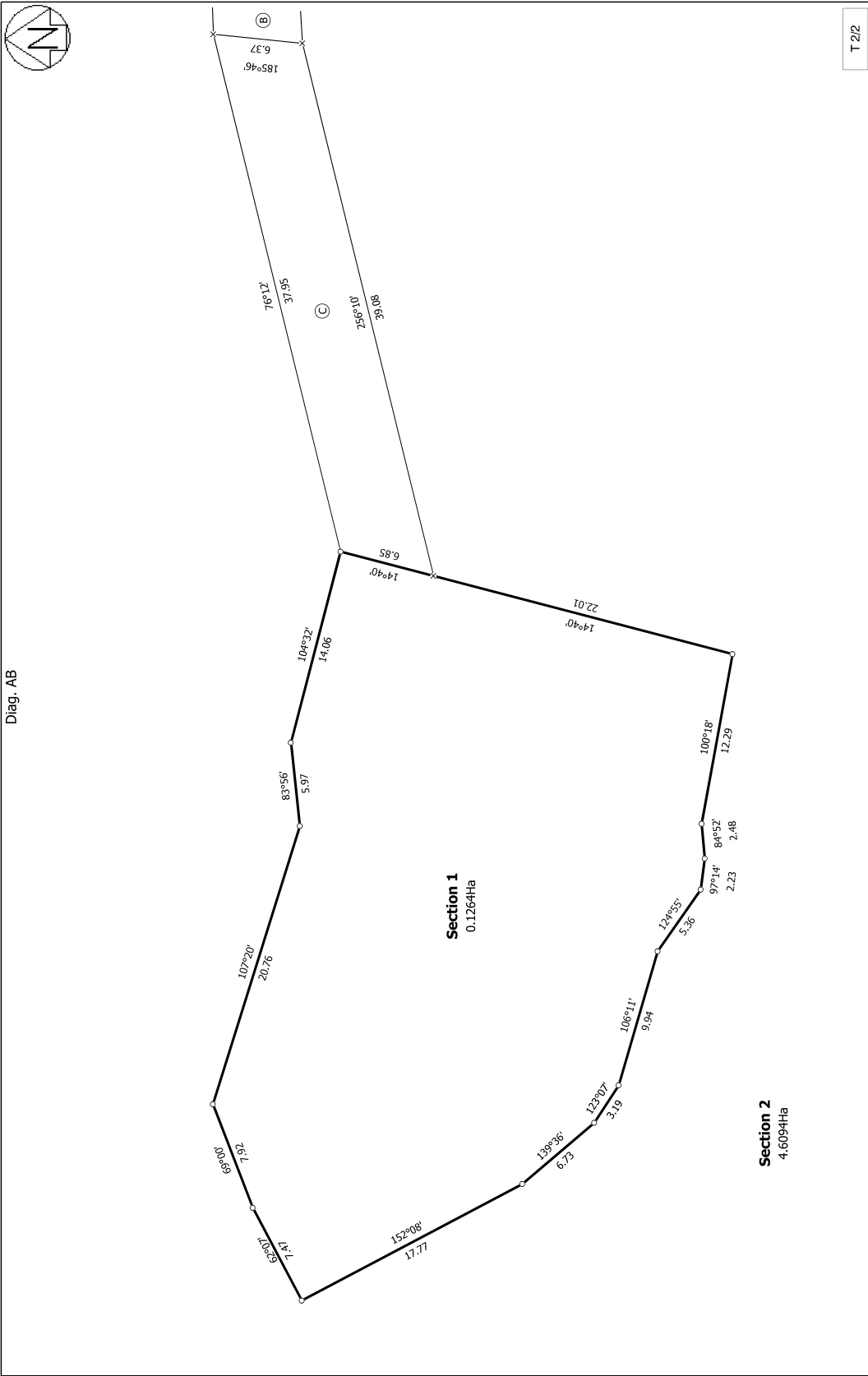

R.W. Muir
Registrar-General
of Land

Identifier **1074685**
Land Registration District **North Auckland**
Date Issued 22 August 2022

Prior References
NA6B/1276

Estate Fee Simple
Area 1264 square metres more or less
Legal Description Section 1 Survey Office Plan 569103
Purpose Wastewater Pump Station
Registered Owners
Watercare Services Limited

Interests
Subject to Section 59 Land Act 1948
Subject to Section 8 Coal Mines Amendment Act 1950



Land District: North Auckland	Sections 1 & 2	Surveyor: Alexander Keith Harrington Firm: Beca Limited	Title Plan SO 569103 Approved on: 5/07/2022
Digitally Generated Plan Generated on: 13/07/2022 03:39am Page 5 of 5			



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

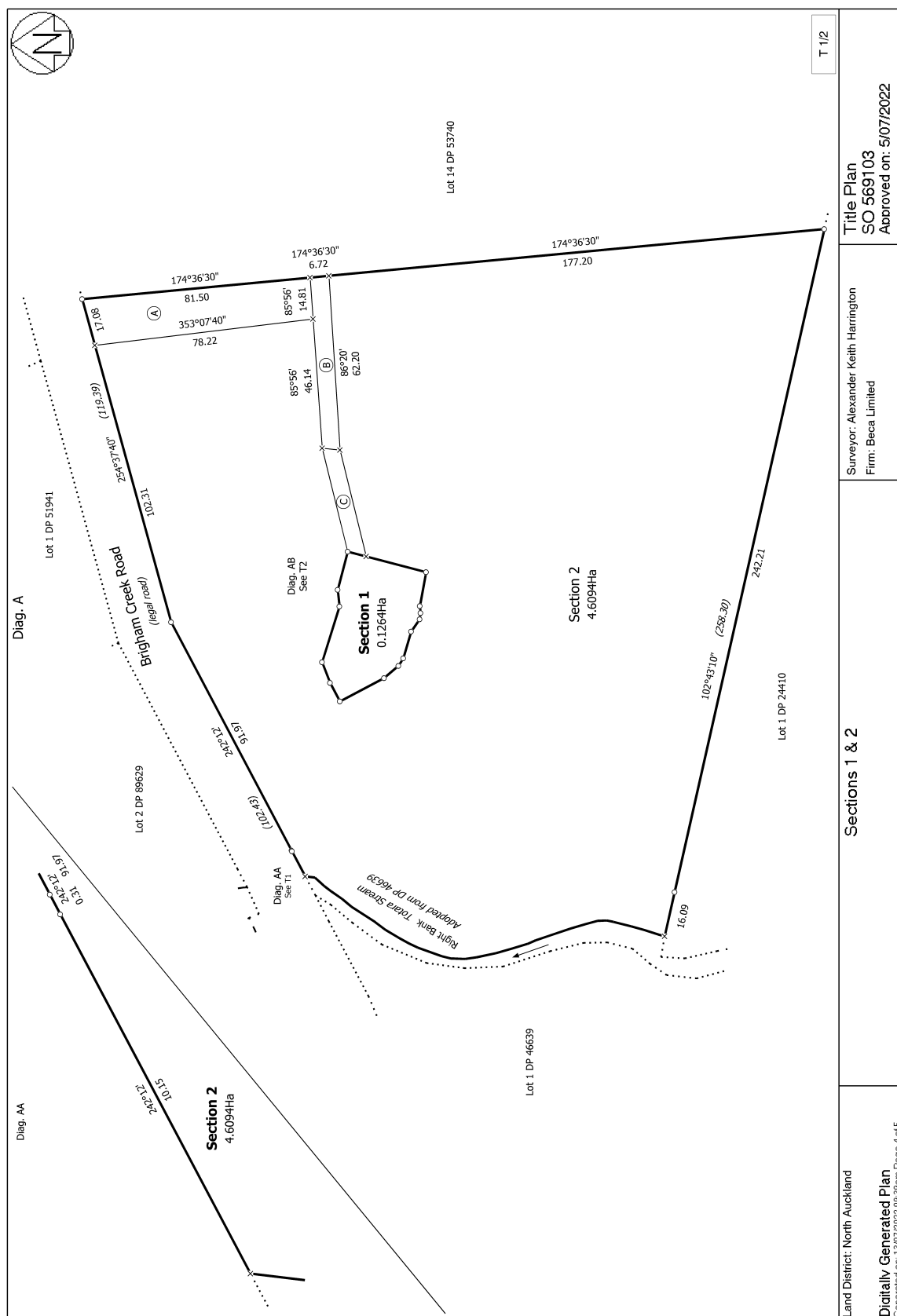
Identifier **1074686**
Land Registration District **North Auckland**
Date Issued 22 August 2022

Prior References
NA6B/1276

Estate Fee Simple
Area 4.6094 hectares more or less
Legal Description Section 2 Survey Office Plan 569103
Registered Owners
Spedding Land Company Limited

Interests

Subject to Section 59 Land Act 1948
Subject to Section 8 Coal Mines Amendment Act 1950
Subject to a right of way (in gross), a right (in gross) to drain sewage and a right (in gross) to convey electricity and telecommunications over parts marked A, B & C on SO 569103 in favour of Watercare Services Limited created by Easement Instrument 12502472.5 - 22.8.2022 at 12:06 pm
12502472.6 Compensation Certificate pursuant to Section 19 Public Works Act 1981 - 22.8.2022 at 12:06 pm
12817642.5 Mortgage to Bank of New Zealand - 29.9.2023 at 2:49 pm





RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy



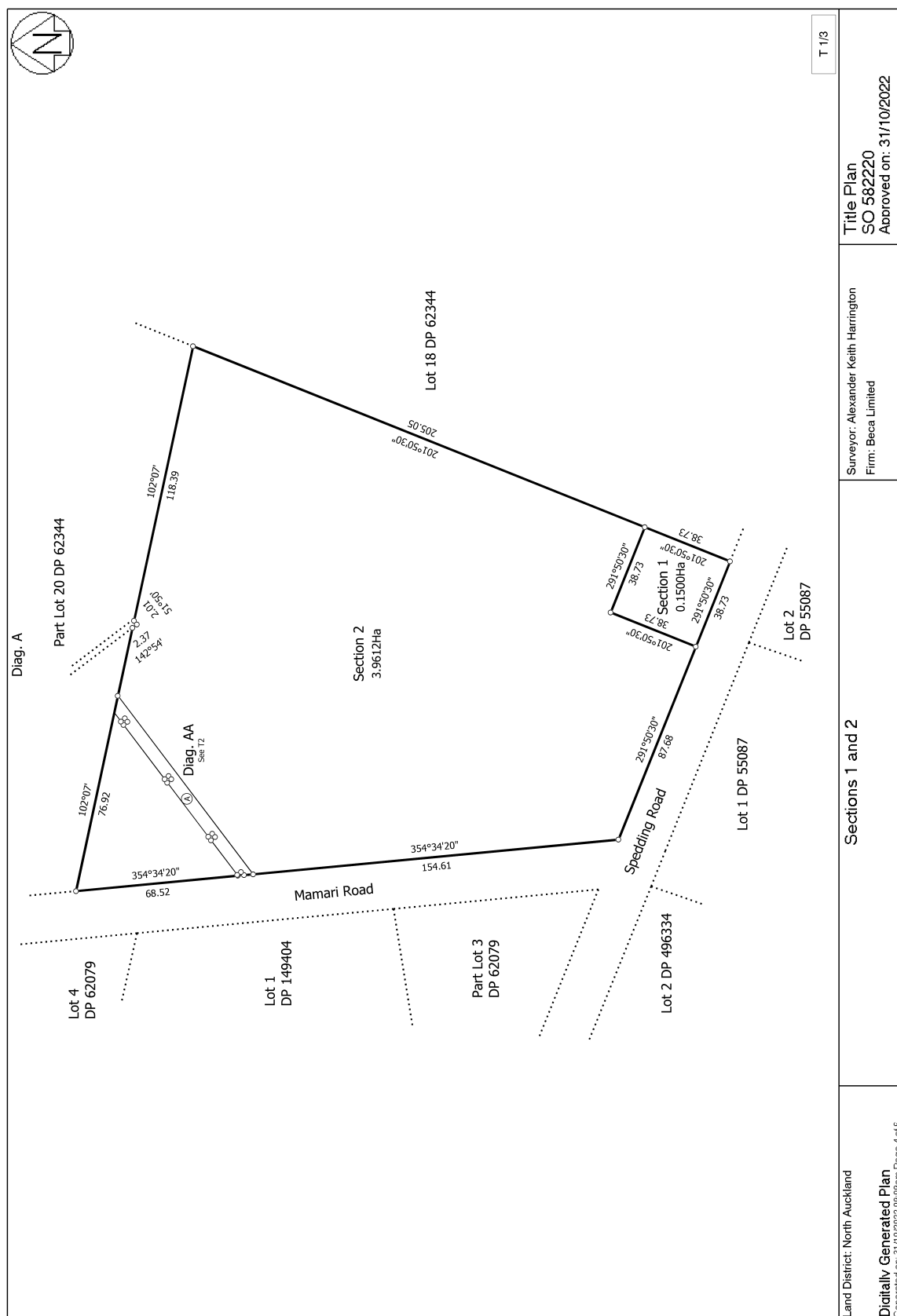

R.W. Muir
Registrar-General
of Land

Identifier **1108861**
Land Registration District **North Auckland**
Date Issued 15 December 2022

Prior References
NA41D/708

Estate Fee Simple
Area 1500 square metres more or less
Legal Description Section 1 Survey Office Plan 582220
Purpose Wastewater
Registered Owners
Watercare Services Limited

Interests
Subject to Section 59 Land Act 1948





RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **1110996**
Land Registration District **North Auckland**
Date Issued 15 December 2022

Prior References
NA41D/708

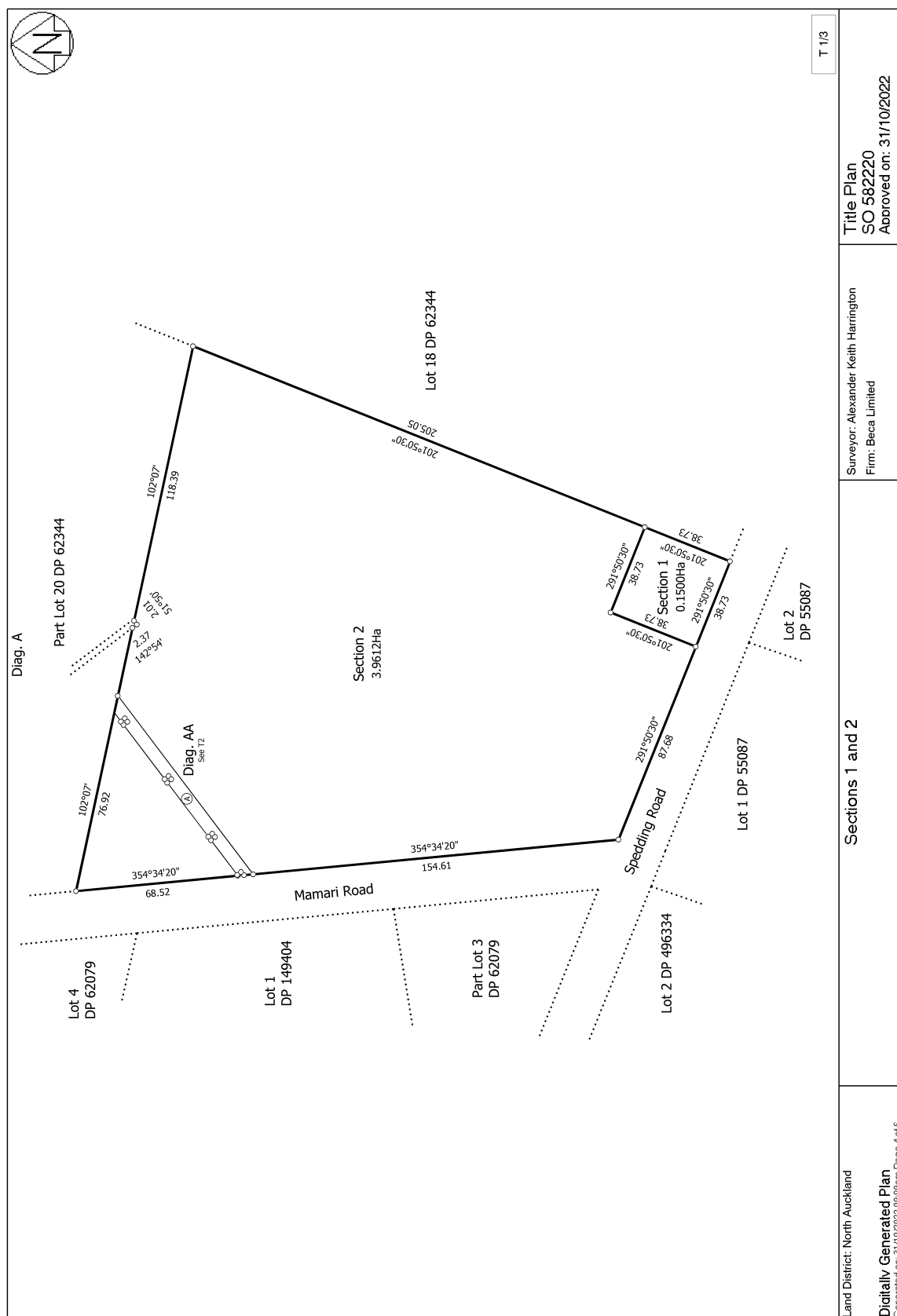
Estate Fee Simple
Area 3.9612 hectares more or less
Legal Description Section 2 Survey Office Plan 582220

Registered Owners

Annie Nguyen as to a 1/5 share
Yannick Nguyen as to a 1/5 share
Christine Kelibitaka as to a 1/5 share
Michelle Pham as to a 1/5 share
Isabelle Ulm as to a 1/5 share

Interests

Subject to Section 59 Land Act 1948
Land Covenant in Transfer C877701.4 - 15.8.1995 at 11:51 am
Subject to a cable easement (in gross) over part marked A on SO 582220 in favour of His Majesty the King created by Gazette Notice D181207.2 - 11.8.1997 at 1.04 pm
12852206.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Watercare Services Limited - 12.10.2023 at 3:42 pm



View Instrument Details



Instrument No 12817642.5
Status Registered
Date & Time Lodged 29 September 2023 14:49
Lodged By Pearse, Matthew Namana
Instrument Type Mortgage



Affected Records of Title	Land District
NA5A/501	North Auckland
NA95C/231	North Auckland
1074686	North Auckland

Mortgagors

Spedding Land Company Limited

Mortgagees

Bank of New Zealand

Share

Mortgage Details

Memorandum Number 2015/4324

Priority Amount \$ 200,000,000.00 plus interest

This Mortgage incorporates the provisions of the above memorandum registered pursuant to Section 209 of the Land Transfer Act 2017

Annexure Schedule: Contains 2 Pages.

Mortgagor Certifications

I certify that I have the authority to act for the Mortgagor and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

Signature

Signed by Suzanne June Mevissen as Mortgagor Representative on 28/09/2023 03:40 PM

Mortgagee Certifications

I certify that I have the authority to act for the Mortgagee and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

Signature

Signed by Myles Antony OBrien as Mortgagee Representative on 28/09/2023 03:30 PM

*** End of Report ***

The provisions of Memorandum No 2015/4324 are amended as follows:

1. The definition of "**we**", "**us**" and "**our**" in clause 1.1 shall be deleted and replaced with the following:

"**we**", "**us**" and "**our**" means the Security Trustee, and shall include, where the context requires (including, for the avoidance of doubt, the definition of "Secured Money" in clause 1.1 and each other provision relating to the provision of accommodation to you) the Secured Parties (or certain of them)."

2. The definition of "**Secured Money**" in clause 1.1 shall be deleted and replaced with the following:

"In this Mortgage, the "**Secured Money**" means the "Secured Indebtedness" under and as defined in the Security Trust Deed; and"

3. The following new defined terms shall be inserted into clause 1.1 as follows:

"**Facility Agreement**" means the 'Development Loan Agreement' between, among others, Spedding Land Company Limited (as borrower) and Bank of New Zealand (as original lender, overdraft lender, agent and security trustee) dated on or about the date of this Mortgage (as amended, novated, supplemented, extended, restated or replaced from time to time).";

"**Finance Document**" has the meaning given to it by the Facility Agreement.";

"**Secured Parties**" means the 'Secured Parties' under and as defined in the Security Trust Deed.";

"**Security Document**" has the meaning given to it by the Facility Agreement.";

"**Security Trust Deed**" means the 'Security Trust Deed' between, among others, Spedding Land Company Limited (as initial debtor) and Bank of New Zealand (as initial lender, overdraft lender, agent and security trustee) dated on or about the date of this Mortgage (as amended, novated, supplemented, extended, restated or replaced from time to time)."; and

"**Security Trustee**" means Bank of New Zealand in its capacity as security trustee for the Secured Parties under the Security Trust Deed and each other Security Document, or any duly appointed successor agent.".

4. Clause 11.1 shall be deleted and replaced with the following:

"All amounts received by us (or a receiver) under this Mortgage will be applied by us (or the receiver) in accordance with the Security Trust Deed."

5. A new Clause 20 shall be inserted as follows:

"Paramountcy

- (a) Notwithstanding any provision of this Mortgage:

- (i) we shall exercise our rights and powers under this Mortgage in accordance with the Security Trust Deed and the other Security Documents (as defined in the Security Trust Deed); and
 - (ii) each reference in this Mortgage to a "Default" having occurred and/or subsisting shall be deemed to be a reference to an "Event of Default" under and as defined in the Facility Agreement.
- (b) Notwithstanding any provision of this Mortgage, including this Annexure schedule and Memorandum No. 2015/4324, in the event of any direct or indirect conflict between any provisions of the Mortgage and the other Finance Documents, the relevant provision of such other Finance Document shall prevail to the extent of such conflict, and to the extent any representations or undertakings given by the mortgagor under this Mortgage are not given by the mortgagor under any other Finance Document, those representations and undertakings under this Mortgage are of no force and effect."

6. A new Clause 21 shall be inserted as follows:

"Agency: It is acknowledged that the relationship between the Security Trustee as security trustee and the other Secured Parties is as set out in the Security Trust Deed."



View Instrument Details

Instrument Type	Mortgage
Instrument No	12817642.6
Status	Registered
Date & Time Lodged	29 September 2023 14:49
Lodged By	Pearse, Matthew Namana

Affected Records of Title	Land District
NA5A/501	North Auckland
NA95C/231	North Auckland

Mortgagors

Spedding Land Company Limited

Mortgagees

Clover Farms Whenuapai Limited

Share

Mortgage Details

Memorandum Number	2018/4345
Principal Sum \$	18,000,000.00 plus interest and costs

This mortgage incorporates the provisions of the above memorandum registered pursuant to Section 209 of the Land Transfer Act 2017

Mortgagor Certifications

I certify that I have the authority to act for the Mortgagor and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

Signature

Signed by Suzanne June Mevissen as Mortgagor Representative on 28/09/2023 03:40 PM

Mortgagee Certifications

I certify that I have the authority to act for the Mortgagee and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒



View Instrument Details

Signature

Signed by Jaspreet Tangri as Mortgagee Representative on 25/09/2023 04:59 PM

***** End of Report *****



View Instrument Details

Instrument Type	Caveat against dealings with land under Section 138 Land Transfer Act 2017
Instrument No	12817642.8
Status	Registered
Date & Time Lodged	29 September 2023 14:49
Lodged By	Pearse, Matthew Namana

Affected Records of Title	Land District
NA6B/1275	North Auckland

Registered Owner
Engkun Trustee Limited

Caveator
Spedding Land Company Limited

Estate or Interest claimed
Agreement for Sale and Purchase dated 20/03/2019 between the Registered Owner, Engkun Trustee Limited as vendor and the Caveator, Spedding Land Company Limited as purchaser pursuant to a Deed of Nomination dated 7 March 2023

Notice
Take notice that the Caveator forbids the registration of any instrument, or the recording of any matter in the register that transfers, charges, or prejudicially affects the estate or interest protected by this caveat until this caveat is withdrawn by the Caveator, removed by order of the High Court, or until the same has lapsed under the provisions of section 143 of the Land Transfer Act 2017.

Address for Service of Caveator
Spedding Land Company Limited
C/- Hornabrook Macdonald Lawyers
PO Box 91845
Auckland
New Zealand
1142

Address for Registered Owner
Engkun Trustee Limited
C/- Anthony Harper
PO Box 2646
Auckland
New Zealand
1140

Caveator Certifications



View Instrument Details

Caveator Certifications

I certify that I have the authority to act for the Caveator and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

Signature

Signed by Suzanne June Mevissen as Caveator Representative on 28/09/2023 03:40 PM

*** End of Report ***



View Instrument Details

Instrument No	12852206.1
Status	Registered
Date & Time Lodged	12 October 2023 15:42
Lodged By	McKenzie, Callum David
Instrument Type	Compensation Certificate



Affected Records of Title	Land District
1110996	North Auckland

Annexure Schedule Contains 1 Pages.

Signature

Signed by Hadleigh Morton Yonge as Crown or Local Authority Representative on 16/10/2023 04:22 PM

*** End of Report ***

COMPENSATION CERTIFICATE UNDER SECTION 19 OF THE PUBLIC WORKS ACT 1981

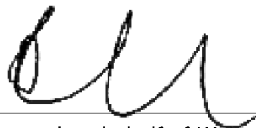
Unique Identifiers	All/Part	Description of part or stratum
1110996	All	

This compensation certificate is forwarded to you under section 19(1) of the Public Works Act 1981 to be registered against the record of title to the land affected by it.

Date of agreement	23 August 2022 and 25 September 2023
Inspection location	Watercare Services Limited 73 Remuera Road Newmarket, Auckland Phone: (09) 442 2222
Hours for inspection	Between 09.00 to 12.00 and 14.00 and 17.00, Monday to Friday (except public holidays)
Names/addresses of affected parties	Annie Nguyen, Yannick Nguyen, Christine Kelibitaka, Michelle Pham and Isabelle Ulm C/- Sumpter Law 38 Edenvale Crescent Mt Eden Auckland 1024
Brief particulars	Agreement for sale and purchase dated 23 August 2022, licence dated 23 August 2022 and agreement to vary licence dated 25 September 2023 between Watercare Services Limited, being a local authority for the purposes of the Public Works Act 1981 by virtue of section 60 of the Local Government (Auckland Council) Act 2009, and Annie Nguyen, Yannick Nguyen, Christine Kelibitaka, Michelle Pham and Isabelle Ulm to acquire land at 32 Mamari Road, Whenuapai, temporarily occupy land at 32 Mamari Road, Whenuapai and increase the area of land to be temporarily occupied at 32 Mamari Road, Whenuapai (respectively) for the construction of a wastewater shaft and supporting infrastructure

Dated at Auckland this 12th day of October

2023



For and on behalf of Watercare*Services Limited by its Chief Executive



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




R.W. Muir
Registrar-General
of Land

Identifier **NA6B/1275**
Land Registration District **North Auckland**
Date Issued 03 August 1965

Prior References
NA1011/188

Estate Fee Simple
Area 4.0471 hectares more or less
Legal Description Lot 14 Deposited Plan 53740
Registered Owners
Engkun Trustee Limited

Interests

Subject to Section 59 Land Act 1948
Subject to Section 8 Coal Mines Amendment Act 1950
12817642.8 CAVEAT BY SPEDDING LAND COMPANY LIMITED - 29.9.2023 at 2:49 pm

1 Link =



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **NA11D/1265**
Land Registration District **North Auckland**
Date Issued 17 July 1967

Prior References
NA2099/98

Estate Fee Simple
Area 5.2634 hectares more or less
Legal Description Lot 1 Deposited Plan 51941
Registered Owners
Nujud Aspell

Interests

Subject to Section 59 Land Act 1948 (affects part Allotment 491 Parish of Waipareira)
Subject to Section 8 Coal Mines Amendment Act 1950 (affects part Allotment 491 Parish of Waipareira)
Subject to a cable right (in gross) over part in favour of Telecom New Zealand International Limited created by Gazette Notice B358315.1 - 5.12.1984 at 9.07 am

Mort

