

Private Plan Change 81 Dargaville Racecourse

Hui: Te Roroa, Te Kuihi, Dargaville Racing Club Inc and Dargaville Community Development Board

Venue: Dargaville Racing Club Rooms, State Highway 14.

AGENDA

10am Introductions followed by Morning Tea

10.30am Discussion

- From the Recommendations section of the Cultural Impact Assessment by Te Roroa Commercial Development Company (2022):

9. Recommendations

9.1 Request for meeting between Te Roroa, Te Kuihi and the Tripartite Group to discuss the following:

- i. Land Status
- ii. Clear process and transparency for determining land status
- iii. Historical land status accounts
- iv. Mana Whenua

- Land Transactions section from the Cultural Impact Assessment by Georgina Olsen (2021) on behalf of Te Kuihi Hapu, Te Uri o Hau, Te Roroa and Te Parawhau Hapu: see over page.

11.30am Next Steps and Timeframes

- Public notification of PC81 from 29 August – 26 September 2022
- Steps and actions as identified at this Hui



5.2.2 Land transactions

Historical land transfer documents point to the land being in Māori title in June 1891 in the joint ownership of Pouaka te Awha and Te Pouritanga te Awha, two of Parore Te Awha's children.

A chronology of land transfer events as provided by Ngāti Whatua Runanga is below;

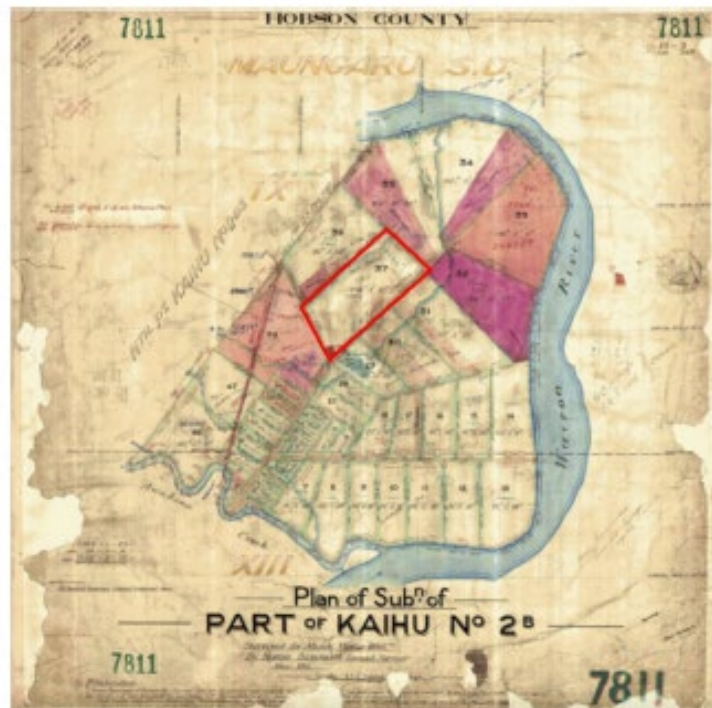
- The owners leased the land to Richard Michelson, John Michelson and John Donnin all storekeepers on 6/7/1891 "at noon" by lease 1038.
- Francis Joseph Dargaville caveated the title the same day at 1pm, the caveat was removed ten days later on 11/9/1891 also at noon.
- Transfer 13080 saw part of the land from the above lease go from Michelson, Michelson & Donnin and be leased to Francis Joseph Dargaville from September 1 and until 11 September 1891.
- Transfer 13081 on the same day transferred that land from Pouaka te Awha and Te Pouritanga te Awha to Dargaville with NA61/88 created which references DP 924. This part of Kaihu 2B (misnamed and corrected on the plan) is NOT within the area of the racecourse.
- Transfer 15033 on 28/9/1893 transferred more land, this time to John Michelson shown on DP1146 and title NA68/3 issued in Michelson's name, this references Plan 7811 (Illustration 4 shown above) is a subdivision plan of part of Kaihu 2B and includes Lot 37 which is the racecourse whenua.

The documents referred to above can be located at Appendix D.

5.2.3 Parore Te Awha and Gifting of Land

According to Te Kuihi whanau and descendants of Parore Te Awha, the whenua was gifted by Parore Te Awha for the purpose of a racecourse and was not sold. As such, it is requested that the land is returned to them. This is discussed briefly in Section 6.2 below.

Illustration 4: Kaihu No. 2B Block (Lot 37, subject whenua – red outline)



Source: Māori Land Court – DP 7811, supplied by Tracy Walters, Ngāti Whatua Runanga



Cultural Impact Assessment
November 2021

6.2 Waitangi Tribunal

Although the records listed in Section 5.2.3 above shows the land changed ownership from two of Parore Te Awha's children to Francis Dargaville and others, Te Kuihi whanau and descendants of Parore Te Awha are of the view that the whenua was gifted by Parore for the purpose of a racecourse and was not sold. Furthermore, no bill of sale has been identified for these transactions. As such, it is requested that the whenua is returned to them.

It is advised by this CIA that this matter should be pursued as a separate process by Hapū descendants under The Waitangi Tribunal Treaty Claim process. As a CIA under the RMA is not the mechanism to pursue this matter.

Appendix D: Title Documents

Recd 2.8.90

10

T. 13081

T. 13081

CERTIFICATE OF TITLE

Vol. 60
Page 19

Supan XV

KAIHU S.D.

KAIHU No 2A B.L.

278 R

24

99/230

ORDER 190
for taking Land for Railway

TOWNSHIP OF DARGAVILLE



Francis Joseph Dargaville
by his Solicitor

[Signature]

I, Francis John Hosking, of Dargaville, a surveyor duly licensed under "The Land Transfer Act 1888" do solemnly and sincerely declare that the parcel of land hereon delineated, being portion of the land in certificate, Vol. 60, of the land register of the District, has been surveyed and pegged on the ground and plotted, in accordance with the regulations of the Surveyor-General, and that this map is in all respects accurate; that the said land is not within the limits of any borough or town district.

And I make this solemn declaration conscientiously believing the same to be true, and by virtue of an Act of the General Assembly of New Zealand entitled "The Justices of the Peace Act, 1882."

Declared at Dargaville,
this twenty ninth day
of July, one thousand
eight hundred and ninety

[Signature]

before me Justice of the Peace for the Colony
of New Zealand.

Plan of Part of KAIHU No. 2A BLOCK
Surveyed for J. M. Dargaville Esq.
By Francis Hosking Licensed Surveyor
May and July 1890
Scale - Ten chains to an inch

[Signature]
22.7.90

924
1137A
924

Recd 24/7/98

5400 Chs N. of Mt Eden

R i v e r

5800 Chs W. of A

Plan
5291A

D2

737

72-45-30

51-10-30
74456

K A I H U N O 2 B

67
1945-0-0

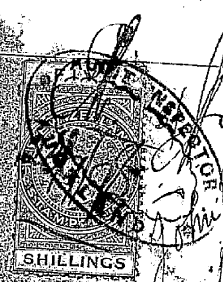
B L O C K To Large Plan
7811

Wairopi

Awake Creek

Creek

W a i r o a R i v e r



John Mitchellson
Per Richard Mitchellson

Francis John Hosking
7/9/93

Plan of Part of Kaihu Block No 2B
Surreyed for Mr John Mitchellson
By Francis John Hosking Licensed Surveyor
July 1893

Scale 20 Chains to an Inch

Ent'd on Block Sheet X & XIII Maungaru S.D.

1146

1146

W.T.
5/9/93

Case 1067
11/11/96



60/78
REGISTER
Vol. 60, folio 78

Reference: Warrant No. 756 Vol 4th 96
P.B. folio

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the fourth day of June, one thousand eight hundred and ^{ninety}~~eighty~~, under the hand and seal of the District Land Registrar of the Land Registration District of Auckland, being a Certificate in lieu of Grant, under Warrant of His Excellency the Governor, in exercise of the powers enabling him in that behalf, Witnesseth that Pouaka te Awha and Pouritanga te Awha Aboriginal Natives of New Zealand are

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under-written or indorsed hereon; subject also to any existing right of the Crown to take and lay off roads under any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan drawn hereon, bordered green, be the several admeasurements a little more or less, which said land is in the said Warrant expressed to have been originally acquired by the above named as from the fourth day of July, one thousand eight hundred and ^{ninety}~~eighty~~, under "The Native Land Court Act 1886." that is to say: All that parcel of land containing Ten thousand and twenty three acres more or less being the block of land called or known by the name of Naikhu No 2^B and numbered 3509^B situated in the Naikhu and Maungarau Survey Districts in the Provincial District of Auckland. Reserving the right of taking and laying off Public Roads as provided by "The Native Land Court Act 1886"



Richard
District Land Registrar

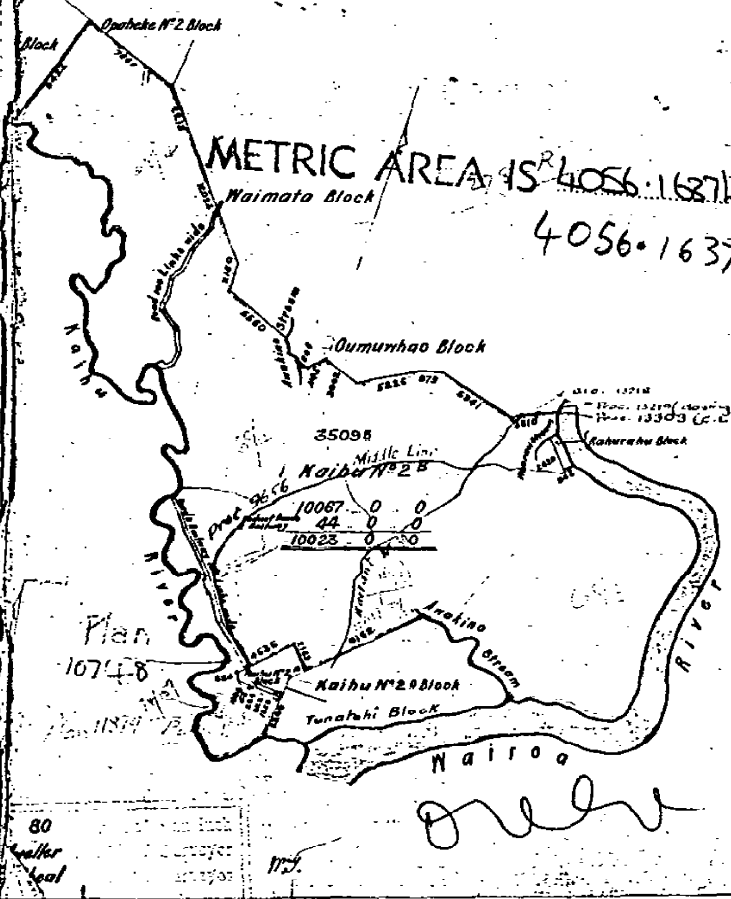
Subject to a transfer dated the 11th day of July 1877 for twenty one years of the Native rights in the Awakino Creek with certain rights and easements in and over land within one chain from the banks of the Awakino Creek from Parore to Awha to William Smellie Graham and deposited in the Deeds Registry Office Auckland as No. 6757 - Richard Dist Land Reg^r

Deeds No 1038 from Pouaka te Awha and Pouritanga te Awha both above named to Richard Mulherson, John Mulherson, and Benjamin all of Bayville Somerset produced and entered the 6th July 1891 at noon Richard

Caveat No 773 by Francis Joseph Bayville produced and entered the 6th July 1891 at 1 pm Richard

withdrawal of Caveat No 773 produced and entered the 1st September 1891 at noon Richard

Deeds No 13080 of part of the land contained in Deeds No 1038 from Richard Mulherson, John Mulherson, and John Benjamin above named to Francis Joseph Bayville of Bayville Somerset produced the 1st September 1891 at and entered the 1st September 1891 at 10 am Richard



METRIC AREA IS 4056.1637 ha
4056.1637 ha

over

80
Kaitiaki
1896

60/78

REGISTER

Transfer No 13081 from Pouaka to Awaha and Pouritanga to Awaha both within named to Francis Joseph Dargaville within named of part of within land produced the 1st September 1891 at and entered the 11th September 1891 at 10.2 am

And Land Reg

Part cancelled and Certificate issued Vol 60 Folio 88

And Land Reg

Governor Wanaui No 30 taking that portion of within land, colored pink produced and entered the 29th October 1891 at 10 am

And Land Reg

Transfer No 15033 from Pouaka to Awaha and Pouritanga to Awaha both within named to John Mitchellson within named of all that part of within land shown on Deposited Plan No 1146 subject to Transfer of Water Rights, Deposited in the Deeds Registry Office as No 6767 to Lease No 1032, and to Provision in this Transfer apportioning Rent, produced and entered the 28th September 1893 at 11 am

And Land Reg

Part cancelled and Certificate issued Vol 68 Folio 3

And Land Reg

Transfer No 15034 from Pouaka to Awaha and Pouritanga to Awaha both within named to Richard Mitchellson within named of all that part of within land shown on Deposited plan No 1147 subject to Transfer of Water Rights Deposited in the Deeds Registry Office as No 6767 to Lease No 1032 and to Provision in this Transfer apportioning Rent produced and entered the 28th September 1893 at 11.2 am

And Land Reg

Part cancelled and Certificate issued Vol 68 Folio 4

And Land Reg

Caveat No 902 by the Deputy Land Registrar produced and entered the 4th October 1893 at 11.30 am

And Land Reg

Transfer No 15460 from Pouaka to Awaha and Pouritanga to Awaha both above named to William Archibald Spiers of part of within land as shown on Plan No 1288, produced and entered the 18th August 1894 at 11.30 a.m.

Edwin Samford Dist Land Reg

7/134

Transfer No 16236 from Pouaka to Awaha and Pouritanga to Awaha both above named, to William Archibald Spiers, of part of within land shown on Plan 1322, produced and entered the 19th November 1894 at 2.10 pm

72/157

Edwin Samford

Dist Land Reg

Transfer No 16281 from Pouaka to Awaha and Pouritanga to Awaha both within named, to Francis Joseph Dargaville, of part of within land shown on Plan 1329, produced and entered the 3rd December 1894 at 12.40 p.m.

72/218

Edwin Samford

Dist Land Reg

Transfer No 16722 from Pouaka to Awaha and Pouritanga to Awaha both above named to Elega Moros of part of within land shown on plan No 1378 produced and entered the 11th May 1896 at 2 p.m.

74/159

Edwin Samford

Dist Land Reg

Cancelled Certificate of Title for Residue issued Vol 76 fol 41

Proclamation 9656 defining middle line of railway Entered 16/6/1938

CERTIFICATE OF TITLE

Vol. folio at 36

Order in Council 13218 declaring part of road (N 30) to be Government Road Entered 24/4/1951 at 2 pm

Proclamation 13219 stopping Government Road (O.D. 13218) Entered 24/4/1951 at 2 pm

Proclamation 13303 declaring land in Proclamation 13219 to be Crown land subject to the Land Act, 1948. Entered 1/1/1951 at 10 am

THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 215A LAND TRANSFER ACT 1952

L.G. Sterman

D.L.R.



60/78
60/48

NEW ZEALAND.



Reference: { Vol. 60, folio } 8
Transfer No. 13081.

Register-book,
Vol. 67, folio 88

1117

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the Eleventh day of September one thousand eight hundred and ^{ninety one}~~eighty~~, under the hand and seal of the District Land Registrar of the Land Registration District of Auckland, Witnesseth that Francis Joseph Dargaville of Dargaville in the Provincial District of Auckland Settler =

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under-written or indorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing Two hundred and sixty acres more or less and being part of the Kaihū No 2^B block No 3509^B situated in the Kaihū and Mairangi Survey Districts in the said Provincial District as the same is delineated on the Plan deposited in the Land Transfer Office Auckland as No 924 - Reserving the right of taking and laying off Public Roads as provided by "The Native Land Court Act 1885" -

**Image Quality, due
to Condition
of Original**

Asst District Land Registrar

Mortgage No 5333 from Francis Joseph Adgevillle above named to Samuel Ashby Burt of England. Settler produced and entered the 1st Sept. 1891 and entered the 11th September 1891

2220
DORVILLE TOWNSHIP
Mortgage No. 10026 from Francis Joseph Dargaville to Edmund Thomas Dargaville of Auckland Solicitor, produced and entered the 14th March 1893 at 10.30 am

Discharge of Mortgage No
9333 produce the 4th
1899 at 2.30 p.m. *Edwin Pearce*
Discharge of Mortgage No 1126
produce the 4th May 1899 at 2.32 p.m.

20-10-1891
 aut. young
 M. Crispage. No. 13348 from Francis
 Joseph Maryville the all in cock
 M. Linn 1860 Oct 11th 1860 May 1899
 at 2 34 1/2 - 5 1/2

Dist. Land. K.

Scale ~ 10 Chains to an inch

Geo. Sturtevant
Draftsman

RECEIVED

Lease No 1797 from Francis Joseph Dargaville to Robert Brydson, with consent of the Mortgagee, produced the 27th March 1900 at 11 a.m.

Discharged

Dist. L. Reg.

Lease No 4434 Francis Joseph Dargaville to Benjamin George Williams term 14 years from 1st February 1910 with consent of Mortgagee. produced the 12th September 1910 at 11.20 a.m.

Discharged
Dist. L. Reg.

Sub Mortgage 47794 Murdoch McLean to The Bank of New Zealand Limited produced 7th May 1912 at 2.41 p.m.

Discharged
Dist. L. Reg.

Mortgage No 76056 Francis Joseph Dargaville to The Bank of New Zealand produced the 2nd April 1914 at 2.10 p.m.

Discharged
Dist. L. Reg.

Transfer No 112697 of Mortgage No 15398 Murdoch McLean to Isabella Melik McLean his wife produced the 22nd May 1919 at 3.41 p.m.

Discharged
Dist. L. Reg.

Transfer No 150609 Francis Joseph Dargaville to The Mayor Councillors and Burgesses of the Borough of Dargaville part discharged from Mortgage No 76056 for a road produced 17th November 1921 at 11.48 a.m.

Discharged
Dist. L. Reg.

Discharge of Mortgage No 76056 as to Lots 9, 10, 11 and 12 on plan 15296 produced 4th May 1922 at 2.28 p.m.

Discharged
Dist. L. Reg.

Transfer No 152751 Francis Joseph Dargaville to Horace Hammond of Lots 9 and 10 on plan 15296 produced 4th May 1922 at 2.35 p.m.

Discharged
Dist. L. Reg.

Transfer No 155712 Francis Joseph Dargaville to the Church of Lots 11 and 12 on plan 15296 produced 4th May 1922 at 2.37 p.m.

Discharged
Dist. L. Reg.

Transfer No 159586 Francis Joseph Dargaville to John Ernest Mann of Lot 2 on plan 15296 discharged from mortgage No 76056 produced 31st August 1922 at 12.25 p.m.

Discharged
Dist. L. Reg.



CERTIFICATE OF TITLE,

Vol. , folio

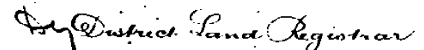


Vol. 08, folio 3

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

DUPLICATE DESTROYED

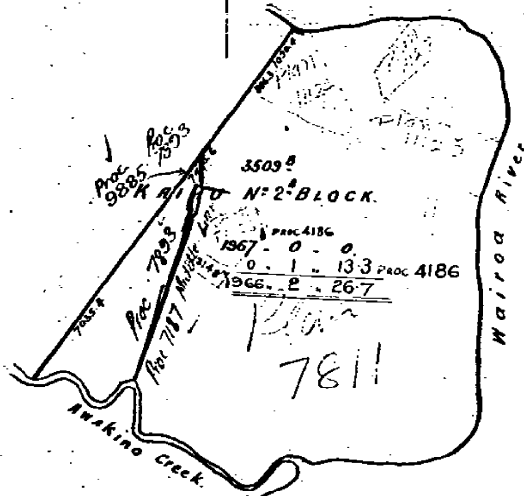
is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or indorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green. be the several admeasurements a little more or less, that is to say: All that parcel of land containing One thousand nine hundred and sixty seven acres more or less being portion of the Native No 2 B Block No 3509 B as the same is delineated on the plan deposited in the Land Transfer Office Auckland as No 1116 Reserving the right of taking and laying off Public Roads as provided by the Native Land Court Act 1886



Subject to a Transfer Dated the 11th day of July 1877 for twenty one years of the Water rights in the Avardine Creek with certain rights and easements in and over the land within described one chain from the banks of the Avardine Creek from Baron to Avard to William Smellie Grahame and deposited in the Deeds Register Office at London on 18th 6/767

Subject to the proviso for improvement of
rent payable under Sec. No 1638 as more
fully set forth in Transfer No 15033.

Mortgage No 10350 from John
Mickelson, above named, to
William Carnegie of Remuera,
Contractor, to Water rights
granted to Mickelson deposited in the Land
Registry Office No 6710 and apportionment
of Rent payable under Rate 1032 as set
forth in Transfer No 1034 produced and
entered the 4th October 1893 at 12.31 p.m.



Proc 7825-13-1-20-9

Proc. 9885 0-2-20-4

METRIC AREA IS *796-0163 ha*
Scale - 40 Chains to an inch.....

Geo. Sturtevant
Craftsman

0165 Contractor ~~James H. H. H.~~ to Water rights
granted ~~James H. H. H.~~ deposited in the Land
Registry Office at 1167 1/2 and appertaining
of rent payable under Rate 1032 in 1834
forth in Transfer 15034 produced and
entered the 4th October 1893 at 12 3/4

Wm. H. Landman

Italgay No 12931 from John Mitchellson
above named ~~SCARRED~~ National Bank of New
Zealand Ltd produced and entered the
3rd February 1913 at 2.30 pm

Edmund Bamford

Dist. and Reg.

2.2096 The above named William Casson
died on the 9th day of June 1898 and probate
of his will was granted to John Chambers
Importer and David Goldie, Timber Merchant
both of Auckland on the 24th day of June
1898 Entered the 24th November 1898 at
1 pm

Edmund Bamford

Dist. and Reg.

Transfer N° 29046 of mortgage N° 103504
from John Chambers and David Goldie
to William Randall of Auckland
Barrister produced the 11th August 1903
at 2.46 pm

Edmund Bamford

Dist. and Reg.

Transfer N° 31847 John Mitchellson to
Donald Sinclair and Kenneth Sinclair
both of Rotorua Contractors as tenants
in common in equal shares, discharged
from mortgage N° 103504 produced the
22nd September 1903 at 10.16 am

Edmund Bamford

Dist. and Reg.

Cancelled as to the undivided moiety
of Donald Sinclair and Kenneth Sinclair
Title issued Vol 136 fol 207

X 3523 caveat by Harry Ernest Hirst and
Sydney Gerald Hirst produced 17 June 1912 at 2.27
23/10/15 VALR

Withdrawal of X 3523 as to land
in Transfer N° 70328 produced the
13th December 1912

Transfer N° 70328 Kenneth Sinclair to
the Public of all roads sh. on
on plan N° 7811 as public roads
produced the 13th December 1912 at
2.51 pm

X 3523 Withdrawal as to the land in Transfer
N° 74880 produced the 2nd August 1913
at 11.24 am

William H. Kitchin

Dist. and Reg.

Transfer 74880 Kenneth Sinclair to
Woodley Allen the Elder of lot 2
on plan 7811 produced 21st August
1913 at 2.25 pm

210/285

William H. Kitchin

Dist. and Reg.

REGISTER

X 3523 Withdrawal as to land in
Transfer N° 75279 produced 9th
September 1913 at 12.59 pm

Transfer 75279 Kenneth Sinclair to
Arthur Bedford Hammond of
lots 7 and 26 on plan 7811 produced
9th September 1913 at 3 pm

X 3523 Withdrawal as to lot 16 on plan
7811 produced the 14th October 1913 at 10.10 am

Transfer N° 75997 Kenneth Sinclair to
Charles Eric Thompson of
lot 26 on plan 7811 produced
13th October 1913 at 10.4 am

X 4204 caveat by Donald Sinclair
against lot 26 on plan 7811
produced the 11th December 1913
at 11.40 am

X 3523 caveat withdrawn as to lot 16
on plan 7811 produced the 4th June 1914
at 2 pm

CERTIFICATE OF TITLE,
Transfer N° 10136 Kenneth Sinclair to Ernest
John Wyllie and Eva Williamson as tenants
in common in equal shares of lot 16 on plan 7811
produced the 9th June 1914 at 10.50 am

Withdrawal of caveat 3523 as to
lot 26 on plan 7811 produced the
4th June 1915 at 10.1 am

Transfer 1086302 Kenneth Sinclair to Harry Waller
Page of lot 36 on plan
7811 produced the 11th June 1915 at 10.2 am

Transfer 1086927 Kenneth Sinclair to George
Allen Rawlings and Frederick Norman Rawlings
of lot 13 on plan 7811 as tenants in common
in equal shares produced the 9th July 1915 at
11.10 am

Transfer 103880 Kenneth Sinclair and Anne Elizabeth
Sinclair to Ernest John Wyllie, William Norman
Arthur Bedford Hammond, Harry Ernest Hirst
and Sydney Gerald Hirst being a joint and
several reservation of rights over parts of
lots 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31 and 32, subject
to caveat 3523 and with consent of bailiff
produced the 9th October 1915 at 11.47 am



Reference: Vol. , folio
Transfer No.

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the _____ day of _____, one thousand eight hundred and ninety-_____, under the hand and seal of the District Land Registrar of the Land Registration District of _____, Witnesseth that

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or indorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered _____, be the several admeasurements a little more or less, that is to say: All that parcel of land containing _____

Memorials Continued

- Transfer n° 95538 Kenneth Finlayson
to Thomas Henry Wells of Lot 5 on plan
8 7811 produced the 26th June 1916 at
12.30pm *W. McEbley*
254/153 *Chas. Parker*
- 5 28 Transfer n° 94553 Kenneth Finlayson
to Josephs Bayre Johnston of Lots 21
'21 and 22 on plan 7811 produced the 18th
22 August 1916 at 2.56pm *W. McEbley*
257/153 *Chas. Parker*
- 15 Transfer n° 95277 Kenneth Finlayson
to Thomas Martin of Lot 15 on plan
7811 produced the 26th September 1916 at
2.56pm *W. McEbley*
257/154 *Chas. Parker*
- 16 Transfer n° 95763 Kenneth Finlayson
to Peter Andrew Day of Lot 16 on plan
7811 and all the land on plan 19269
produced the 20th October 1916 at 11.14am
257/154 *W. McEbley*
Chas. Parker
- 11 Transfer n° 96150 Kenneth Finlayson
to Robert Ernest Clements of Lots 11 and
12 on plan 7811 produced the 9th
12 November 1916 at 10.38am *W. McEbley*
257/155 *Chas. Parker*

Cur(3)

Alp

12/12/16

2/22

REGISTER

68/3

Transfer No 996764 Kenneth Finlayson to James Eliza Taylor of part of Lots 34 and 35 on plan 7811 produced the 12th December 1916 at 10:28 am
260/33
McElli.
C. L. D. Reg.

Transfer No 996765 Kenneth Finlayson to Walter Stanley Brown of all land on plan 11127 produced the 12th December 1916 at 10:30 am
260/34
McElli.
C. L. D. Reg.

Transfer No 99856 Kenneth Finlayson to James Hemming Carpe of Lot 38 on plan 7811 (except the land on plan 11122) produced the 20 February 1917 at 10:20 am
263/16
McElli.
C. L. D. Reg.

Transfer No 99864 Kenneth Finlayson to Thomas Charles Hawkins of Lot 1 on plan 7811 produced the 26 February 1917 at 10:40 am
263/167
McElli.
C. L. D. Reg.

Transfer No 99878 Kenneth Finlayson to William Kennedy of Lot 9 on plan 7811 produced the 2nd April 1917 at 2:16 pm
264/118
McElli.
C. L. D. Reg.

Transfer No 99436 Kenneth Finlayson to Arthur Bedford Hammon of Lot 3 on plan 7811 produced the 19th May 1917 at 11 am
266/11
McElli.
C. L. D. Reg.

Transfer No 99491 Kenneth Finlayson to Arthur Lowe of all the land on plan 11124 produced the 22nd May 1917 at 12:20 pm
266/170
McElli.
C. L. D. Reg.

Transfer No 100393 Kenneth Finlayson to Alban Thomas Thomas of Lot 31 and part of Lot 30 on plan 7811 produced the 24th July 1917 at 11:58 am
268/293
McElli.
C. L. D. Reg.

Transfer No 100501 Kenneth Finlayson to William Phillips of Lot 33 on plan 7811 produced the 10th July 1917 at 2:55 pm
268/134
McElli.
C. L. D. Reg.

Transfer No 101188 Kenneth Finlayson to John Phillips of Lot 32 on plan 11125 produced the 13th August 1917 at 11:50 am
269/109
McElli.
C. L. D. Reg.

Transfer No 101189 Kenneth Finlayson to John Phillips George Edward Prince of Lot 6 on plan 7811 produced the 13th August 1917 at 11:55 am
269/110
McElli.
C. L. D. Reg.

Transfer No 101566 Kenneth Finlayson to Thomas Henry Wells of Lot 19 and 20 on plan 7811 produced the 30th August 1917 at 2:30 pm
270/17
McElli.
C. L. D. Reg.

Transfer No 101699 Kenneth Finlayson to Alfred Rolfe of Lot 25 on plan 7811 produced the 7th September 1917 at 10:13 am
270/16
McElli.
C. L. D. Reg.

Transfer No 101701 Kenneth Finlayson to Samuel Phillip of Lot 32 on plan 11125 produced the 7th September 1917 at 10:17 am
270/125
McElli.
C. L. D. Reg.

Transfer No 102474 Kenneth Finlayson to George Edward Prince of Lot 23 and 24 on plan 7811 produced the 19th October 1917 at 11:58 am
272/37
McElli.
C. L. D. Reg.

CERTIFICATE OF TITLE,

Vol. , folio

Transfer No 102475 Kenneth Finlayson to Bora Bowman of Lot 10 on plan 7811 produced the 19th October 1917 at 12 noon
272/32
McElli.
C. L. D. Reg.

Transfer No 105402 Kenneth Finlayson to Alexander William Morris of Lot 18 on and balance of Lot 17 on plan 7811 produced the 1st May 1918 at 11:20 am
273/14
McElli.
C. L. D. Reg.

Transfer No 105409 Kenneth Finlayson to James Hanna of Lot 27 and 28 on plan 7811 produced the 22nd May 1918 at 12 noon
273/13
McElli.
C. L. D. Reg.

Transfer No 109752 Kenneth Finlayson to Michael Victor Kennedy of Lot 41 on plan 441 produced the 12th December 1918 at 12:20 pm
284/192
McElli.
C. L. D. Reg.

[4454]

6.8/3

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or indorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered _____, be the several admeasurements a little more or less, that is to say: All that parcel of land containing _____

Vol 68. Tab 3. cont'd GR/3

Transfer to 131403 Kenneth Timleyson
to Samuel James Blake of L. 14, on 4
plain 4811 produced the 18th August 1920
at 10.15 am.
377 ✓
McCole.
ad. Shind. Regl.

Transfer to 19907 Kenneth Gienlager to
Grand, Joseph Bazzanella, James Allison Stein
Hemphill and Frank Peter West of Lot 37
plan 1911 produced 2/7/25 at 10.50 am
113/269

No 7184 Proclamation defining the middle line of a Railway through the land on plan 4822 Entered 19.4.39 at 10 am

No 4893 Proclamation taking part
land on plan 11442 for a railway.
Entered 18/4/31 at 100 cts the hectare.

Proclamation No. 9885 taking
part of the land on plan 11442
for small farms purposes.
Dated 3/4/39 at 10.30

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 221. 2220-2221

L. G. Stroman

D.I.R.

CANCELLED





**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 **NA692/361**
Land Registration District **North Auckland**
Date Issued 25 August 1937

Prior References
NA413/269

Estate Fee Simple
Area 46.6729 hectares more or less
Legal Description Part Lot 37 Deposited Plan 7811
Original Registered Owners
Northern Wairoa Racing Club Incorporated

Interests

462327 Mortgage to Australia and New Zealand Bank Limited - 12.11.1958 at 9.27 am
5237587.1 Gazette notice declaring part adjoining road State Highway 14 to be limited access road - produced 30.5.2002 at 1.21pm and entered 29.7.2002 at 9.01am
5237587.2 Notice pursuant to Section 91 Transit New Zealand Act 1989 - produced 30.5.2002 at 1.21pm and entered 29.7.2002 at 9.01am
8657969.2 Change of Name of Northern Wairoa Racing Club Incorporated to The Dargaville Racing Club Incorporated - 9.12.2010 at 3:43 pm

REGISTER

[Land and Deeds-4]

[Form B.]

NEW ZEALAND.

Vol. 413, Folio 269
 Reference: Transfer No.
 Application No.
 Order for N/C No. C.16252.

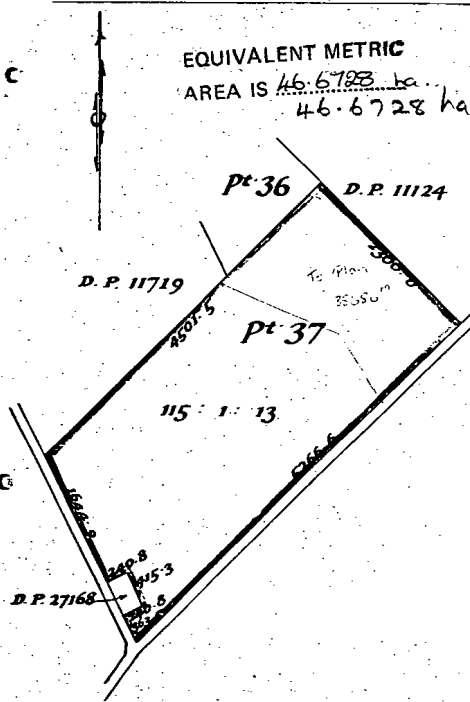


Register-book,
 Vol. 692, folio 361.

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the twenty-fifth day of August one thousand nine hundred and thirty-seven
 under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND Witnesseth that
JAMES ALLISON STAIN HEMPHILL of Napua, Farmer, FRANK OSCAR
FEAT of Dargaville, Jeweller and ALFRED JOHN FINCH of Dargaville, Dentist, are

inseised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off rows under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing one hundred and fifteen acres one rood and thirteen perches more or less situated in Block IX of the Maungaru Survey District being part Lot thirty-seven (37) on a plan deposited in the Land Registry Office at Auckland as No. 7811 and being portion of the Block called Kaiti No. 28.



Scale: 10 Chains to an inch



W. Williams

Assistant District Land Registrar.

Mortgage No. 241708 James Allison Hemphill, Frank Oscar Feat and Alfred John Finch to The Union Bank of Australia Limited dated 21st May 1937 at 10.15 a.m.

Williams

Asst. L.R.

Z 59435 Transmission to Alfred John Finch and others, entered 18/4/47 at 12.5 p.m. by Benjamin

Transfer 418005 Alfred John Finch to James Norman Harrison, farm manager and Sydney Edmund Thomas, stock agent, both of Dargaville. Produced 3-4-1947 at 10.26 a.m. by Benjamin

Lease 22145 of the same on plan 30686-11a repurchase provisions to Thomas Anthony Connel - term 10 years from and inclusive of 26th September 1950 - Produced 24-8-1951 at 11.12 a.m. by Benjamin

Z 70827 Transmission to James Norman Harrison, farm manager and Sydney Edmund Thomas, stock agent, both of Dargaville as survivors. Entered 3-12-1951 at 11.16 a.m. by Benjamin

over

just

692/361

REGISTER

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692/361

Transfer 509104 James Norman Harrison
and Sydney Edmund Thomas to the said
James Norman Harrison Sydney Edmund
Thomas and John Bruce of Danangale,
Tanner Produced 3.12.1951 at 11.17p

Transfer 581906 to Northern
Wairua Racing Club Incorporated
Produced 6.12.1956 at 10.40 oc

Mortgage 462327 to Australia and New
Zealand Bank Limited. Produced 12.11.1958
at 9.27 oc.

THIS REPRODUCTION (ON A REDUCED SCALE)
CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL BY THE PURPOSES OF
SECTION 101A TRANSFER ACT 1952.
L. J. M. M. D.L.R.

113714.1 Mortgage to the N.Z.
Savings Bank (New Zealand) Limited
- 25.8.1972 at 12.48 oc.
B990455.1

113714.2 Memorandum of Priority
making Mortgage 113714.1 a first
Mortgage and Mortgage 462327 a
second Mortgage - 25.8.1972 at
2.49 oc.

A.L.R.





RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

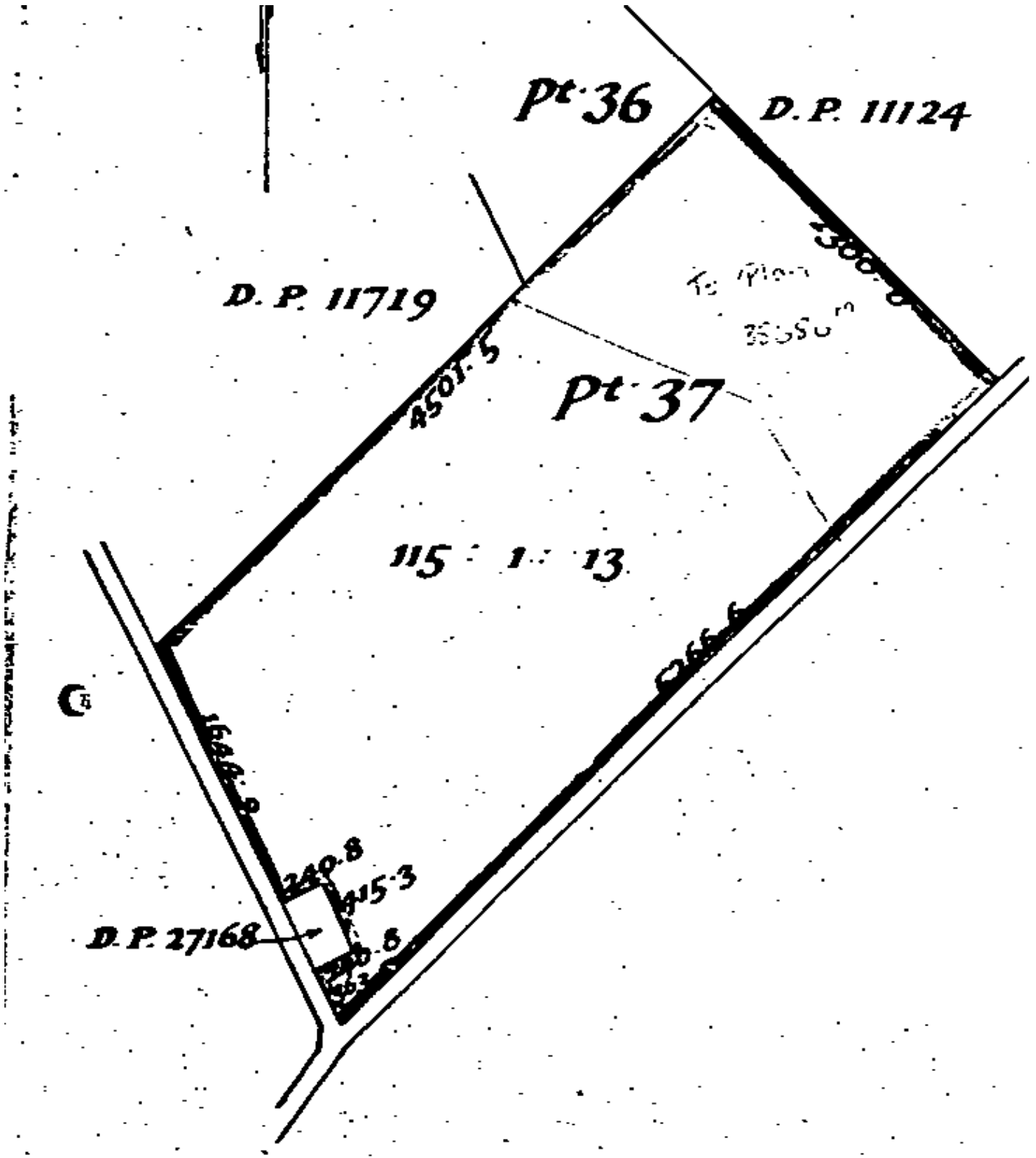
Identifier **NA692/361**
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PROJECT: **DARGAVILLE RACING CLUB DEVLEOPMENT – Private Plan Change 81**
MEETING PURPOSE: **MEETING/HUI with Te Roroa & Te Kuihi**
LOCATION: **Dargaville Racing Club Members Room, Dargaville**
DATE & TIME: **4th August 2022, 10.00am**

Attendees				
Name	Initials	Company Name	Email	Attendance
Sharon Murray	SM	Te Roroa		
Viv Beasley	VB	Te Kuihi		Present
Allan Mortensen	AM	Dargaville Community Development Board	am@thelifestyler.co.nz	Present
Richard Alspach	RA	Dargaville Racing Club Representative	darnaway@farmside.co.nz	Present
Tim Antonio	TA	Dargaville Racing Club President	timandroseantonio@xtra.co.nz	Present
Alex Nathan	AN	Te Roroa		Present
Narina Larsen	NL	Te Kuihi		Present
Venessa Anich	VA	Lands & Survey Ltd	venessa@landsandsurvey.co.nz	Present
Trevor Griffiths	TG	Scope	t.griffiths@scopeprojectsnz.com	Present
Walter Nesbit	WN	Te Kuihi		Present
Cedric Beasley	CB	Te Kuihi		Present
Thomas Hohaia	TH	Te Roroa -Chair of Board		Present
Snow Tane	ST	Te Roroa	gm@teroroa.iwi.nz	Present
Alan (Sunny) Nesbit	AN	Te Roroa		Present
Carleen Nesbit	CN	Te Roroa		Present

Hui Notes	
CB	<ul style="list-style-type: none"> • Would like the project to be attractive. • There is an ownership issue. • The original caveats were mere scribbles, hard to read. • Parore gifted the land for a purpose, if not used for that purpose then land has to be returned to them.

	<ul style="list-style-type: none"> • Te Kuihi has been 'shafted'. • Want an enduring relationship and input to this land. How is this to be achieved if the Racing Club are not going to be the developers? What happens when land is sold? 	
VB	<ul style="list-style-type: none"> • Iwi is not being included in process. • Felt locked out of project. • Would rather not pursue via the Waitangi Tribunal process, but to be included at the 'Table' for conversations and decisions going forward. • To respect the Parore legacy. 	
NL	<ul style="list-style-type: none"> • Stories keep coming down from Whanau. • States that land had been gifted by Parore. • Would like all parties included in project/process. 	
ST	<ul style="list-style-type: none"> • Te Roroa have a Mana Enhancing Agreement with KDC. • Want Partnership & Collaboration with this project. 	
Actions		Person to Action
1	What does being 'at the table' look like to Te Kuihi?	VB
2	What does being 'at the table' look like to Te Roroa?	SN
Hui Closed		
	Meeting closed at 12.15pm	

These meeting minutes are believed to be an accurate reflection of those items discussed and the conclusions that we reached during the referenced meeting.

Please contact Scope if there are any discrepancies or questions with the content of these minutes.

*Note that items in **red** denotes a new action item*