

Attachment 20: Application Sites Ownership and Landowner Agreements

Address	Legal Description	Ownership / Agreement
308 Airfield Road	Lot 5 DP 20982	s 9(2)(b)(ii) [REDACTED] [REDACTED] [REDACTED]
348 Airfield Road	Lot 1 DP 192819	s 9(2)(b)(ii) [REDACTED] [REDACTED] [REDACTED]
360 Airfield Road	Lot 2 DP 192819	s 9(2)(b)(ii) [REDACTED] [REDACTED] [REDACTED]
368 Airfield Road	Lot 2 DP 96780	s 9(2)(b)(ii) [REDACTED] [REDACTED]
371 Airfield Road	LOT 1 DP 578804	s 9(2)(b)(ii) [REDACTED] [REDACTED] [REDACTED]
382 Airfield Road	Lot 1 DP 96780	s 9(2)(b)(ii) [REDACTED] [REDACTED]
394 Airfield Road	Lot 1 DP 198874	s 9(2)(b)(ii) [REDACTED] [REDACTED] [REDACTED]
396 Airfield Road	Lot 2 DP 208957	Owned by applicant related entity. Refer to letter from Burton Partners in Attachment A.
398 Airfield Road	Lot 1 DP 208957	s 9(2)(b)(ii) [REDACTED] [REDACTED] [REDACTED]
448 Airfield Road	Lot 1 DP 336380	Owned by applicant related company. Refer to letter from Burton Partners in Attachment A.
453 Airfield Road	Lot 200 DP 319290	Agreement to work with the applicant. Refer to Attachment 21 to the referral application.
457 Airfield Road	Lot 202 DP 458277	Agreement to work with the applicant. Refer to Attachment 21 to the referral application.
460 Airfield Road	Lot 2 DP 336380	Owned by applicant related company. Refer to letter from Burton Partners in Attachment A.

Address	Legal Description	Ownership / Agreement
463 Airfield Road	Lot 203 DP 458277	Agreement to work with the applicant. Refer to Attachment 21 to the referral application.
469 Airfield Road	Lot 204 DP 458277	Agreement to work with the applicant. Refer to Attachment 21 to the referral application.
470 Airfield Road	Lot 1 DP 92845	Owned by applicant related entity. Refer to letter from Burton Partners in Attachment A.
473 Airfield Road	Lot 205 DP 458277	Agreement to work with the applicant. Refer to Attachment 21 to the referral application.
479 Airfield Road	Lot 206 DP 458277	Agreement to work with the applicant. Refer to Attachment 21 to the referral application.
487 Airfield Road	Lot 207 DP 458277	Agreement to work with the applicant. Refer to Attachment 21 to the referral application.
495 Airfield Road	Lot 208 DP 458277	Agreement to work with the applicant. Refer to Attachment 21 to the referral application.
499 Airfield Road	Lot 209 DP 458277	Agreement to work with the applicant. Refer to Attachment 21 to the referral application.
7 Bullens Road	Lot 1 DP 141367	s 9(2)(b)(ii) [REDACTED]
19 Bullens Road	Lot 2 DP 450259	s 9(2)(b)(ii) [REDACTED]
49 Bullens Road	Lot 2 DP 111591	s 9(2)(b)(ii) [REDACTED]
51 Bullens Road	Lot 2 DP 473510	s 9(2)(b)(ii) [REDACTED]
52 Bullens Road	Lot 1 DP 473510	s 9(2)(b)(ii) [REDACTED]
1 Burnside Road	Lot 1 DP 165259	s 9(2)(b)(ii) [REDACTED]

Address	Legal Description	Ownership / Agreement
37 Burnside Road	Lot 2 DP 165259	s 9(2)(b)(ii) [REDACTED]
51 Burnside Road	Lot 2 DP 112997	Owned by applicant related entity. Refer to letter from Burton Partners in Attachment A.
61 Burnside Road	Lot 2 DP 311910	s 9(2)(b)(ii) [REDACTED]
93 Burnside Road	PT ALLOT 1 DP 94470	s 9(2)(b)(ii) [REDACTED]
133 Burnside Road	LOT 2 DP 533681	s 9(2)(b)(ii) [REDACTED]
45 Clevedon-Takanini Road	Lot 3 DP 169281	s 9(2)(b)(ii) [REDACTED]
61 Clevedon Takanini Road	Lot 1 DP 112997	s 9(2)(b)(ii) [REDACTED]
99 Corsair Lane	LOT 2 DP 578804	Agreement to work with the applicant. Refer to Attachment 21 to the referral application.
95 Hamlin Road	Pt Lot 1 DP 50029	s 9(2)(b)(ii) [REDACTED]
115 Hamlin Road	Pt Lot 1 DP 50029 Pt Lot 2 DP 50029	s 9(2)(b)(ii) [REDACTED]
120 Hamlin Road	Lot 1 DP 53384	s 9(2)(b)(ii) [REDACTED]
125 Hamlin Road	Lot 1 DP 53136	s 9(2)(b)(ii) [REDACTED]
130 Hamlin Road	Lot 2 DP 53384	s 9(2)(b)(ii) [REDACTED]
135 Hamlin Road	Lot 2 DP 53136	s 9(2)(b)(ii) [REDACTED]
140 Hamlin Road	Lot 3 DP 53384	s 9(2)(b)(ii) [REDACTED]

Address	Legal Description	Ownership / Agreement
143 Hamlin Road	Lot 1 DP 11032	s 9(2)(b)(ii) [REDACTED]
146 Hamlin Road	Pt Lot 4 DP 53384	Owned by applicant related company. Refer to letter from Burton Partners in Attachment A.
151 Hamlin Road	Lot 1 DP 316491	s 9(2)(b)(ii) [REDACTED]
155 Hamlin Road	Lot 2 DP 316491	s 9(2)(b)(ii) [REDACTED]
161 Hamlin Road	Lot 6 DP 39433	s 9(2)(b)(ii) [REDACTED]
40 Mullins Road	Lot 2 DP 169281	s 9(2)(b)(ii) [REDACTED]
47 Mullins Road	Lot 2 DP 206430	s 9(2)(b)(ii) [REDACTED]
50 Mullins Road	PT ALLOT 50 PSH Papakura	s 9(2)(b)(ii) [REDACTED]
53 Mullins Road	Lot 3 DP 206430	Sale and Purchase Agreement. Refer to the letter from Queen City Law in Attachment B.
61 Mullins Road	Lot 1 DP 75641	s 9(2)(b)(ii) [REDACTED]
66 Mullins Road	Lot 1 DP 22687	Sale and Purchase Agreement. Refer to the letter from Queen City Law in Attachment B.
90 Mullins Road	LOT 2 DP 598608	s 9(2)(b)(ii) [REDACTED]
100 Mullins Road	LOT 1 DP 598608	Owned by applicant related entity. Refer to letter from Burton Partners in Attachment A.
114 Mullins Road	Lot 1 DP 95196, Lot 1 DP 81758	Owned by applicant related entity. Refer to letter from Burton Partners in Attachment A. <i>(listed as 100-118 Mullins Road in that letter)</i>

Address	Legal Description	Ownership / Agreement
124 Mullins Road	Lot 2 DP 129748	Sale and Purchase Agreement. Refer to the letter from Queen City Law in Attachment B.
803 Papakura-Clevedon Road	Lot 1 DP 450259	s 9(2)(b)(ii) [REDACTED] [REDACTED] [REDACTED]
881 Papakura-Clevedon Road	Lot 1 DP 483053	s 9(2)(b)(ii) [REDACTED] [REDACTED]

Attachment A: Letter from Burton Partners



15 January 2026

TO: Ministry for the Environment

ARDMORE DEVELOPMENT

We confirm that we act for Knight Investments Limited, and its related company, DNA Management Limited, and its other related entities as more detailed in the table below.

Our client currently owns the properties specified below:

Property address	Record of Title	Legal Description	Owner
396 Airfield Road, Ardmore	NA137A/420	Lot 2 DP 208957	D E Nakhle Investment Trust
448 Airfield Road, Ardmore	149157	Lot 1 DP 336380	Grendizer Limited
460 Airfield Road, Ardmore	149158	Lot 2 DP 336380	Grendizer Limited
470 Airfield Road, Ardmore	NA49B/890	Lot 1 DP 92845	D E Nakhle Investment Trust
100 Mullins Road, Ardmore	1161568	Lot 1 DP 598608	D E Nakhle Investment Trust
114 – 118 Mullins Road, Ardmore	NA51A/1149	Lot 1 DP 95196 and Lot 1 DP 81758	D E Nakhle Investment Trust
51 Burnside Road, Ardmore	NA63C/432	Lot 2 DP 112997	Sasa Trust
146 Hamlin Road, Ardmore	NA4B/241	Lot 4 DP 53384	Nordan Investments Limited

Our client has entered into the agreements for sale and purchase for the following properties with details specified below:

Property address	Record of Title	Legal Description	Vendor	Purchaser
s 9(2)(b)(ii)				

s 9(2)(b)(ii)				

Our client has also entered into the following agreements with the respective landowners listed below, terms of which allow Knight Investments Limited to include the properties in this Fast Track consent application:

Property address	Record of Title	Legal Description	Vendor	Purchaser
s 9(2)(b)(ii)				

Our client has obtained the owners' consents for the respective properties listed below. The terms of these consents allow Knight Investments Limited to include the properties in an application for a plan change, rezoning, and/or subdivision consent:

Property address	Record of Title	Legal Description	Vendor	Consented to
s 9(2)(b)(ii)				

s 9(2)(b)(ii)				
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Yours faithfully
BURTON PARTNERS



Michael Tinkler
Partner

s 9(2)(a)
s 9(2)(a)

Attachment B: Letter from Queen City Law



Queen City Law NZ Limited
Level 8, 19 Victoria Street West
Auckland Central 1010

15 December 2025

To whom it may concern,

Re: Confirmation of Property Purchase Agreements

We act for Knight Investments Limited and related entities in relation to a number of property acquisitions. We confirm that, as at the date of this letter, the following purchase agreements are in place and have the status set out below:

1. **124 Mullins Road, Ardmore**
 - **Purchaser:** DNA Management Limited
 - **Status:** Unconditional
 - **Unconditional date:** 18 November 2025
 - **Settlement date:** S 9(2)(b)(ii)
2. **53 Mullins Road, Ardmore**
 - **Purchaser:** DNA Management Limited
 - **Status:** Unconditional
 - **Unconditional date:** 24 September 2024
 - **Settlement date:** S 9(2)(b)(ii)
3. **66 Mullins Road, Ardmore**
 - **Purchaser:** DNA Management Limited
 - **Status:** Unconditional
 - **Settlement date:** S 9(2)(b)(ii)

This letter is provided at our client's request for confirmation purposes only.

Please contact the writer if any further information is required.

Yours faithfully

QUEEN CITY LAW NZ LIMITED



Luke Beveridge
Senior Lawyer

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9(2)
(a)