

**NOTICE TO PREFERRED CLASSES OF ALIENEES AS TO RIGHT OF FIRST REFUSAL**  
**Te Ture Whenua Māori Act 1993, Sections 147A and 152**

In the Māori Land Court  
of New Zealand  
Tai Tokerau District

**TAKE NOTICE** that **Stephen Thomas Ball and Christine Anne Ball** have made an application to the Māori Land Court at Whangārei for confirmation of a sale of **Te Maika A7 block (RT 31346) (being 2425 square meters more or less) located at 102 Tutukākā Block Road, Tutukākā, Whangārei** within the Tai Tokerau Māori Land Court district. This sale cannot proceed unless the owners give to the preferred classes of alienees a right of first refusal.

Any member of the preferred class of alienees who wishes to be considered by the owners as a prospective purchaser of the land must give written notice of his or her intention to pursue the right of refusal at the hearing of the application. That written notice must be filed in the Māori Land Court no later than **4.00pm 22 September 2025**.

Any member of the preferred class of alienee who wishes to submit a tender for the purchase of the said land can do so by contacting the vendors solicitor, being:

Paula J Wilson  
Henderson Reeves  
96 Bank Street  
Whangareī  
Email: [paulawilson@hendersonreeves.co.nz](mailto:paulawilson@hendersonreeves.co.nz)  
Tel: 09-430-4350

If no notice is filed by the date set out above, the Court may proceed to consider the proposed application for alienation of the land

Further information about the application may be obtained from the Tai Tokerau Māori Land Court – [mlctaitokerau@justice.govt.nz](mailto:mlctaitokerau@justice.govt.nz) (please quote reference **AP-2025000009606**)

**Don Cameron**  
Registrar  
Tai Tokerau Māori Land Court  
AX10086  
WHANGAREI

Phone 09-983-9940