

Your Comment on The Point Solar Farm Fast-track substantive application

Please include all the contact details listed below with your comments and indicate whether you can receive further communications from us by email to substantive@fasttrack.govt.nz.

Contact Details			
[REDACTED]			
[REDACTED]			
[REDACTED]			
Please ensure that you have authority to comment on the application on behalf of those named on this form.			
Organisation name (if relevant)			
First name	[REDACTED]		
Last name	[REDACTED]		
First name	[REDACTED]		
Last name	[REDACTED]		
Postal address	[REDACTED]		
Home phone / Mobile phone	[REDACTED]	Work phone	N/A
Email (<i>a valid email address enables us to communicate efficiently with you</i>)	[REDACTED]		

2. We will email you draft conditions of consent for your comment			
YES	I can receive emails and my email address is correct	<input type="checkbox"/>	I cannot receive emails and my postal address is correct

Please provide your comments below, include additional pages as needed.

Thank you for your comments

Comment on The Point Solar Farm fast-track substantive application.

Date: 19.02.2026

INTRODUCTION:

Kia ora tatou.

This comment is made on the substantive application for consent under the Fast Track Approvals Act 2024 by Far North Solar Farm Limited (the **Applicant**) for 'The Point Solar Farm' (the **Application**). We appreciate your time in considering the impact the Application will have on our lives and the legacy of our mokopuna forever.

We are [REDACTED]. This whenua is where we have built our home. [REDACTED] is the registered proprietor of Lot 1 DP 470213 (**Lot 1**) and Section 3 SO Plan 432605 (collectively, the **Property**). Our primary residence is located on Lot 1.

Lot 1 is subject to an easement (Easement Instrument 863414.6), which grants a right of way across Lot 1 via a gravel farm track to provide access to [REDACTED] and to the Application Site.

The Applicant has not consulted with us in relation to its Fast Track application and its proposed use of the farm track on our land, despite being aware of our concerns about its use of that track through our submission on its previous applications for resource consents to local consent authorities (and having provided an assurance, in response to that submission, that it would find a different access track away from our Property).

SUMMARY OF OUR COMMENTS

We do not oppose the establishment of the proposed solar farm on the Application Site *per se*. However, we are very opposed to the Applicant's proposed use of the farm track on our Property (Lot 1) as the primary access between State Highway 8 and the Application Site (**proposed access route**).

Our land is proposed to be used by the Applicant for all material, construction and operational traffic associated with the solar farm.

Our specific concerns are:

1. Our home is located in very close proximity (approximately 90m) to the proposed access route (shown in **Figure 1** attached). The Applicant has not consulted with us (despite the fact its proposed access is located on our land) nor has it identified us as directly affected;
2. The anticipated significant increase in the number and type of traffic movements along the proposed access route during the construction phase (stated in the REG Transport Impact and Construction Traffic Management Plan as including "80 light vehicle movements per workday", and "30 heavy vehicle movements per workday two-way, being 9750 truck movements onto the site over the 3 years of the project") if consent is granted. The number of vehicle movements associated with the subsequent operation of the solar farm has not been specified in the application documents, technical reports or AEE;
3. The noise, dust, and vibration that would be generated by those vehicle movements. Currently use of the farm track by us and our neighbours is very low. As a result, the existing environment is very quiet and peaceful;
4. The consequences of the effects of noise, dust, and vibration on:

- a. Us, and on the amenity of the Property and its surrounds, and on rural character at this location more generally; and
 - b. Our stock, that are kept in paddocks directly adjoining the proposed access route.
5. The farm track is not suitable for the proposed use given the type and volume of vehicle movements anticipated. Photos of the access are shown in **Figure 2** attached. As can be seen in those photos, it is gravel and has no passing bays. It was not designed for use by heavy vehicles or the volume of vehicles proposed; and
6. Safety issues associated with:
 - a. The proposed access point on State Highway 8 for all vehicles associated with the proposed solar farm development travelling to and from the Application Site; and
 - b. Our own use of the right of way to gain access to our home and Property (including for farming operations) when the farm track is also being used by vehicles associated with the proposed solar farm, particularly during the construction phase of the development.

In relation to those effects, we are concerned that:

1. The Substantive Application fails to recognise that proposed access to the proposed solar farm from SH8 is through privately owned land, including land owned by us and land owned by [REDACTED]
2. At 5.6.1 of the Substantive Application, it is stated that the proposed route “avoids the residence on the title to the north (Record of Title 634898, Lot 1 DP 470213)”, which is incorrect. This is a significant error in the application such that the assessments contained therein cannot be relied on by the Panel.
3. Our house faces towards the farm track and has both bedrooms and living areas (indoor and outdoor) which face the track.
4. The Appendices to the Substantive Application are absent of any detailed assessment of localised effects such as:
 - a. The noise, dust, and vibration effects that will be generated by the use of the proposed access route by vehicles associated with the construction and operation of the proposed solar farm, noting:
 - i. The Dust Management Plan prepared by Williamson Water & Land Advisory (Appendix Y) limits the DMP to the site of the proposed solar farm at Section 3 SO 384036, and excludes the proposed access route over our land;
 - ii. The Acoustics Memorandum prepared by Marshall Day Acoustics (Appendix R) wrongly assumed the proposed project to be “a considerable distance from nearby dwellings”, and has failed to identify the fact that our Property is located in close proximity to the proposed access route, which forms part of the proposed activity;
 - b. Safety issues arising:
 - i. For other users of SH8 and the farm track over our land, due to the type and volume of anticipated vehicle movements associated with the construction and operation of the proposed solar farm that would be utilising the proposed access point on SH8, which is in a dangerous location particularly given that access point forms part of the Alps 2 Ocean Cycleway (which is not identified in the Applicant’s technical assessments); and
 - ii. For other legitimate users such as ourselves that would be required to share the access track with vehicles associated with the construction and operation of the proposed solar farm.

5. No assessment has been provided in the Application (or otherwise) that:
- a. Identifies the nature and scale of anticipated noise, vibration or dust effects associated with traffic (light and heavy) utilising the farm track over our land to the Application Site;
 - b. Demonstrates:
 - i. How dust generated by traffic associated with the proposed solar farm using the farm track would be managed or mitigated (other than the suggestion that a 'Construction Traffic Management Plan' would "provide an appropriate mechanism to manage construction effects to a level where they are minor and acceptable" – which, without having considered such a plan, we dispute. The proposed CTMP conditions included in the AEE only refer to users of roads and do not require (for example) minimisation of safety impacts (only that such impacts be 'considered'). The transport, dust and noise impacts of the proposal need to be addressed and determined as part of the application/decision making process and any recommended mitigation measures need to be reflected in enforceable consent conditions);
 - ii. How safety issues for other legitimate users of the SH8 access point and farm track would be adequately managed (other than through a CTMP – as noted above, those issues/effects need to be addressed as part of the application/decision making process);
 - iii. The adequacy of the SH8 access point and our farm track for the type and volume of vehicle movements anticipated during the construction and the operation of the proposed solar farm; or
 - iv. That alternative options for accessing the Application Site have been considered.
 - c. No details of who will be responsible for maintaining the farm track and how it will be maintained has been provided in the Application (or otherwise).
6. That all effects of the proposed activity on our Property are proposed by the Applicant to be addressed through an Operational Management Plan. According to the Applicant's proposed conditions, that Management Plan provides only for 'access track maintenance'.

RELIEF SOUGHT

We respectfully request that:

- (a) the Panel require the Applicant to properly investigate and report on the alternative access options previously volunteered to us by the Applicant; and
- (b) an alternative proposed access route be required that does not utilise the farm track on our land.

In the event that an alternative access route is not available, and consent conditions are not proposed to avoid the effects of the use of our farm access on us and our Property, we request that the application be declined.

HISTORY OF THE PROPERTY:

■■■■ was born on this property and has lived here for 85 and a half years. ■■■■ joined him at the Property 18 years ago. The property was initially owned by ■■■■ Father who established Bendrose Station in 1920. ■■■■ whānau were born and raised here for the last 106 years and we leave this legacy to them.

We sold Bendrose Station 11 years ago to ■■■■ who farms as ■■■■. We retained 25 hectares – the minimum we were allowed in order to retain the connection for our whānau. We

sold in a very considered way – not to the highest bidder, but to someone who expressed the passion and competence to utilise the land and be the custodian for the future.

We built our home on Lot 1, and we live in this Property full-time. We use our land for sheep farming and for domestic activities. We have grandchildren (ranging in age from 5 – 23 years) who all visit us at our home. They play outside on our lawn, and ride bikes or go walking/running on our gravel driveway and along the farm track.

HISTORY – PREVIOUS APPLICATION:

On 01 February 2024, we lodged a submission on the publicly notified applications from Far North Solar Farm Limited for resource consents to:

1. Mackenzie District Council, for the construction and operation of a 420 megawatts-peak photovoltaic solar farm and associated structures, fencing, earthworks, access, internal tracks, laying of underground cables and vegetation clearance (proposed solar farm) at Section 3 SO 384036 (Application reference: RM230057); and
2. Environment Canterbury for the following activities associated with the proposed solar farm development:
 - a. The discharge of operation-phase stormwater to land, comprising rainwater runoff from solar panels, tracks and other installations on site, and would drain directly to land within the site (Application reference: CRC240932);
 - b. The discharge of construction-phase stormwater to land. This stormwater would be rainwater interacting with exposed areas of land during construction of the site, including upgrades to tracks and works to install the solar arrays (Application reference: CRC240933).

A copy of our submission on the publicly notified applications is contained within **Annexure B** attached.

Consistent with the comments we have made in this document, our submission did not oppose the establishment of the solar farm on the Application Site *per se*, but was opposed to the proposed use of the Right of Way across our property (Lot 1) as the primary access between SH8 and the Application Site. At the time, we did engage with the Applicant to discuss alternatives that could be agreeable for both parties. As part of these conversations with the Applicant, we discussed the impact that the Applicant's proposed use of the farm track would have on us, and alternative access routes that would avoid using the farm track on our Property.

On 16 February 2024, we received the email attached as **Annexure A** to this document from John Andrews (General Manager, Far North Solar Farm). Greg Hay (Engagement Lead, Far North Solar Farm) was copied into the email. Summarily this email stated that the Applicant would work with [REDACTED] to make a new access track away from our land, and away from the Bendrose Houses and Yards. The email also confirmed the Applicant's intention to extend their environmental work onto Bendrose Farm such as revegetation, pest fencing, and pest and weed control.

We expected, as part of the consenting process, that we would be able to be heard by the relevant Hearings Panel in due course (if required) and that our submission would be addressed by the Applicant to the satisfaction of both the District and Regional Council, and the Hearings Panel.

On 02 April 2024 we received notice from Mackenzie District Council and Environment Canterbury that they had received notification from the Applicant on 15 March 2024 to suspend processing of the proposal under section 91A(1) of the Resource Management Act 1991 (**RMA**).

Further, on 05 July 2024 we received further notice that on 01 July 2024 the Applicant requested both Councils extend the suspension date to 11 September 2024.

On 12 February 2025 we received notice from the Councils that the applicant had withdrawn RM220057, CRC240932, and CRC240933.

We were not aware that the Applicant intended to instead use the Fast Track process and were not aware of the application to this Panel until 03 February 2026 when we received a phone call from the owner of [REDACTED].

Despite the above-mentioned submission, our obvious interest in and significant concerns about the proposed access route over our land, and the correspondence from the Applicant committing to an alternative access route in February 2024, we understand from the current Application that the Applicant is still proceeding with its' intention to use the right of way across our land (Lot 1) as the primary access between SH8 and the Application Site. Disappointingly, we have had no further correspondence or communication from the Applicant regarding this matter since its email to us on 16 February 2024 (some two years ago).

We highlight the following in relation to our property:

1. The farm track/right of way over our Property is approximately 1 kilometre long, and 9m wide. The easement effectively divides our 25ha Property 'in half', and essentially functions as our driveway. The entrance to the right of way at SH8 is a gravel entry into the Bendrose Creek Rest Area. This rest area has a post and chain bollard that was installed by Mackenzie District Council and LINZ, in consultation with us, to mitigate the use of the rest area by freedom campers. The addition of the post and chain bollard has also helped the track to be contained and not widened by vehicles avoiding potholes. This gravel track then runs into our 9-metre-wide gravel driveway. We maintain this track at our own expense with a grader several times a year to prevent potholes and minimise dust that blows into our home from the existing low use of the access track. The dust generated by the Applicant's proposed use of the access track will be significant given the climate and winds in the area.
2. Given its rural location, our Property is not fenced (other than stock fencing), meaning there is no 'barrier' or screening between our Property and the farm track that would reduce the effects of noise and dust from the Applicant's use of the farm track, and rural amenity/character effects, on our bedrooms and living areas. These face the farm track. There are also minimal plantings on the Property that could shield from these effects, due to the barren climate and the Property's farming operations.
3. On each side of the right of way, we have paddocks containing stock. We have concerns regarding the impact of increased heavy vehicle movements (creating noise, dust, and vibration) on the welfare of our stock and significant safety concerns given we use the farm track to move stock around the Property.
4. The Property is our retirement home. Whilst we both undertake some casual/part-time work ([REDACTED] is a retired farmer but still tends to the land and our stock, and [REDACTED] works from home (aside from when attending events) as a Wedding Celebrant and Mental Health and Suicide Prevention Workshop Facilitator), we are typically at home enjoying and working on our Property during traditional working hours. The Applicant's proposal to limit the use of the proposed access route to "working hours" (Mondays to Saturdays, 7.30am – 6.30pm) does not alleviate our concerns and will not mitigate the effects of its activities on us or our use of the Property.

INVITATION TO COMMENT

On 03 February 2026 we received a phone call from our neighbour, [REDACTED], regarding the Invitation to Comment on the Application and informing us that we, as owners of the Property, had also been invited to make comment.

At the time of his phone call, we had not received any Invitation to Comment, or any other correspondence relating to the Fast-Track Application.

We urgently notified substantive@fasttrack.govt.nz on 03 February 2026 that we had not received any Invitation to Comment or any information regarding the Application. We received a response on 12 February 2026 attaching the Invitation to Comment, and an explanation incorrectly stating that:

“as the owners of [REDACTED], you were invited to comment under section 53 of the Fast-Track Approvals Act 2024 on 21 January 2026. A letter inviting comments was sent to the following address, which I see is stated in your email signature below:

PO Box 4157 Highfield

Timaru 7944.”

We confirm that this is not our postal address, nor are we the owners of [REDACTED]. The above PO Box address was not contained in our email signature, rather, was stated as being our neighbour’s address who the Invitation for Comment had been originally sent to.

This administrative error has caused us tremendous stress, and has significantly impaired our ability to prepare our comments on the Application. We respectfully request the Panel look into this and provide clarification of how this administrative error occurred. If we had had more time to provide comments, we would have sought technical advice in relation to the application.

WISH TO BE HEARD

If a hearing is held, we wish to be heard as a person that provided comments under s 53.

We respectfully request that any notice of hearing be emailed to the email addresses provided on the cover page of this document to ensure there is no delay in receiving the communication.

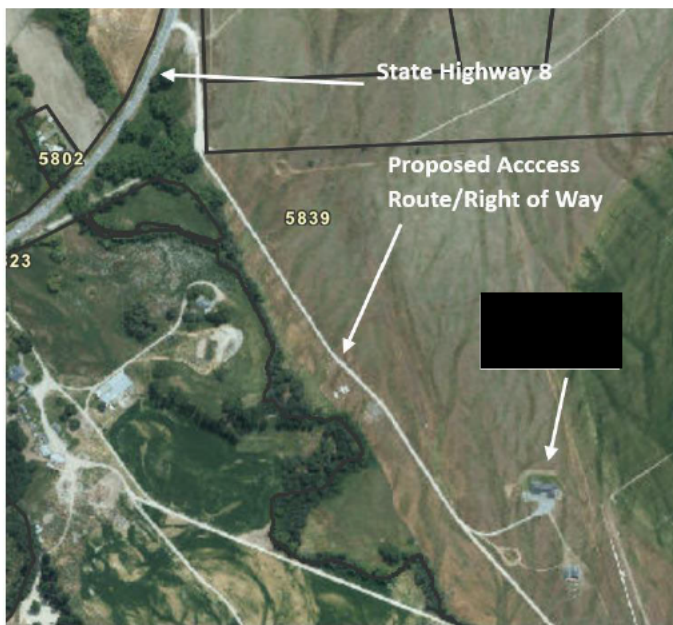
CONCLUSION

We wish to live in our whare in our retirement without the effects of noise, dust, and vibration from the significant proposed increase in vehicles and machinery using the farm track on our land. We certainly do not consider these effects to be ‘temporary’ – we urge you to consider how 480 light vehicle movements and 180 heavy vehicle movements per week for 3 years would have a tremendous impact our lives and our rural amenity, and how it is illogical that these effects could be considered less than minor. In fact, it appears that these effects have not been assessed by the Applicant at all and no mitigation measures are proposed in relation to those effects. We wish to maintain the integrity of our home, our rural amenity and the rural character of the environment.

We thank you for your time.

[REDACTED] and our whānau.

Figure 1: Proximity of Proposed Access Route to Property



Figures 2: Photos of the Proposed Access Route Over Our Land



ANNEXURE A – EMAIL FROM JOHN ANDREWS, DATED 16 FEBRUARY 2024

From: John Andrews [REDACTED]
Date: 16 February 2024 at 12:32:41 PM NZDT
To: [REDACTED]
Cc: Greg Hay [REDACTED]
Subject: Follow up from our meeting

Hello [REDACTED]

Thanks for contacting me and meeting with me late last month. I appreciate you spending the time to explain the situation and suggesting a different approach.

I met with [REDACTED] as you suggested and it went well. We will work with him to make a new access track away from your land, and from the Bendrose houses and yards.

We are also looking to extend our environmental work onto Bendrose, such as revegetation, pest fencing and pest and weed control.

If you have any questions or comments, please contact me. I have copied Greg Hay who is our engagement lead, and whose name you will see on press releases and other public comms.

Nice to meet you and I hope we can talk again soon.

Best regards,

John

John Andrews.
General Manager
E. [REDACTED]@w.fnsf.co.nz

Far North Solar Farm Ltd
Level 1 Office, 65 Main Road,
Kumeu, Auckland 0810

ANNEXURE B - COPY OF SUBMISSION ON PUBLICLY NOTIFIED APPLICATION

**SUBMISSION ON APPLICATION CONCERNING RESOURCE CONSENT THAT IS
SUBJECT TO PUBLIC NOTIFICATION BY CONSENT AUTHORITY**

Sections 95A, Resource Management Act 1991

To: Mackenzie District Council & Environment Canterbury
PO Box 345
Christchurch

email: hearings@ecan.govt.nz

Copy To: **Far North Solar Farm Limited**
C/- Williamson Water & Land Advisory
PO Box 314
Kumeu
New Zealand

Attention: Laila Alkamil

email: [REDACTED]

Name of submitter: [REDACTED]
(Submitters)

Address: [REDACTED]
[REDACTED]
[REDACTED]

Contact: Georgina Hamilton

Email: [REDACTED]

Resource consent application to which this submission relates:

1. This is a submission on publicly notified applications from Far Noth Solar Farm Limited (**Applicant**) for resource consents to:
 - (a) Mackenzie District Council for the construction and operation of a 420 megawatts-peak photovoltaic solar farm and associated structures, fencing, earthworks, access, internal tracks, laying of underground cables and vegetation clearance (**proposed solar farm**) at Section 3 SO 384036 (**Application Site**) (Application reference: RM230057); and
 - (b) Environment Canterbury for the following activities associated with the proposed solar farm development:
 - (i) The discharge of operation-phase stormwater to land, comprising rainwater runoff from solar panels, tracks and other installations on site, and would drain directly to land within the site (Application reference: CRC240932).

- (ii) The discharge of construction-phase stormwater to land. This stormwater would be rainwater interacting with exposed areas of land during construction of the site, including upgrades to tracks and works to install the solar arrays (Application reference: CRC240933).

Trade competition

2. The Submitters are not trade competitors for the purposes of section 308B of the Resource Management Act 1991 (**RMA**).

Specific parts of the applications that this submission relates to

3. This submission relates primarily to the arrangements proposed by the Application in terms of the access to the proposed solar farm development, including during construction, and the effects associated with the proposed access route.

Submission

Introduction

4. [REDACTED] is the registered proprietor of Lot 1 DP 470213 (**Lot 1**) and Section 3 SO Plan 432605 (collectively, **the Property**). The primary home of [REDACTED] is located on Lot 1.
5. Lot 1 is subject to an easement (Easement Instrument 8634143.6), which grants a right of way across Lot 1 via a farm track, providing access to the Application Site.
6. The easement also provides access to the Applicant Site across the adjoining land parcel, Lot 2 DP 470213, owned by Bendrose Farm 2014 Limited.
7. Copies of the Record of Title for the Property and Easement Instrument 8634143.6 are **attached** to this submission.
8. The Submitters understand from the documents lodged in support of the Applications that it is the Applicant's intention for this right of way (farm track) to be utilised as the primary access route between State Highway 8 (**SH8**) and the Application Site, both during construction and for the duration of the consent, once the solar farm is operational.¹
9. The location of the farm track and the Submitters' home are marked up on the aerial photograph below.

¹ Assessment of Environmental Effects, dated 30 June 2023, Section 3.1.



10. Despite the Submitters obvious beneficial interest in the proposed access route, the Applicant did not approach the Submitters to discuss the Applications prior to lodgement or in the intervening period.

Overall position of the Submitters

11. The Submitters do not oppose the establishment of the proposed solar farm on the Application Site *per se*. However, they are opposed to the Applicant's proposed use of the right of way across Lot 1 as the primary access between SH8 and the Application Site (**proposed access route**).
12. The Submitters specific concerns are:
- (a) The Applicant has not sought the Submitters' written approval to the Applications, despite the proposed access route being along a right of way that crosses land owned by the Submitters;
 - (b) The close proximity of the Submitters' home to the proposed access route;
 - (c) The anticipated increase in the number and type of traffic movements along the proposed access route during the construction phase (stated as being 15 vehicle movements per day for 12 consecutive months²) and subsequent operation of the solar farm (unspecified) if resource consents are granted;
 - (d) The noise, dust and vibration that would be generated by those vehicle movements;
 - (e) The consequences of those effects on the amenity of the Property and its surrounds, and the impacts of them on the Submitters' rights to quiet enjoyment of the Property and rural character at this location more generally;
 - (f) The adequacy of the farm track for the proposed use by the type and volume of vehicle movements anticipated during the construction and the operation of the proposed solar farm; and
 - (g) Safety issues associated with:

² Assessment of Environmental Effects, Section 6.6.3.

- (i) The proposed access point on SH8 for all vehicles associated with the proposed solar farm development travelling to and from the Application Site; and
- (ii) The Submitters' own legitimate use of the right of way to gain access to their home and Property (including for farming operations) when the right of way is also being used by vehicles associated with the proposed solar farm, particularly during the construction phase of the development.

13. In relation to those effects, the Submitters are concerned that:

- (a) The Assessment of Effects Report filed in support of the Application is absent any detailed assessment of localised effects such as:
 - (i) Noise, dust and vibration generated by the use of the proposed access route by vehicles associated with the construction and operation of the proposed solar farm.
 - (ii) Safety issues arising:
 - (1) For other users of SH8 and the right of way, due to the type and volume of anticipated vehicle movements associated with the construction and operation of the proposed solar farm that would be utilising the proposed access point on SH8, which is in a dangerous location; and
 - (2) For other legitimate users that would be required to share the right of way with vehicles associated with the construction and operation of the proposed solar farm.
- (b) No assessment has been provided in the Application (or otherwise) that:
 - (i) Confirms the nature and scale of anticipated noise and vibration associated with traffic (light and heavy) utilising the farm track to access the Application Site;
 - (ii) Demonstrates:
 - (1) How dust generated by traffic associated with the proposed solar farm using the farm track would be adequately managed;³
 - (2) How safety issues for other legitimate users of the SH8 access point and farm track would be adequately managed;
 - (3) The adequacy of the SH8 access point and farm track for the type and volume of vehicle movements anticipated during the construction and the operation of the proposed solar farm; or
 - (4) Alternative options for accessing the Application Site have been considered.

³ In this regard, the Submitters note that the Dust Management Plan submitted with the Application deals only with the management of dust within the Application Site, not along the proposed access route.

- (c) No details of who will be responsible for maintaining the right of way and how it will be maintained has been provided in the Application (or otherwise).
- (d) To the extent that localised effects and alternative access options have not been considered and/or addressed, the Submitters consider the Application fails to meet the statutory requirements for consent applications prescribed by section 88 and Schedule 4 RMA.

14. On the basis of the foregoing, the Submitters consider that the Applications:

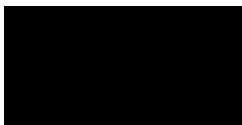
- (a) Would result in more than minor adverse effects on the Property and the wider environment;
- (b) Would be contrary to the objectives and policies for the Rural Zone of the Operative Mackenzie District Plan and those introduced by proposed plan changes forming part of Stage 3 of the review of the Mackenzie District Plan (including but not limited to Rural Objective 6 and Rural Policy 6D of the Operative Mackenzie District Plan and GRUZ-O1 and GRUZ-O2 of Proposed Plan Change 24); and consequently
- (c) Would not be in accordance with the purposes and principles of the RMA, as set out in Part 2 of the RMA.

Decision sought by Submitters:

15. The Submitters request that the Applications be declined for the reasons outlined in this submission.

Wish to be heard:

- 16. The Submitters wish to be heard in support of their submission.
- 17. If others make a similar submission, the Submitters will consider presenting a joint case with them at the hearing.
- 18. The Submitters request, pursuant to section 100A of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority.



A solid black horizontal redaction bar covering the signature line.

By its Solicitors and authorised Agents
Gresson Dorman & Co: Georgina Hamilton

Date: 1 February 2024

Attachment: Record of Title 634898 and Easement Instrument 8634143.6



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

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

Identifier **634898**
Land Registration District **Canterbury**
Date Issued 16 July 2014

Prior References
536549

Estate Fee Simple
Area 25.4900 hectares more or less
Legal Description Lot 1 Deposited Plan 470213 and Section 3
Survey Office Plan 432605

Registered Owners



Interests

Subject to Section 59 Land Act 1948

817132 Gazette Notice declaring State Highway adjoining the within land to be a limited access road - 9.12.1970 at 1.55 pm

Subject to Part IVA Conservation Act 1987

Subject to Section 11 Crown Minerals Act 1991

Subject to a right of way over part Lot 1 DP 470213 marked A on DP 470213 created by Easement Instrument 8634143.6 - 11.11.2010 at 7:00 am

9760868.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 16.7.2014 at 12:53 pm (Affects Lot 1 DP 470213)

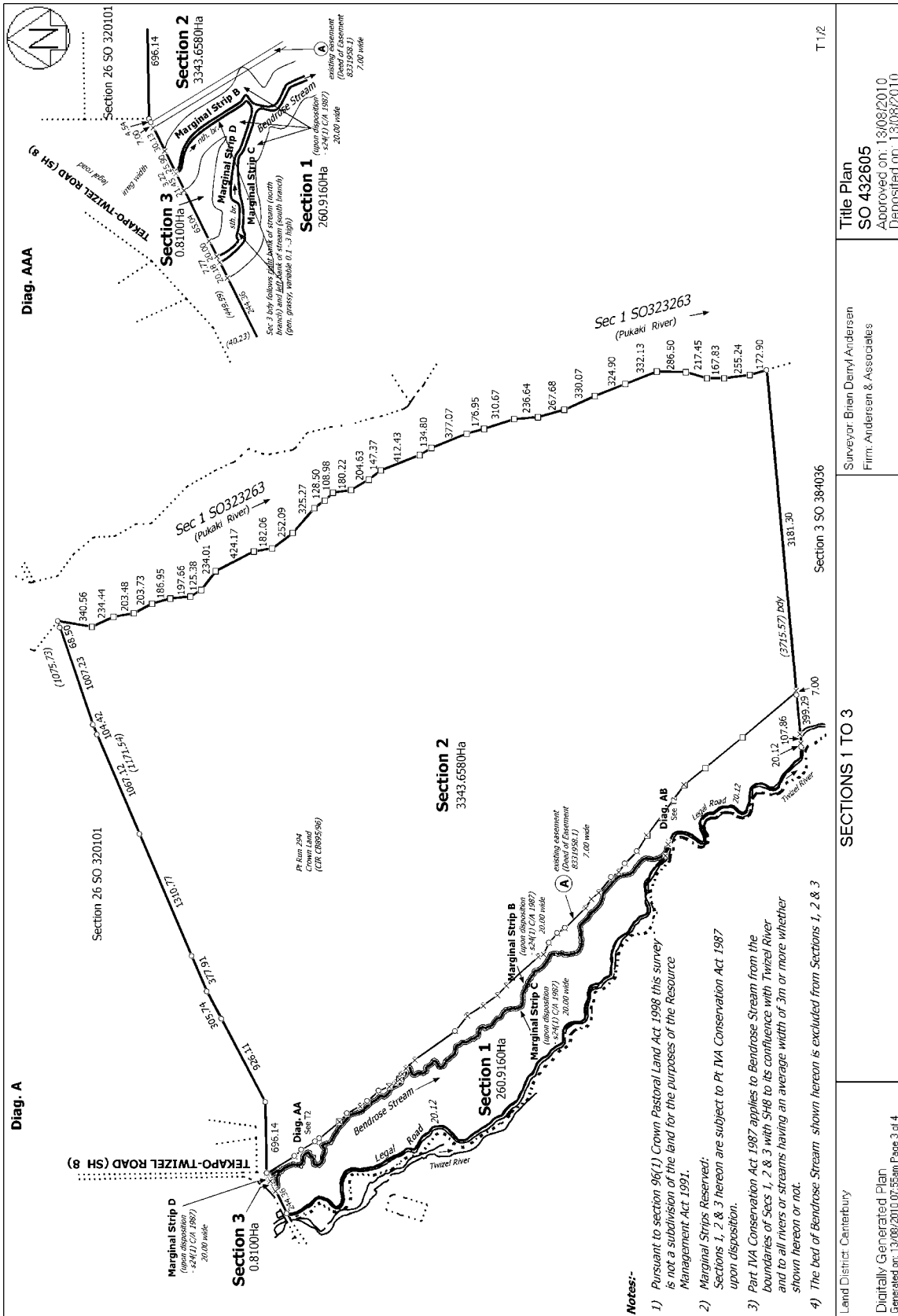
Subject to Section 241(2) Resource Management Act 1991 (affects DP 470213)

Appurtenant to Lot 1 DP 470213 is a right right to convey water and electricity created by Easement Instrument 9760868.3 - 16.7.2014 at 12:53 pm

The easements created by Easement Instrument 9760868.3 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right of way over part Lot 1 DP 470213 marked A on DP 470213 created by Easement Instrument 9760868.4 - 16.7.2014 at 12:53 pm

The easements created by Easement Instrument 9760868.4 are subject to Section 243 (a) Resource Management Act 1991



Approved by Registrar-General of Land under No. 2007/6225

Easement instrument to grant easement or profit à prendre, or create land covenant

Sections 90A and 90F, Land Transfer Act 1952

EI 8634143.6 Easement I

Land registration district

CANTERBURY



Cpy - 01/01, Pgs - 003, 10/11/10, 11:16



DocID 212701101

Grantor

Surname(s) must be underlined or in CAPITALS.

[Redacted Grantor Name]

Grantee

Surname(s) must be underlined or in CAPITALS.

ROSEHIP ORCHARDS NZ LIMITED

Grant* of easement or profit à prendre or creation or covenant

The Grantor, being the registered proprietor of the servient tenement(s) set out in Schedule A, grants to the Grantee (and, if so stated, in gross) the easement(s) or profit(s) à prendre set out in Schedule A, or creates the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Dated this 17 day of September 2010

Attestation

	Signed in my presence by the Grantor
	Signature of witness
	Witness to complete in BLOCK letters (unless legibly printed)
	Witness name
	Occupation
	Address
Signature [common seal] of Grantor	J.Cromarty Legal Executive Timaru

	Signed in my presence by the Grantee
	Signature of witness
	Witness to complete in BLOCK letters (unless legibly printed)
	Witness name
	Occupation
	Address
Signature [common seal] of Grantee	

Certified correct for the purposes of the Land Transfer Act 1952.

[Solicitor for] the Grantee

*If the consent of any person is required for the grant, the specified consent form must be used.

Annexure Schedule 1



Easement instrument

Dated

17 September 2010

Page

1

of

2

pages

Schedule A

(Continue in additional Annexure Schedule if required.)

Purpose (nature and extent) of easement, profit, or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT or in gross)
Right of Way	"A" on Survey Office Plan 380742	Section 2 Survey Office Plan 432605	Section 3 Survey Office Plan 384036 (CT 509805)

Delete phrases in [] and insert memorandum number as required.

Continue in additional Annexure Schedule if required.

Easements or profits à prendre rights and powers (including terms, covenants, and conditions)

Unless otherwise provided below, the rights and powers implied in specific classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or the Fifth Schedule of the Property Law Act 2007.

The implied rights and powers are ~~varied~~ ~~negated~~ ~~added to~~ or ~~substituted~~ by:

~~Memorandum number _____, registered under section 155A of the Land Transfer Act 1952]~~

~~[the provisions set out in Annexure Schedule 2].~~

Covenant provisions

Delete phrases in [] and insert memorandum number as required.

Continue in additional Annexure Schedule if required.

The provisions applying to the specified covenants are those set out in:

[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952]

[Annexure Schedule 2].

All signing parties and either their witnesses or solicitors must sign or initial in this box

Annexure Schedule



Insert type of instrument
"Mortgage", "Transfer", "Lease" etc

Easement

Dated 17 September 2010

Page 2 of 2 Pages

(Continue in additional Annexure Schedule, if required.)

Continuation of Attestation

Signed by the Grantor)
BW Trust Management Limited)
in the presence of:)

E. B. Director
[Signature] Director

Witness Signature:

Witness Name:

Occupation:

Address:

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

[Signatures]