Attachment 3

Project Location and Legal Interests

Project Location and Legal Interests

1. Project Location

The Project site is located at 150, 154 and 174 Quarry Road, Loburn, Canterbury. The site is owned by the Applicant, Whiterock Lime Limited. The local area is referred to as White Rock. Currently on site there is a lime quarry and processing operation, which has operated continuously since the 1940's. The Applicant also owns the adjoining property at 176 Quarry Road that has not been subject to any quarrying activities and contains a Significant Natural Area (SNA) as shown in Figure 1.

The site is within the Waimakariri district boundary. The district boundary with the Hurunui District Council (HDC) is at the western extent of the Quarry Road reserve boundary (but does not include Quarry Road) as generally opposite the site. The Hurunui district commences approximately 90 m to the north of the site entrance off Quarry Road and further northwards beyond the Applicant's land parcels.

2. Legal Interests

Refer Figure 1 below for a map of the whole Project area and the relevant land parcels that identify the Project's site boundaries. The legal descriptions and physical addresses of the Applicant's land parcels are:

- Lot 1 DP 388690: 150 Quarry Road (includes the existing Quarry Pit)
- Lot 2 DP 497185: 154 Quarry Road (top of Quarry Bench)
- Lot 4 DP 755: 174 Quarry Road (Quarry Bench)
- Part Lot 2 DP 755: 176 Quarry Road (SNA).

Properties 150 and 154 Quarry Road are held together under a single title (736958), and 174 and 176 Quarry Road are held under another single title (CB9F/272). Copies of these Certificate of Titles are at the end of this attachment.

The site is accessed off Quarry Road via a legal road (Parcel ID 3569853) up to a hydro parcel (Parcel ID 3594099) containing the Karetu River. The legal road is administered by the Waimakariri District Council.

The hydro parcel includes part of the lower terrace of the lime processing operational area. Land Information New Zealand (LINZ) has confirmed that they hold a Land Status Report in relation to the Applicant's site. This identifies the left half width to the centre line of the surveyed bed of the Karetu River adjacent to Lot 4 DP 755 and Lot 1 DP 388690 as benefiting from the Common Law right of Ad Medium Filum Aqua (AMF), i.e. the lime quarry buildings within the hydro parcel do not occupy any Crown Land[1]. Access currently occurs across the river / hydro parcel via a ford crossing as has been the case since the 1940's.

The Commissioner of Crown Lands owns, and LINZ manages on his behalf, the right half width to the centre line of the physical bed of the Karetu River that abuts the legal road (refer Figure 2). A Deed of Grant of Easement (dated 10 February 2026) has been entered into between the Commissioner of Crown Lands and Whiterock Lime Limited for the hydro parcel which will also enable the construction of a vehicle bridge.

[1] Email from Bart van Stratum Contractor to LINZ to Shaun Coakley of Protranz dated Monday, 2nd December 2024.

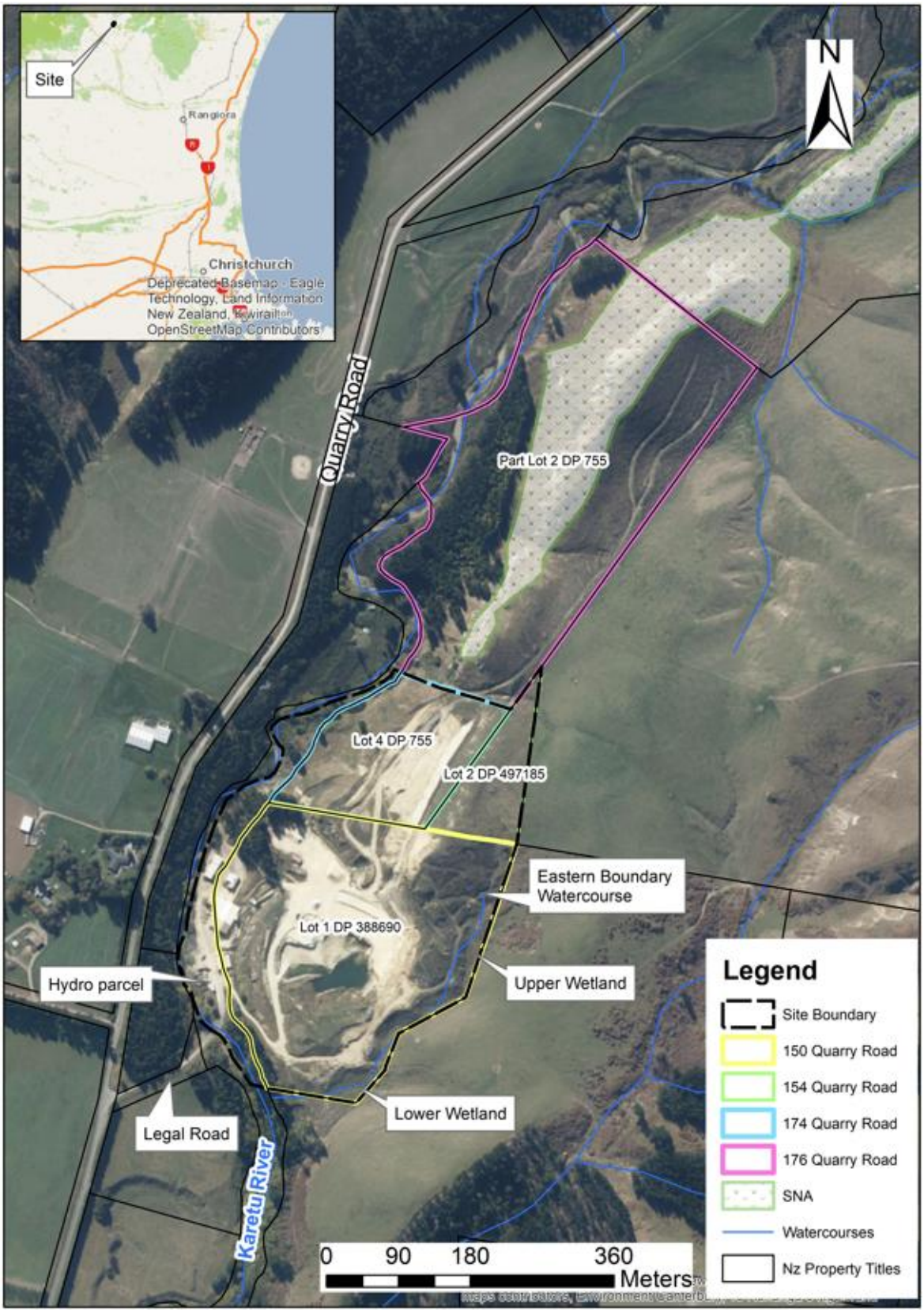


Figure 1. Map of site location northwest of Rangiora, and the Project site property boundaries and features



Figure 2. Land parcels with area of hydro parcel being Crown Property

The Whiterock Lime Co Ltd limestone quarry at Whiterock was gazetted in November 1945, a copy of the New Zealand Gazette Notice N0.76 is at the end of this attachment. This was in respect to the "*quarrying, drying, crushing, and burning and supply of limestone for agricultural or industrial use*". A Mineral Status Report identifies that the titles enjoy private mineral (non-statute) ownership. None of the titles have had instances where an owner has retained ownership of minerals on transfer, and the mineral ownership lies with the current owner.

The SNA area to the north of the site that is mostly within 176 Quarry Road is outside the managed fill / quarry footprint and will be actively managed to improve the local lizard populations and indigenous vegetation. The SNA will be protected by a Conservation Covenant (a condition of the Wildlife Authority obtained - 107310-FAU) and with stock exclusion fencing assisting in restoration of habitats.

3. Surrounding Environment

Figure 1 above and Figure 3 below shows the surrounding environment, which comprises a rural environment dominated by grazing agriculture and forestry. The Project site is bordered by the Karetu River to the west, and an unnamed watercourse to the east. Two small sized upper and lower wetland's locations are as shown in Figure 1.



Figure 3. Aerial drone imagery of the site

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **736958**

Land Registration District **Canterbury**

Date Issued 22 September 2016

Prior References

355242 604494

Estate Fee Simple

Area 11.0255 hectares more or less

Legal Description Lot 2 Deposited Plan 497185 and Lot 1 Deposited Plan 388690

Registered Owners

Whiterock Lime Limited

Interests

A450744.1 Forestry Right pursuant to the Forestry Rights Registration Act 1983 to Whiterock Lime Company Limited. Term until 31.12.2032 - 20.3.2000 at 3.20 pm (affects Lot 1 DP 388690)

Subject to a right (in gross) to convey electric power over part Lot 1 DP 388690 marked A on DP 388690 in favour of Mainpower New Zealand Limited created by Easement Instrument 7653206.2 - 12.12.2007 at 9:00 am

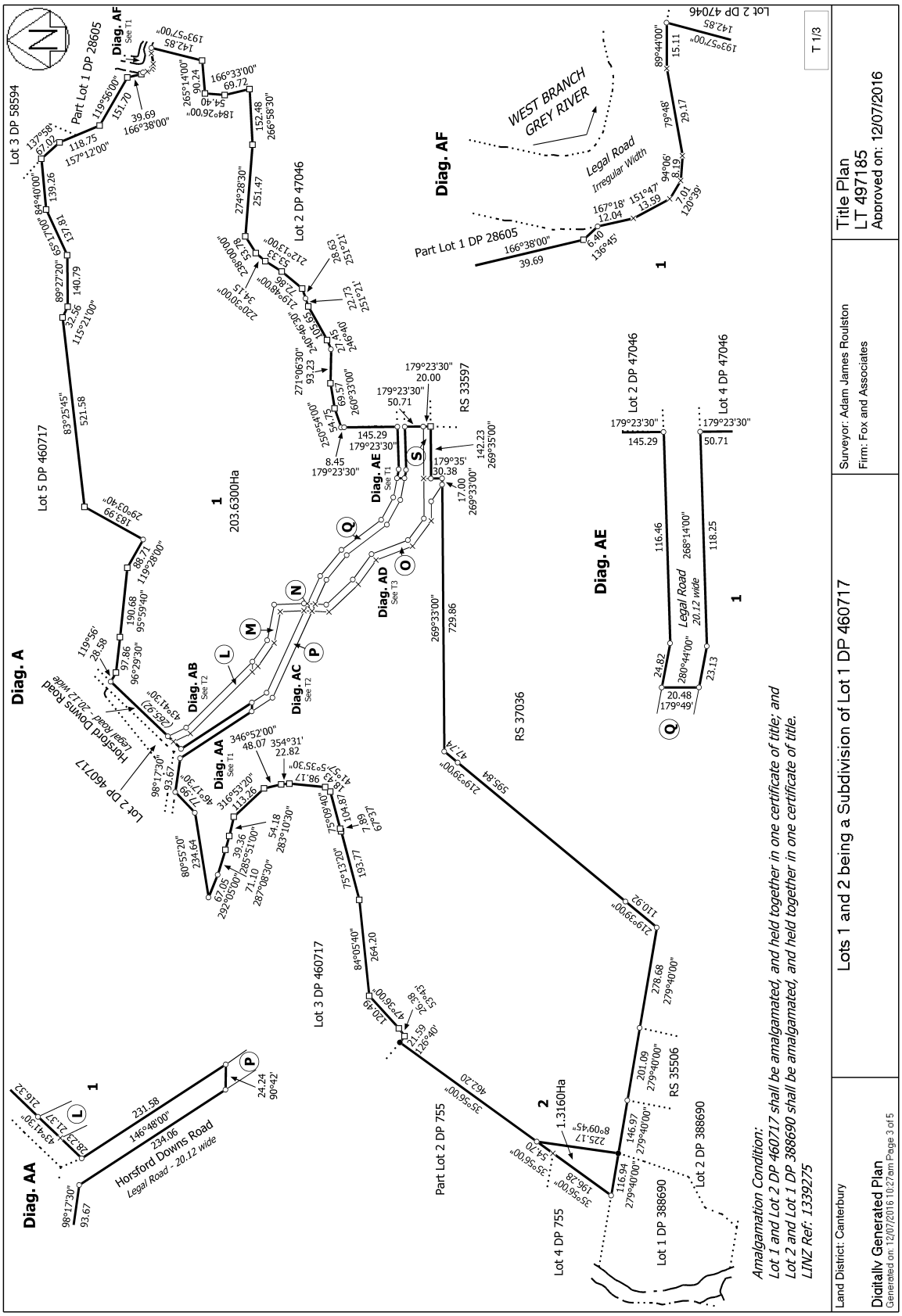
The easements created by Easement Instrument 7653206.2 are subject to Section 243 (a) Resource Management Act 1991

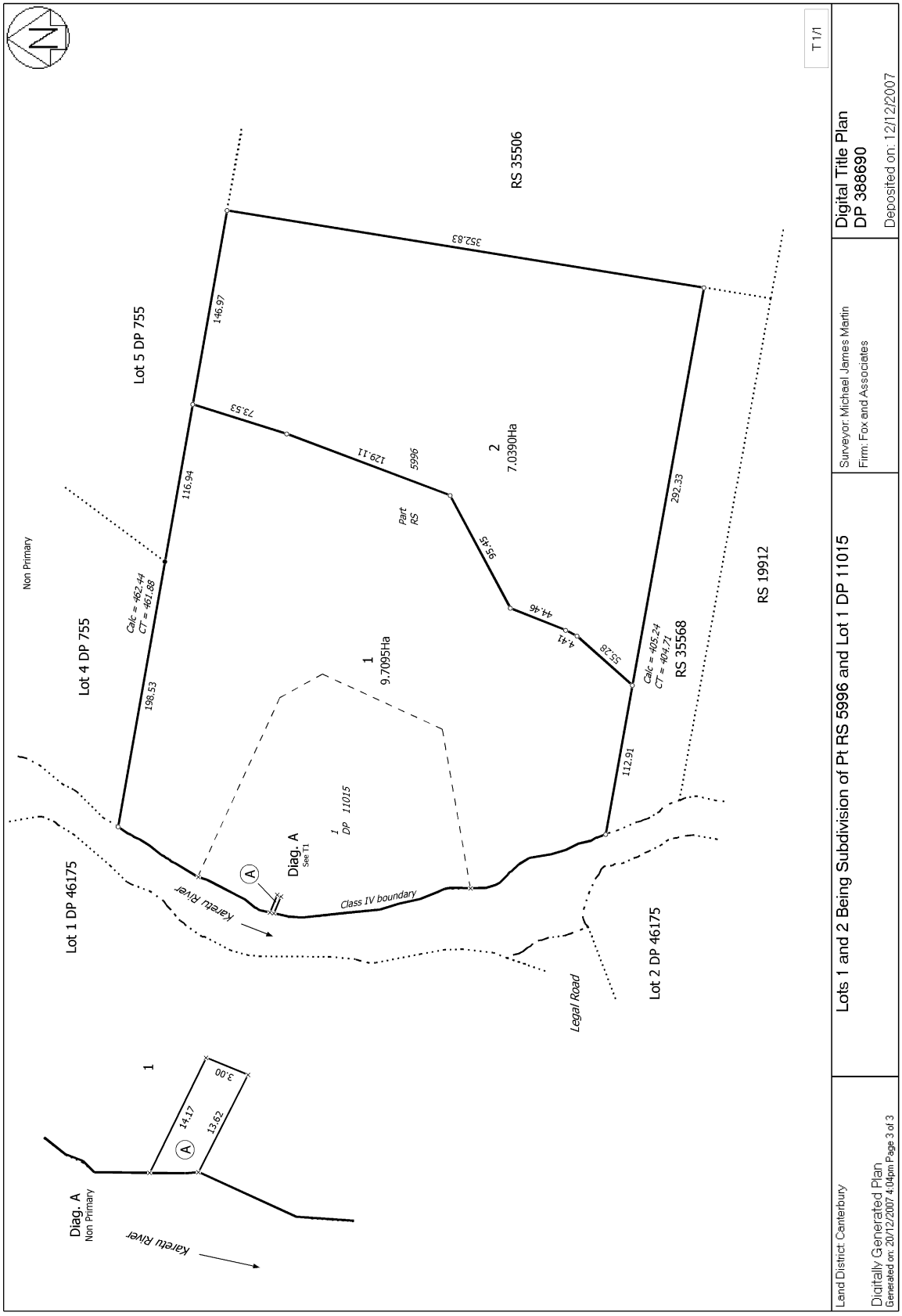
Appurtenant to Lot 2 DP 497185 is a right of way, a right to convey water, telecommunications and computer media created by Easement Instrument 9301755.4 - 18.4.2013 at 9:22 am

The easements created by Easement Instrument 9301755.4 are subject to Section 243 (a) Resource Management Act 1991

Subject to Section 241(2) Resource Management Act 1991 (see DP 497185)

Subject to a right to convey water and electricity over part Lot 1 DP 388690 marked A on DP 413009 created by Easement Instrument 12475532.2 - 16.6.2022 at 3:41 pm


Lot 3 DP 58594
Part Lot 1 DP 28605
Diag. AF
See T1
WEST BRANCH GREY RIVER
Legal Road
Irregular Width
Part Lot 1 DP 28605
Lot 2 DP 47046
Lot 5 DP 460717
Diag. A
1
203.6300Ha
Lot 2 DP 47046
Lot 4 DP 47046
RS 33597
Diag. AE
See T1
Diag. AB
See T2
Diag. AC
See T2
Diag. AD
See T3
Diag. AE
RS 37036
Lot 2 DP 460717
Horsford Downs Road
Legal Road - 20.12 wide
Diag. AA
See T1
Lot 3 DP 460717
Part Lot 2 DP 755
2
1.3160Ha
RS 35506
Lot 2 DP 388690
Lot 4 DP 755
Lot 1 DP 388690
Diag. AA
Horsford Downs Road
Legal Road - 20.12 wide
T 1/3
Title Plan
LT 497185
Approved on: 12/07/2016
Surveyor: Adam James Roulston
Firm: Fox and Associates
Lots 1 and 2 being a Subdivision of Lot 1 DP 460717
Land District: Canterbury
Digitally Generated Plan
Generated on: 12/07/2016 10:27am Page 3 of 5
Amalgamation Condition:
Lot 1 and Lot 2 DP 460717 shall be amalgamated, and held together in one certificate of title; and
Lot 2 and Lot 1 DP 388690 shall be amalgamated, and held together in one certificate of title.
LINZ Ref: 1339275


T 1/1
Digital Title Plan
DP 388690
Deposited on: 12/12/2007
Surveyor: Michael James Martin
Firm: Fox and Associates
Lots 1 and 2 Being Subdivision of Pt RS 5996 and Lot 1 DP 11015
Land District: Canterbury
Digitally Generated Plan
Generated on: 20/12/2007 4:04pm Page 3 of 3
RS 35506
Lot 5 DP 755
Lot 4 DP 755
Lot 1 DP 46175
Lot 2 DP 46175
RS 19912
RS 35568
Non Primary
Part RS 5996
2
7.0390Ha
1
9.7095Ha
1 DP 11015
Diag. A
See T1
Class IV boundary
Karetu River
Legal Road
352.83
146.97
73.53
129.11
116.94
95.45
44.46
4.41
55.28
292.33
112.91
198.53
Calc = 462.44
CT = 467.88
Calc = 405.24
CT = 404.71
3.00
14.17
13.62
Diag. A
Non Primary
Karetu River

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**CB9F/272**
Land Registration District	**Canterbury**
Date Issued	16 February 1970

Prior References
CB4D/1320

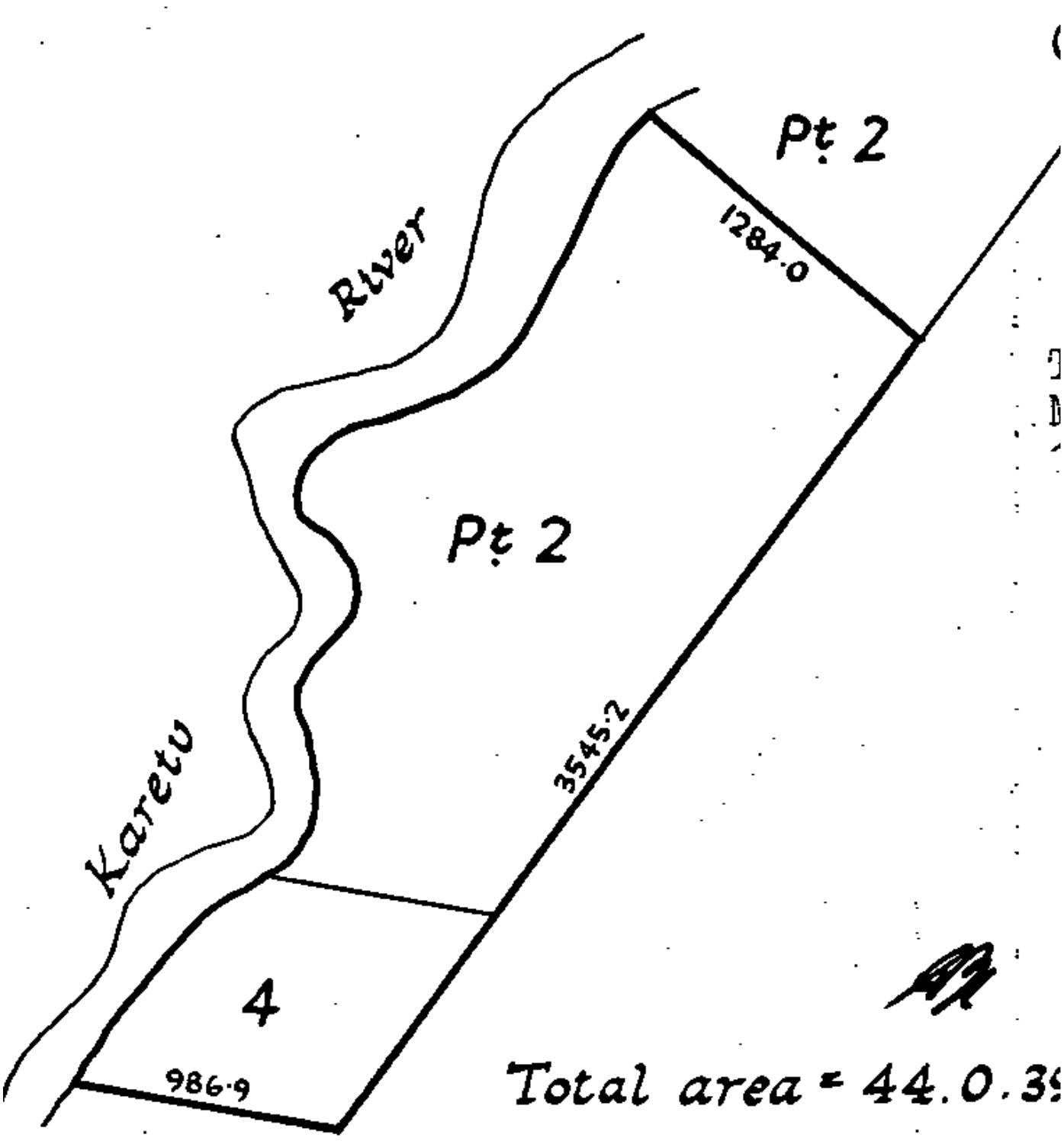
Estate	Fee Simple
Area	17.9048 hectares more or less
Legal Description	Lot 4 and Part Lot 2 Deposited Plan 755
Registered Owners	

Whiterock Lime Limited

Interests

Fencing Provision in Transfer 84324 - 9.12.1909 at 10:14 am

Fencing Provision in Transfer 85121 - 16.3.1910 at 2:10 pm


Pt 2
River
1284.0
Pt 2
Karetu
3545.2
4
986.9
Total area = 44.0.3