



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy



R.W. Muir
Registrar-General
of Land

Identifier **1194482**
Land Registration District **Otago**
Date Issued 12 November 2024

Prior References
1111118

Estate Fee Simple
Area 6.1412 hectares more or less
Legal Description Lot 3 Deposited Plan 606744
Registered Owners
Simplicity Living Limited

Interests

Subject to a right of way over part marked H on DP 606744 created by Transfer 462350.1 - 14.7.1976 at 2:40 pm
474208 Gazette Notice declaring the State Highway No.6 adjoining the within land to be a limited access road from
14.12.1976 - 4.3.1977 at 10.18 am
Land Covenant in Deed 769961.5 - 18.12.1990 at 9.51 am
Land Covenant in Deed 829946.6 - 18.5.1993 at 9.26 am
Land Covenant in Deed 829946.9 - 18.5.1993 at 9.26 am
Land Covenant in Deed 829946.12 - 18.5.1993 at 9.26 am
Land Covenant in Deed 834400.3 - 19.7.1993 at 10.00 am (affects part formerly Part Sections 34 and 35 Block III
Shotover Survey District)
Land Covenant in Deed 838259.3 - 10.9.1993 at 9.19 am (affects part formerly Part Sections 34 and 35 Block III Shotover
Survey District)
Land Covenant in Deed 842026.3 - 5.11.1993 at 10.16 am
Land Covenant in Deed 850246.4 - 3.3.1994 at 10.46 am (affects part formerly Part Sections 34 and 35 Block III Shotover
Survey District)
Land Covenant in Deed 850246.7 - 3.3.1994 at 10.46 am (affects part formerly Part Sections 34 and 35 Block III Shotover
Survey District)
Land Covenant in Deed 862985.4 - 18.8.1994 at 9.45 am
Subject to a right (in gross) to convey water over part marked X on DP 606744 in favour of Arrow Irrigation Company
Limited created by Transfer 884459 - 16.6.1995 at 9:39 am
Land Covenant in Transfer 5154900.3 - 15.2.2002 at 9:00 am (affects part formerly Part Sections 34 and 35 Block III
Shotover Survey District)
Appurtenant to part formerly Lot 1 DP 303657 is a right to convey water created by Easement Instrument 6064446.2 -
2.7.2004 at 9:00 am
The easements created by Easement Instrument 6064446.2 are subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Transfer 6682770.2 - 9.12.2005 at 9:00 am (affects part formerly Lot 1 DP 303657)

Land Covenant in Easement Instrument 7777688.5 - 9.4.2008 at 9:00 am

Subject to a right (in gross) to convey electricity over part marked H on DP 606744 in favour of Aurora Energy Limited created by Easement Instrument 8026761.4 - 12.12.2008 at 9:00 am

Appurtenant to part formerly Lot 2 DP 438514 is a right to convey water created by Easement Instrument 8970568.1 - 12.6.2012 at 2:11 pm

12669287.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 19.9.2023 at 2:51 pm

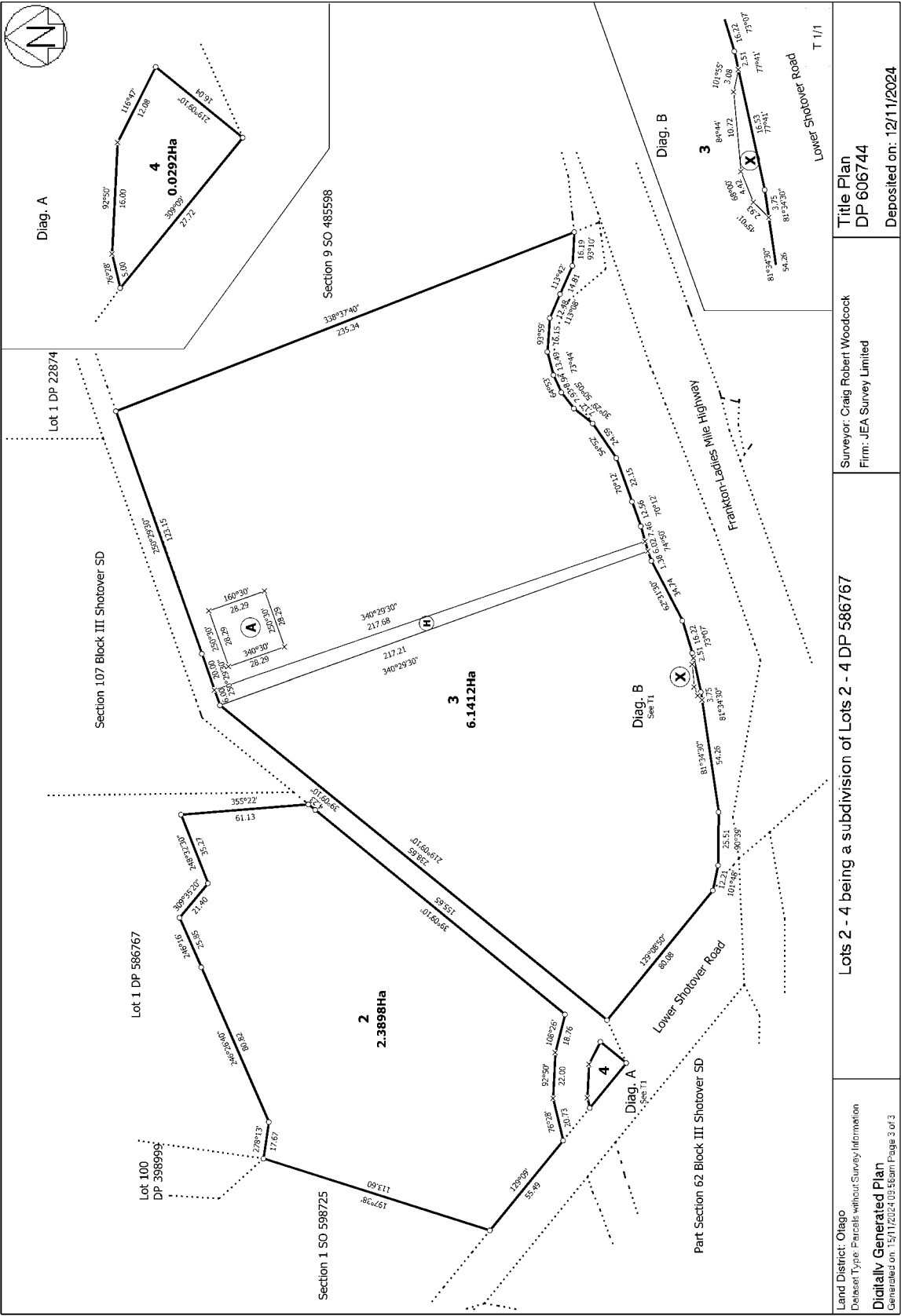
Subject to a right to convey water over part marked H on DP 606744 created by Easement Instrument 12846682.1 - 7.11.2023 at 11:32 am

13134523.3 Encumbrance to Queenstown Lakes District Council - 12.11.2024 at 9:03 am

Land Covenant in Covenant Instrument 13169236.1 - 12.12.2024 at 3:41 pm

Subject to a right to convey water over parts marked J, K & M and a right to store water over part marked K, all on DP 617529 created by Easement Instrument 13434438.4 - 6.11.2025 at 4:40 pm

The easements created by Easement Instrument 13434438.4 are subject to Section 243(a) Resource Management Act 1991





RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy



R.W. Muir
Registrar-General
of Land

Identifier **1142422**
Land Registration District **Otago**
Date Issued 12 September 2023

Prior References

1023695 613709

Estate Fee Simple
Area 104.3649 hectares more or less
Legal Description Lot 3-4 Deposited Plan 593652 and Section
9 Survey Office Plan 485598

Registered Owners



Interests

Subject to Section 59 Land Act 1948 (affects parts Lot 3 DP 593652 formerly the part Lot 2 DP 418751 formerly Part Section 144 Block III Shotover Survey District, and formerly the part Lot 1 DP 568820 formerly Section 10 Block III Shotover Survey District)

Subject to a right to convey water over part Lot 3 DP 593652 marked BK on DP 593652 created by Transfer 462350.1 - 14.7.1976 at 2:40 pm

474208 Gazette Notice declaring the State Highway No.6 adjoining the within land to be a limited access road from 14.12.1976 - 4.3.1977 at 10:18 am (affects Section 9 SO 485598 and Lot 4 DP 593652 and parts Lot 3 DP 593652 formerly part Section 10 Block III and part Section 144 Block III both Shotover Survey District)

Subject to a right of way over part Lot 4 DP 593652 marked NA, NB, NC, OA, OB & OC on DP 593652 created by Transfer 692898 - 10.12.1987 at 12:08 pm

The easements created by Transfer 692898 are subject to Section 309 (1) (a) Local Government Act 1974

Subject to a right to convey water over part Lot 3 DP 593652 marked D, R, BU, O, N and M on DP 593652 specified in Easement Certificate 754597.2 - 18.5.1990 at 10:07 am

The easements specified in Easement Certificate 754597.2 are subject to Section 309 (1) (a) Local Government Act 1974

Subject to a right to convey water over part Lot 3 DP 593652 marked S, SA, SB, SC, W, X, Y, AA, BN, BP, BQ, BR, BS, BT, BU, AB, AC, AD, AF, BV, BW on DP 593652 and over part Section 9 SO 485598 marked AB, AC, AE, AF & A on SO 485598 and a right to store and convey water over part Lot 3 DP 593652 marked AF, BV and BW on DP 593652 created by Transfer 769961.4 - 18.12.1990 at 9:51 am

Some of the easements created by Transfer 769961.4 are subject to Section 309 (1) (a) Local Government Act 1974

Land Covenant in Deed 769961.5 - 18.12.1990 at 9:51 am (affects parts Lot 3 DP 593652 formerly Sections 13, 32, 33, 103, 108 Block III Shotover Survey District, Lot 7 DP 21583 and Lot 2 DP 304273, and part Lot 4 DP 593652 formerly Lot 1 DP 458502)

Subject to a right to convey water over part Section 9 SO 485598 marked AB, AC, AE, AF & A on SO 485598 and over part Lot 3 DP 593652 marked S, SA, SB, SC, W, X, Y, AA, BN, BP, BQ, BR, BS, BT, BU, AB, AC, AD, AE and BV on DP 593652 created by Transfer 769961.6 - 18.12.1990 at 9:51 am

Subject to a right to convey water over part Section 9 SO 485598 marked AB, AC, AE, AF & A on SO 485598 and over part Lot 3 DP 593652 marked S, SA, SB, SC, W, X, Y, AA, BN, BP, BQ, BR, BS, BT, BU, AB, AC, AD, AE and BV on DP 593652 created by Transfer 769961.7 - 18.12.1990 at 9:51 am

Subject to a right to convey water over part Section 9 SO 485598 marked AB, AC, AE, AF & A on SO 485598 and over part Lot 3 DP 593652 marked S, SA, SB, SC, W, X, BN, BQ, BR, BS and BU on DP 593652 created by Transfer 769961.10 - 18.12.1990 at 9:51 am

Subject to a right to convey water over part Section 9 SO 485598 marked AB, AC, AE, AF & A on SO 485598 and over part Lot 3 DP 593652 marked S, SA, SB, SC and W on DP 593652 created by Transfer 769961.12 - 18.12.1990 at 9:51 am

Subject to a right to convey water over part Section 9 SO 485598 marked AB, AC, AE, AF & A on SO 485598 and over part Lot 3 DP 593652 marked S, SA, SB, SC, W, X, Y, AA, BN, BP, BQ, BR, BS, BT, BU, AB, AC, AD, AE and BV on DP 593652 created by Transfer 769962 - 18.12.1990 at 9:52 am

Subject to a right to convey water over part Section 9 SO 485598 marked AB, AC, AE, AF & A on SO 485598 and over part Lot 3 DP 593652 marked S, SA, SB, SC, W, X, Y, AA, BN, BP, BQ, BR, BS, BT and BU on DP 593652 created by Transfer 785737.1 - 14.8.1991 at 9:47 am

Subject to a right to convey water over part Section 9 SO 485598 marked AB, AC, AE, AF & A on SO 485598 and over part Lot 3 DP 593652 marked S, SA, SB, SC, W, X, Y, AA, BN, BP, BQ, BR, BS, BT, BU, AB, AC, AD, AE and BV on DP 593652 created by Transfer 829946.5 - 18.5.1993 at 9:26 am

Land Covenant in Deed 829946.6 - 18.5.1993 at 9.26 am (affects Section 9 SO 485598, parts Lot 3 DP 593652 formerly Lot 1 DP 568820 and Lot 2 DP 418751, and part Lot 4 DP 593652 formerly Lot 1 DP 458502)

Subject to a right to convey water over part Section 9 SO 485598 marked AB, AC, AE, AF & A on SO 485598 and over part Lot 3 DP 593652 marked S, SA, SB, SC, W, X, Y, AA, BN, BP, BQ, BR, BS, BT, BU, AB, AC, AD, AE and BV on DP 593652 created by Transfer 829946.8 - 18.5.1993 at 9:26 am

Land Covenant in Deed 829946.9 - 18.5.1993 at 9.26 am (affects Section 9 SO 485598, parts Lot 3 DP 593652 formerly Lot 1 DP 568820 and Lot 2 DP 418751, and part Lot 4 DP 593652 formerly Lot 1 DP 458502)

Subject to a right to convey water over part Section 9 SO 485598 marked AB, AC, AE, AF & A on SO 485598 and over parts Lot 3 DP 593652 marked S, SA, SB, SC, W, X, Y, AA, BN, BP, BQ, BR, BS, BT, BU, AB, AC, AD, AE and BV on DP 593652 created by Transfer 829946.11 - 18.5.1993 at 9:26 am

Land Covenant in Deed 829946.12 - 18.5.1993 at 9.26 am (affects Section 9 SO 485598, parts Lot 3 DP 593652 formerly Lot 1 DP 568820 and Lot 2 DP 418751, and part Lot 4 DP 593652 formerly Lot 1 DP 458502)

Subject to a right to convey water over part Section 9 SO 485598 marked AB, AC, AE, AF & A on SO 485598 and over part Lot 3 DP 593652 marked S, SA, SB, SC, W, X, BN, BQ, BR, BS and BU on DP 593652 created by Transfer 834400.2 - 19.7.1993 at 10:00 am

Land Covenant in Deed 834400.3 - 19.7.1993 at 10.00 am (affects Section 9 SO 485598 and part Lot 3 DP 593652 formerly part Section 29 and part Sections 30 & 31 Block III Shotover Survey District, and part Lot 4 DP 593652 formerly Lot 1 DP 458502)

Subject to a right to convey water over part Section 9 SO 485598 marked AB, AC, AE, AF & A on SO 485598 and a right to convey water over parts Lot 3 DP 593652 marked S, SA, SB, SC, W, X, BN, BQ, BR, BS and BU on DP 593652 created by Transfer 838259.2 - 10.9.1993 at 9:19 am

Land Covenant in Deed 838259.3 - 10.9.1993 at 9.19 (affects Section 9 SO 485598 and part Lot 3 DP 593652 formerly part Section 29 and part Sections 30 & 31 Block III Shotover Survey District, and part Lot 4 DP 593652 formerly Lot 1 DP 458502)

Subject to a right to convey water over part Section 9 SO 485598 marked AB, AC, AE, AF & A on SO 485598 and over parts Lot 3 DP 593652 marked S, SA, SB, SC, W, X, Y, AA, BN, BP, BQ, BR, BS, BT, BU, AB, AC, AD, AE and BV on DP 593652 created by Transfer 842026.2 - 5.11.1993 at 10:16 am

Land Covenant in Deed 842026.3 - 5.11.1993 at 10.16 am (affects Section 9 SO 485598, part Lot 4 DP 593652 formerly Lot 1 DP 458502, and Lot 3 DP 593652 except part formerly Lot 7 DP 463532 and part formerly Section 32 Block III Shotover Survey District)

Subject to a right to convey water over part Section 9 SO 485598 marked AB, AC, AE, AF & A on SO 485598 and a right to convey water over part Lot 3 DP 593652 marked S, SA, SB, SC, W, X, BN, BQ, BR, BS and BU on DP 593652 created by Transfer 850246.3 - 3.3.1994 at 10:46 am

Land Covenant in Deed 850246.4 - 3.3.1994 at 10.46 am (affects Section 9 SO 485598, part Lot 3 DP 593652 formerly part Section 29 and part Sections 30 & 31 Block III Shotover Survey District, and part Lot 4 DP 593652 formerly Lot 1 DP 458502)

Subject to a right to convey water over part Section 9 SO 485598 marked AB, AC, AE, AF & A on SO 485598 and right to convey water over parts Lot 3 DP 593652 marked S, SA, SB, SC, W, X, BN, BQ, BR, BS and BU on DP 593652 created by Transfer 850246.6 - 3.3.1994 at 10:46 am

Land Covenant in Deed 850246.7 - 3.3.1994 at 10.46 am (affects Section 9 SO 485598, part Lot 3 DP 593652 formerly part Section 29 and part Sections 30 & 31 Block III Shotover Survey District, and part Lot 4 DP 593652 formerly Lot 1 DP 458502)

Subject to a right to convey and draw water over Section 9 SO 485598 marked AB, AC, AE, AF & A on SO 485598, a right of way and rights to convey electricity and telephonic communications over part Section 9 SO 485598 marked AA, AE & AD on SO 485598 and a right to convey water over part Lot 3 DP 593652 marked S, SA, SB, SC, W, X, BM, BN, BQ, BR, BS and BU on DP 593652 created by Transfer 862985.3 - 18.8.1994 at 9:45 am

Land Covenant in Deed 862985.4 - 18.8.1994 at 9.45 am (affects Section 9 SO 485598, part Lot 4 DP 593652 formerly Lot 1 DP 458502, and Lot 3 DP 593652 except part formerly Lot 7 DP 463532 and part formerly Section 32 Block III Shotover Survey District)

876500 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 23.2.1995 at 9.30 am (affects parts Lot 3 DP 593652 formerly Section 29 and part Sections 30 and 31 Block III Shotover Survey District (from record of title OT15B/799) and formerly Lot 7 DP 21583 and Sections 12, 13, 32, 33, 104 and 108 Block III Shotover Survey District and part Lot 4 DP 593652 formerly Section 41 Block III Shotover Survey District)

Subject to a right to convey water in gross over part Lot 3 DP 593652 marked AC, AM, AN, B, F, G, BC, CI, DG, GH, HE and EF on DP 593652 in favour of Arrow Irrigation Company Limited created by Transfer 884459 - 16.6.1995 at 9:39 am

Subject to a right to convey water over parts Lot 3 DP 593652 marked H, I, IC, M, N, O and U on DP 593652 specified in Easement Certificate 5121931.4 - 11.12.2001 at 9:00 am

The easements specified in Easement Certificate 5121931.4 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Transfer 5154900.3 - 15.2.2002 at 9:00 am (affects Section 9 SO 485598, parts Lot 3 DP 593652 formerly parts Section 29 and part Sections 30 & 31 Block III Shotover Survey District, and part Lot 4 DP 593652 formerly Lot 1 DP 458502)

Subject to a right to convey water over part Section 9 SO 485598 marked AB, AC, AE, AF & A on SO 485598 and over part Lot 3 DP 593652 marked D, R, S, SA, SB, SC, W, X, BN, BO, BP, BQ and BU on DP 593652 created by Transfer 5154900.4 - 15.2.2002 at 9:00 am

The easements created by Transfer 5154900.4 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right to convey water over part Lot 3 DP 593652 marked AG on DP 593652 created by Easement Instrument 5363757.4 - 3.10.2002 at 3:07 pm

The easements created by Easement Instrument 5363757.4 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant to part Lot 3 DP 593652 formerly Lot 2 DP 304273 & Section 13 Block III Shotover Survey District is a right of way, right to convey electricity & telecommunications created by Easement Instrument 5363757.4 - 3.10.2002 at 3:07 pm

Subject to a right to store and convey water over part Lot 3 DP 593652 marked S, SA, SB, SC, W, X, Y, Z, BN, BO, BP, BR, BQ, BT and BU on DP 593652 created by Transfer 5363757.5 - 3.10.2002 at 3:07 pm

Appurtenant to part Lot 3 DP 593652 formerly Lot 2 DP 304273 are rights to store & convey water created by Transfer 5363757.5 - 3.10.2002 at 3:07 pm

Some of the easements created by Transfer 5363757.5 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right to draw and convey water over part Section 9 SO 485598 marked AB, AC, AE, AF & A on SO 485598 created by Transfer 5363757.6 - 3.10.2002 at 3:07 pm

The easement created by Transfer 5363757.6 is subject to Section 243 (a) Resource Management Act 1991

Appurtenant to part Lot 3 DP 593652 formerly Lot 2 DP 304273 is a right to draw & convey water created by Transfer 5363757.6 - 3.10.2002 at 3:07 pm

Subject to a right to convey water over part Lot 3 DP 593652 marked AG on DP 593652 created by Easement Instrument 5363757.7 - 3.10.2002 at 3:07 pm

Subject to a right to store and convey water over part Lot 3 DP 593652 marked S, SA, SB, SC, W, X, Y, Z, BN, BO, BP, BR, BQ, BT and BU on DP 593652 created by Transfer 5363757.8 - 3.10.2002 at 3:07 pm

Subject to a right to draw and convey water over part Section 9 SO 485598 marked AB, AC, AE, AF & A on SO 485598 created by Transfer 5363757.9 - 3.10.2002 at 3:07 pm

Land Covenant in Deed 5616913.1 - 10.6.2003 at 9:00 am (affects Lot 4 DP 593652)

Subject to a right to convey water over part Section 9 SO 485598 marked AB, AC, AE, AF & A on SO 485598 and over part Lot 3 DP 593652 marked D, R, S, SA, SB, SC, W, X, BN, BO, BP, BQ and BU on DP 593652 created by Easement Instrument 6064446.2 - 2.7.2004 at 9:00 am

The easements created by Easement Instrument 6064446.2 are subject to Section 243 (a) Resource Management Act 1991 Appurtenant to part Lot 3 DP 593652 formerly Lot 2 DP 418751 herein is a right to convey water created by Easement Instrument 6064446.2 - 2.7.2004 at 9:00 am

Subject to a right (in gross) to convey water over part Lot 3 DP 593652 marked Q, P, N and T on DP 593652 in favour of Arrow Irrigation Company Limited created by Easement Instrument 6299455.2 - 3.2.2005 at 9:00 am

Land Covenant in Transfer 6682770.2 - 9.12.2005 at 9:00 am (affects part Lot 3 DP 593652 formerly Lot 2 DP 418757)

7620262.11 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 19.11.2007 at 9:00 am (affects part Lot 3 DP 593652 formerly Lot 2 DP 418751)

Appurtenant to parts Lot 3 DP 593652 formerly Lot 2 DP 418751 and Section 29 Block III Shotover Survey District is a right of way, to convey water, electricity, gas, telecommunications and computer media and to drain water and sewage created by Easement Instrument 7620262.12 - 19.11.2007 at 9:00 am

The easements created by Easement Instrument 7620262.12 are subject to Section 243 (a) Resource Management Act 1991 Appurtenant to parts Lot 3 DP 593652 formerly Lot 2 DP 418751 and part Sections 29, 30 & 31 Block III Shotover Survey District is a right of way, right to convey water, electricity, gas, telecommunications and computer media and a right to drain water and sewage created by Easement Instrument 7777688.3 - 9.4.2008 at 9:00 am

The easements created by Easement Instrument 7777688.3 are subject to Section 243 (a) Resource Management Act 1991 Appurtenant to parts Lot 3 DP 593652 formerly Lot 2 DP 418751 and part Sections 29, 30 & 31 Block III Shotover Survey District is a right of way, right to convey water, electricity, gas, telecommunications and computer media and a right to drain water and sewage created by Easement Instrument 7777688.4 - 9.4.2008 at 9:00 am

The easements created by Easement Instrument 7777688.4 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Easement Instrument 7777688.5 - 9.4.2008 at 9:00 am (affects Section 9 SO 485598, and parts Lot 3 DP 593652 formerly Lot 2 DP 418751 and parts Sections 29, 30 & 31 Block III Shotover Survey District, and part Lot 4 DP 593652 formerly Lot 1 DP 458502)

Subject to a right to convey water over part Lot 3 DP 593652 marked YC and YD on DP 593652 created by Easement Instrument 7808364.4 - 8.5.2008 at 9:00 am

Subject to a right to convey water (irrigation) over parts Lot 3 DP 593652 marked YC & YD on DP 593652 and right to convey water (potable) over parts Lot 3 DP 593652 marked M, N & O on DP 593652 created by Easement Instrument 8869074.2 - 20.9.2011 at 2:58 pm

Appurtenant as to parts Lot 3 DP 593652 formerly part Sections 13, 33, 103, 104, 108 Block III Shotover Survey District, Lot 2 DP 304273 and Lot 7 DP 21583 is a right of way created by Easement Instrument 8869074.2 - 20.9.2011 at 2:58 pm

Subject to a right to convey water over part Lot 3 DP 593652 marked M, N & O on DP 593652 created by Easement Instrument 8970568.1 - 12.6.2012 at 2:11 pm

Appurtenant to part Lot 3 DP 593652 (formerly Lot 5 DP 463532) is a right of way and to part Lot 3 DP 593652 (formerly Lots 5 & 7 DP 463532) and Lot 4 DP 593652 are rights to convey water created by Easement Instrument 9368187.5 - 17.5.2013 at 4:16 pm

Subject to a right of way over part Lot 4 DP 593652 marked NA, NB, NC, OA, OB, OC, PA, PB, PC, QA, QB & QC on DP 593652 created by Easement Instrument 9368187.5 - 17.5.2013 at 4:16 pm

The easements created by Easement Instrument 9368187.5 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey electricity over Section 9 SO 485598 marked H, I and K over DP 532961 and over parts Lot 3 DP 593652 marked DA, SA, DB, DC, SC on DP 593652 and a right to transform electricity over Section 9 SO 485598 marked I on DP 532961 and over parts Lot 4 DP 593652 marked NA, OA, PA, and QA on DP 593652 in favour of Electricity Southland Limited created by Easement Instrument 11672944.1 - 14.2.2020 at 10:59 am

Subject to a right to convey water over part Lot 3 DP 593652 marked AG on DP 593652 created by Easement Instrument 12313409.4 - 19.8.2022 at 3:31 pm

Appurtenant to part Lot 3 DP 593652 formerly Lot 1 DP 568820 is a right of way created by Easement Instrument 12313409.4 - 19.8.2022 at 3:31 pm

The easements created by Easement Instrument 12313409.4 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey water over part Section 9 SO 485598 marked G on DP 568820 in favour of Queenstown Lakes District Council created by Easement Instrument 12313409.6 - 19.8.2022 at 3:31 pm

The easements created by Easement Instrument 12313409.6 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey water over part Section 9 SO 485598 marked H on DP 568820 in favour of Glenpanel Water Trustee Limited created by Easement Instrument 12313409.7 - 19.8.2022 at 3:31 pm

The easements created by Easement Instrument 12313409.7 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Covenant Instrument 12505508.15 - 28.9.2022 at 1:33 pm

12823714.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by His Majesty the King - 6.9.2023 at 12:48 pm (affects Lot 4 DP 593652 and the part Lot 3 DP 593652 formerly Lot 7 DP 463532)

Subject to Section 241(2) Resource Management Act 1991 (affects DP 593652)

Subject to a right of way over parts Lot 4 DP 593652 marked NA, NB, NC, OA, OB, OC, PA, PB, PC, QA, QB and QC on DP 593652 created by Easement Instrument 12797191.2 - 12.9.2023 at 1:10 pm

Appurtenant to Lot 3 DP 593652 herein is a right of way created by Easement Instrument 12797191.2 - 12.9.2023 at 1:10 pm

The easements created by Easement Instrument 12797191.2 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Covenant Instrument 13016703.1 - 10.6.2024 at 10:56 am

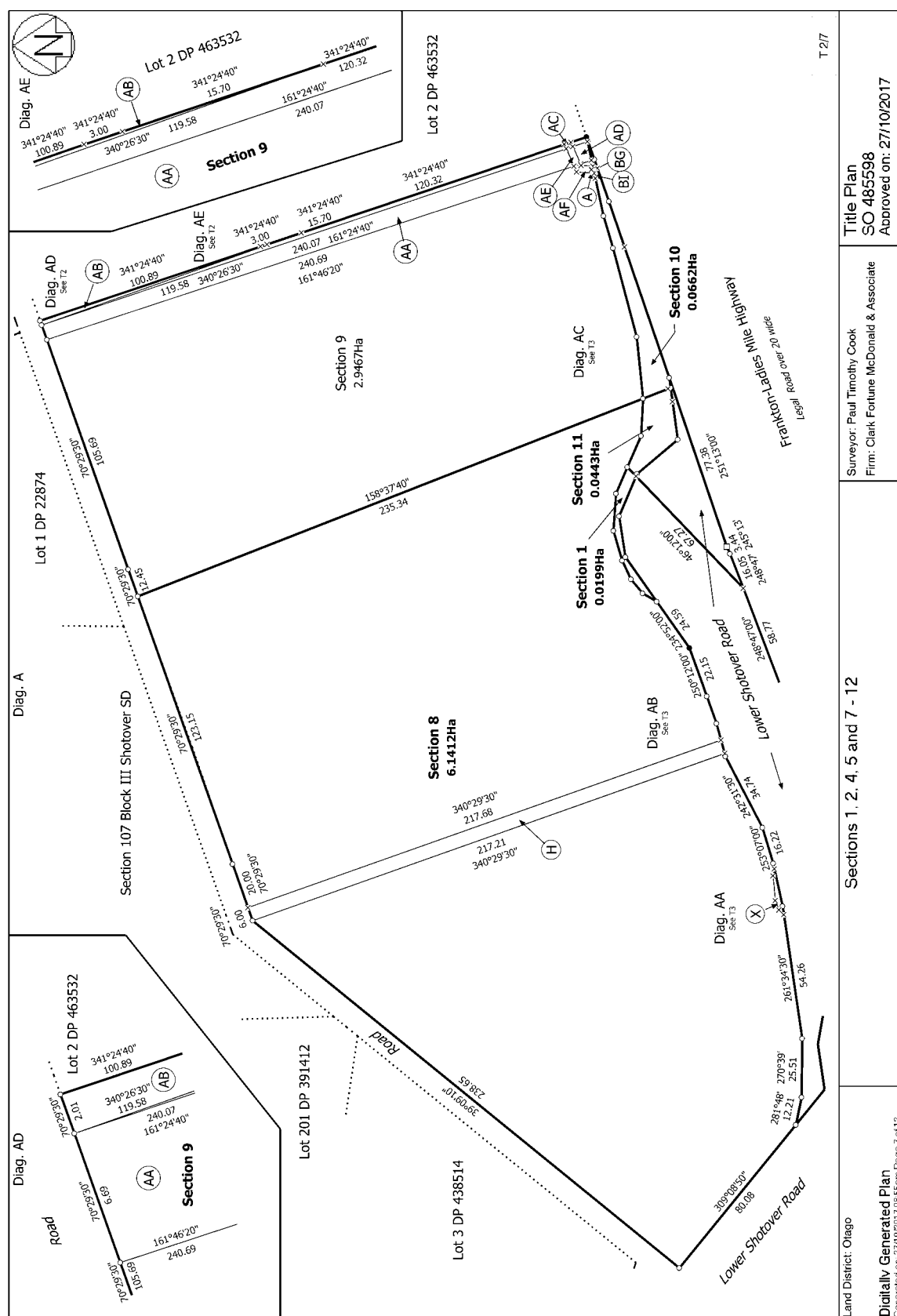
Land Covenant in Covenant Instrument 13016703.2 - 10.6.2024 at 10:56 am

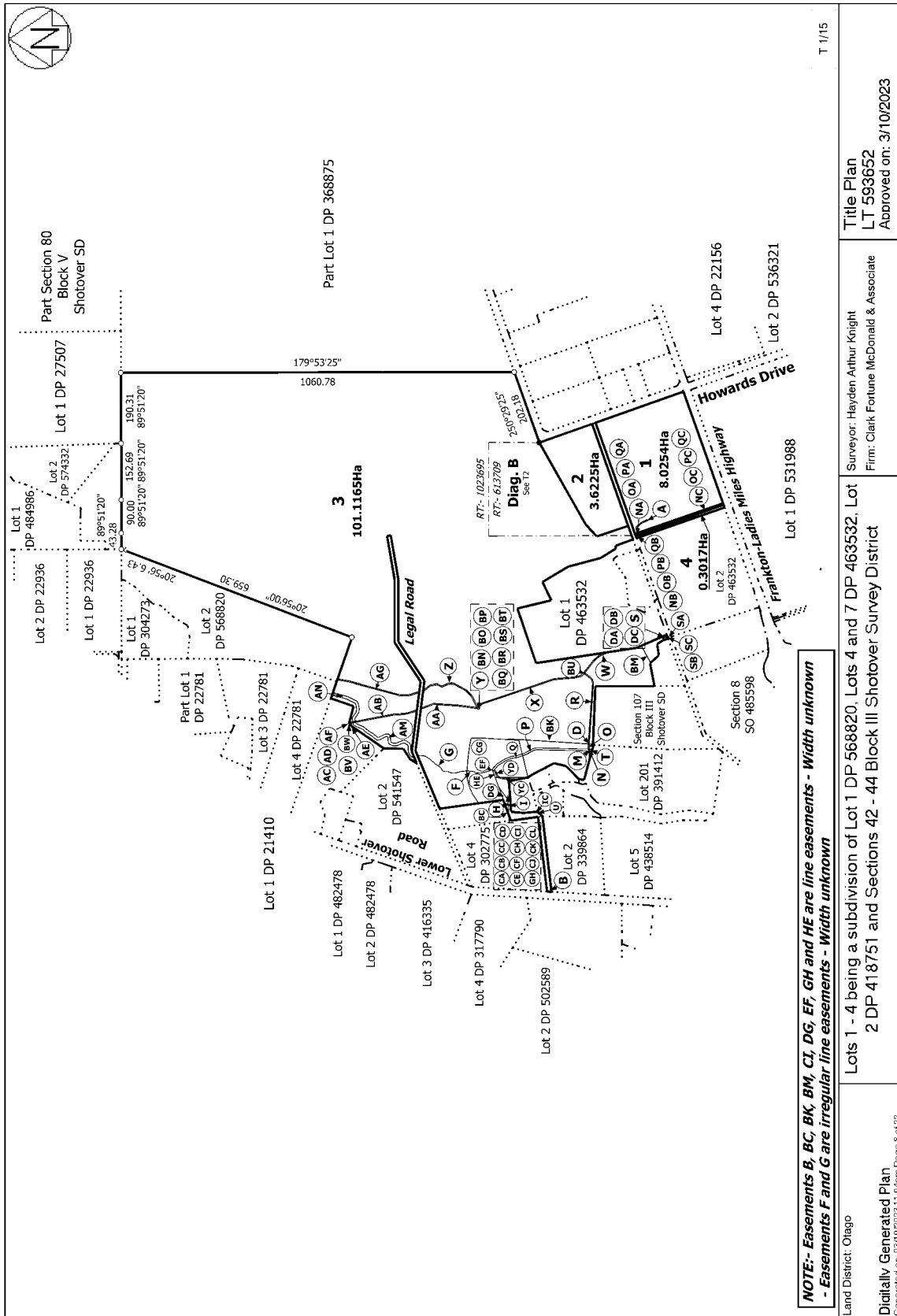
13353678.1 Revocation of the Land Covenant in Deed 5616913.1 as to part Lot 4 DP 593652 marked G & H on DP 300075 - 23.10.2025 at 11:59 am

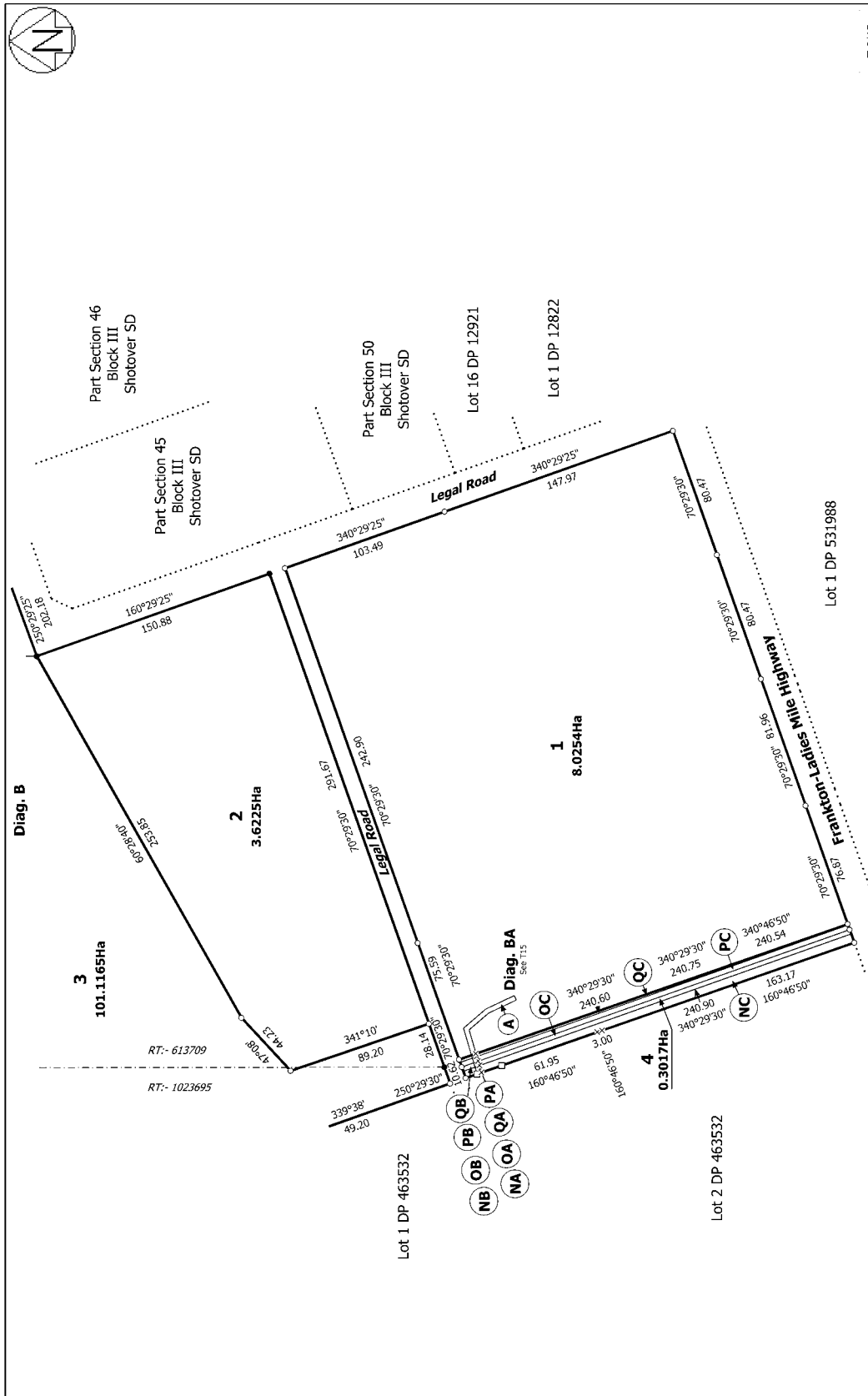
13353678.2 Surrender of the right to convey water over parts marked AR, AS, AT, AU, AV, AW, AX, BD & BE on DP 463532 and part of AQ on DP 463532 now A on DP 592494 created by Easement Instrument 9368187.5 - 23.10.2025 at 11:59 am

13353678.3 Variation of the conditions of the easements created by Easement Instrument 9368187.5 - 23.10.2025 at 11:59 am

13353678.4 Variation of the conditions of the right of way created by Transfer 692898 - 23.10.2025 at 11:59 am







T 2/15

Title Plan
LT 593652
Approved on: 3/10/2023

Surveyor: Hayden Arthur Knight
Firm: Clark Fortune McDonald & Associate

Lots 1 - 4 being a subdivision of Lot 1 DP 568820, Lots 4 and 7 DP 463532, Lot 2 DP 418751 and Sections 42 - 44 Block III Shotover Survey District

Land District: Otago

Digitally Generated Plan

Generated on: 03/10/2023 11:04am Page 9 of 22



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy



R.W. Muir
Registrar-General
of Land

Identifier **1238571**
Land Registration District **Otago**
Date Issued 06 November 2025

Prior References
1111117

Estate Fee Simple
Area 9174 square metres more or less
Legal Description Lot 2 Deposited Plan 617529
Registered Owners
Simplicity Living Limited

Interests

Appurtenant to part (formerly Section 107 Blk III Shotover SD) is a right of way and a right to take and convey water created by Transfer 462350.1 - 14.7.1976 at 2:40 pm

Land Covenant in Deed 769961.5 - 18.12.1990 at 9:51 am (affects part formerly Lot 1 DP 586767)

Land Covenant in Deed 829946.6 - 18.5.1993 at 9:26 am (affects part formerly Lot 1 DP 586767)

Land Covenant in Deed 829946.9 - 18.5.1993 at 9:26 am (affects part formerly Lot 1 DP 586767)

Land Covenant in Deed 829946.12 - 18.5.1993 at 9:26 am (affects part formerly Lot 1 DP 586767)

Land Covenant in Deed 842026.3 - 5.11.1993 at 10:16 am (affects part formerly Lot 1 DP 586767)

Land Covenant in Deed 862985.4 - 18.8.1994 at 9:45 am (affects part formerly Lot 1 DP 586767)

Appurtenant to part (formerly Lot 1 DP 586767) is a right to convey water created by Easement Instrument 6064446.2 - 2.7.2004 at 9:00 am

The easement created by Easement Instrument 6064446.2 is subject to Section 243(a) Resource Management Act 1991

Subject to a right (in gross) to convey water over parts marked E & F on DP 617529 in favour of Arrow Irrigation Company Limited created by Easement Instrument 6299455.2 - 3.2.2005 at 9:00 am

Land Covenant in Transfer 6682770.2 - 9.12.2005 at 9:00 am (affects part formerly Lot 1 DP 586767)

Appurtenant hereto is a right of way, a right to drain water and sewage and a right to convey water, gas, electricity, telecommunications and computer media created by Easement Instrument 7620262.12 - 19.11.2007 at 9:00 am

The easements created by Easement Instrument 7620262.12 are subject to Section 243(a) Resource Management Act 1991

Appurtenant hereto is a right of way, a right to drain water and sewage and a right to convey water, gas, electricity, telecommunications and computer media created by Easement Instrument 7777688.4 - 9.4.2008 at 9:00 am

The easements created by Easement Instrument 7777688.4 are subject to Section 243(a) Resource Management Act 1991

Subject to a right (in gross) to convey and transform electricity over parts marked A & B on DP 617529 in favour of Aurora Energy Limited created by Easement Instrument 8026761.3 - 12.12.2008 at 9:00 am

Appurtenant hereto is a right to convey water created by Easement Instrument 8970568.1 - 12.6.2012 at 2:11 pm

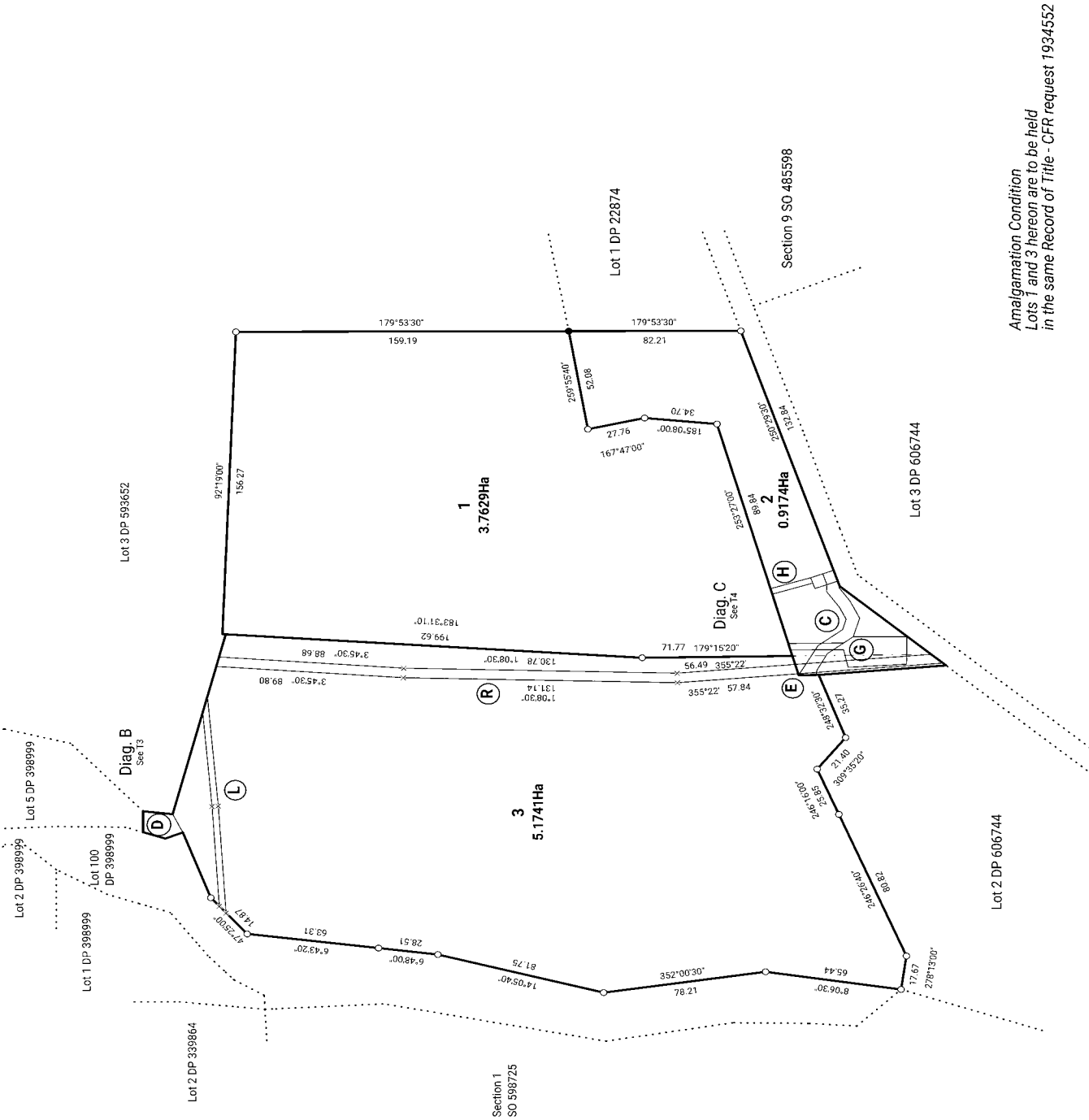
Appurtenant to part (formerly Section 107 Blk III Shotover SD) is a right to convey water created by Easement Instrument 12846682.1 - 7.11.2023 at 11:32 am

Subject to a right of way over parts marked B & C, a right to drain sewage over part marked G, a right to convey water over parts marked A, B & H and a right to convey electricity over part marked H, all on DP 617529 created by Easement Instrument 13434438.3 - 6.11.2025 at 4:40 pm

The easements created by Easement Instrument 13434438.3 are subject to Section 243(a) Resource Management Act 1991 13434438.5 Encumbrance to the Queenstown Lakes District Council - 6.11.2025 at 4:40 pm

13434438.6 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 6.11.2025 at 4:40 pm

Land Covenant in Covenant Instrument 13551820.3 - 31.3.2026 at 2:23 pm



T 2/4

Land District: Otago	LOTS 1 - 3 BEING A SUBDIVISION OF LOT 1 DP 586767 AND SECTION 107 BLOCK III SHOTOVER SD AND EASEMENTS OVER LOT 3 DP 606744	Surveyor: Craig Robert Woodcock Firm: JEA Survey Limited	Title Plan LT 617529 Approved on: 11/11/2025
Digitally Generated Plan Generated on: 11/11/2025 12:43pm Page 5 of 7			



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier 1194481
Land Registration District Otago
Date Issued 12 November 2024

Prior References
1111118

Estate Fee Simple
Area 2.3898 hectares more or less
Legal Description Lot 2 Deposited Plan 606744
Registered Owners
[REDACTED]

Interests

Land Covenant in Deed 769961.5 - 18.12.1990 at 9:51 am
Land Covenant in Deed 829946.6 - 18.5.1993 at 9:26 am
Land Covenant in Deed 829946.9 - 18.5.1993 at 9:26 am
Land Covenant in Deed 829946.12 - 18.5.1993 at 9:26 am
Land Covenant in Deed 842026.3 - 5.11.1993 at 10:16 am
Land Covenant in Deed 862985.4 - 18.8.1994 at 9:45 am

Appurtenant hereto is a right to convey water created by Easement Instrument 6064446.2 - 2.7.2004 at 9:00 am
The easements created by Easement Instrument 6064446.2 are subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Transfer 6682770.2 - 9.12.2005 at 9:00 am

Appurtenant to part formerly Lot 201 DP 391412 is a right of way, a right to convey water, electricity, gas, telecommunications and computer media and a right to drain water and sewage created by Easement Instrument 7620262.12 - 19.11.2007 at 9:00 am

The easements created by Easement Instrument 7620262.12 are subject to Section 243 (a) Resource Management Act 1991
Appurtenant to part formerly Lot 201 DP 391412 is a right of way, a right to convey water, electricity, gas, telecommunications and computer media and a right to drain water and sewage created by Easement Instrument 7777688.4 - 9.4.2008 at 9:00 am

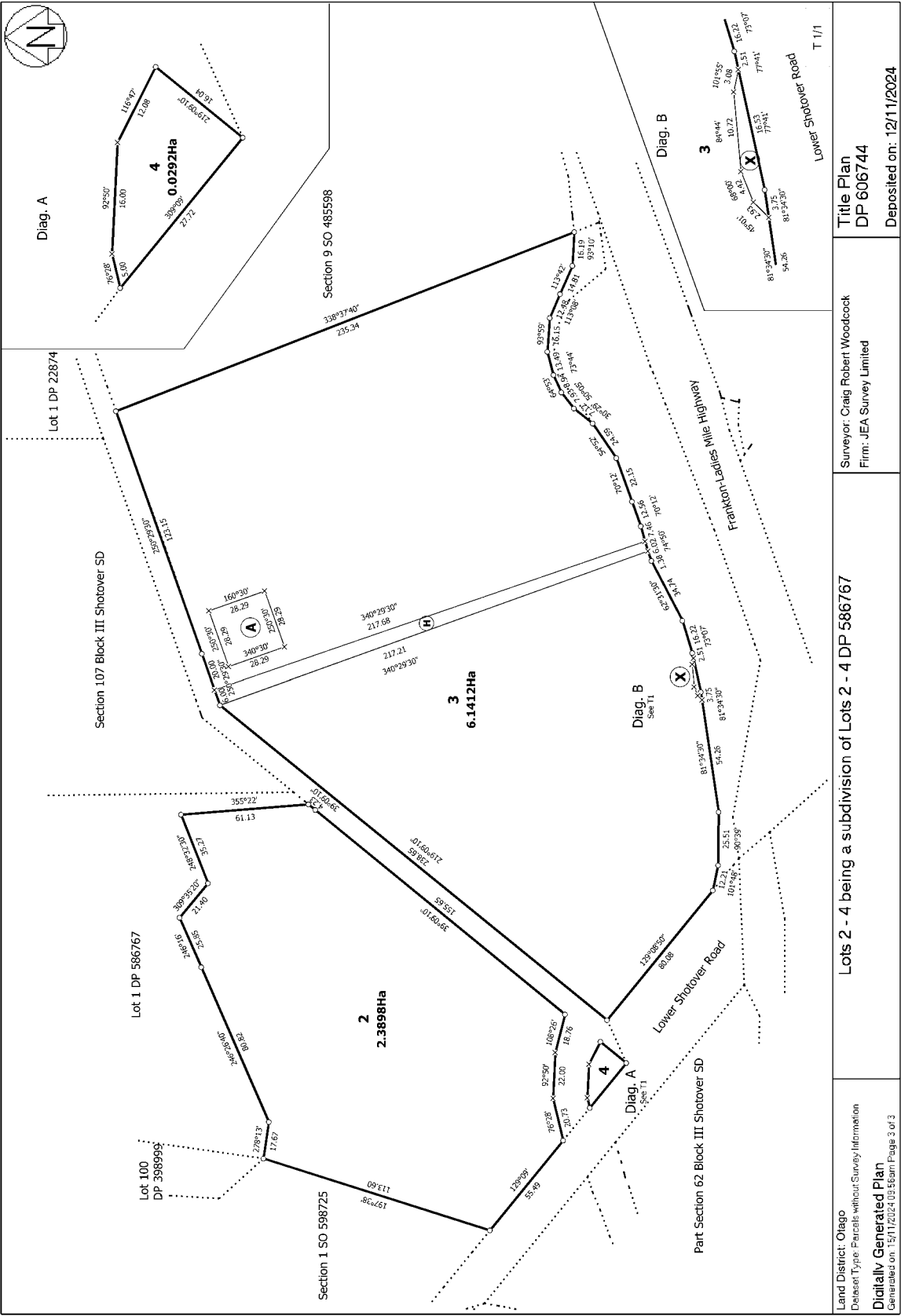
The easements created by Easement Instrument 7777688.4 are subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Easement Instrument 7777688.5 - 9.4.2008 at 9:00 am (affects part formerly Lot 3 DP 438514)

Appurtenant hereto is a right to convey water created by Easement Instrument 8970568.1 - 12.6.2012 at 2:11 pm

13134523.2 Encumbrance to Queenstown Lakes District Council - 12.11.2024 at 9:03 am

13162784.4 Mortgage to ANZ Bank New Zealand Limited - 12.12.2024 at 3:32 pm

Land Covenant in Covenant Instrument 13169236.1 - 12.12.2024 at 3:41 pm





RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

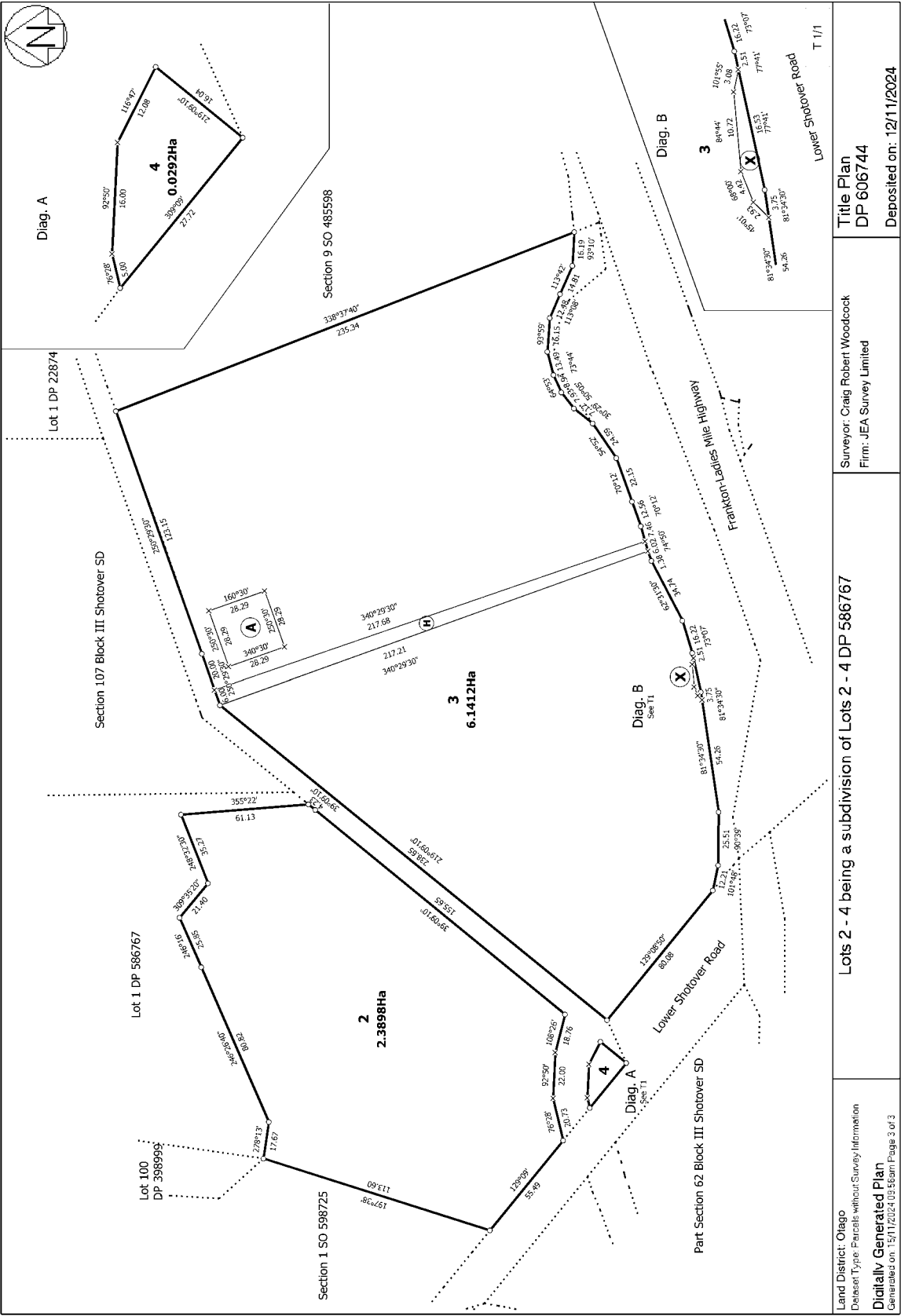
Identifier 1194483
Land Registration District Otago
Date Issued 12 November 2024

Prior References
1111118

Estate Fee Simple
Area 292 square metres more or less
Legal Description Lot 4 Deposited Plan 606744
Registered Owners
[REDACTED]

Interests

Land Covenant in Deed 769961.5 - 18.12.1990 at 9.51 am
Land Covenant in Deed 829946.6 - 18.5.1993 at 9.26 am
Land Covenant in Deed 829946.9 - 18.5.1993 at 9.26 am
Land Covenant in Deed 829946.12 - 18.5.1993 at 9.26 am
Land Covenant in Deed 842026.3 - 5.11.1993 at 10.16 am
Land Covenant in Deed 862985.4 - 18.8.1994 at 9.45 am
Appurtenant hereto is a right to convey water created by Easement Instrument 6064446.2 - 2.7.2004 at 9:00 am
The easements created by Easement Instrument 6064446.2 are subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Transfer 6682770.2 - 9.12.2005 at 9:00 am
Land Covenant in Easement Instrument 7777688.5 - 9.4.2008 at 9:00 am
Appurtenant hereto is a right to convey water created by Easement Instrument 8970568.1 - 12.6.2012 at 2:11 pm
13134523.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 12.11.2024 at 9:03 am



View Instrument Details



Instrument No	12669287.3
Status	Registered
Date & Time Lodged	19 September 2023 14:51
Lodged By	English, Hannah Rose
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991



Toitū Te Whenua
Land Information
New Zealand

Affected Records of Title	Land District
---------------------------	---------------

1111118	Otago
---------	-------

Annexure Schedule Contains 4 Pages.

Signature

Signed by Hannah Rose English as Territorial Authority Representative on 19/09/2023 12:04 PM

*** End of Report ***

IN THE MATTER of Lots 1 to 4 Being
Subdivision of Lot 201 DP 391412, Lots 3
& 4 DP 438514 & Section 8 SO 485598

AND

IN THE MATTER of Resource Consent
RM220154 Queenstown Lakes District
Council

**CONSENT NOTICE PURSUANT TO
SECTION 221 OF THE RESOURCE
MANAGEMENT ACT 1991**

BACKGROUND

- A. [REDACTED] has applied to the Queenstown Lakes District Council (Council) pursuant to provisions of the Resource Management Act 1991 for its consent to subdivide land comprised and described in Record of Title 920173 (Otago Registry).
- B. Council has granted subdivision consent (RM220154) to the proposed subdivision subject to certain conditions which are required to be complied with on a continuing basis by the owner of the land from time to time being those conditions set out in this Consent Notice.

OPERATIVE PART

The following conditions pertaining to this Consent Notice are to be registered against the titles of the following allotments:

Lot 3 DP 586767 comprised in Record of Title 1111118

Conditions

- a) All future buildings shall be contained within the building platform as shown as Covenant Area A as shown on Deposited Plan 586767 (**Building Platform**).
- b) 'Good Ground' in accordance with NZS3604 has not been confirmed on Lot 3 following geotechnical site investigations. This Lot requires site specific engineering design (SED) of building foundations in consideration of indicative ground conditions providing only 200Kpa unfactored ultimate bearing capacity. Further geotechnical consideration and/or ground remediation shall also be provided in foundation design with regard to tree roots along/near the western edge of the Building Platform.
- c) At the time of future development within the Building Platform the owner for the time being shall install and maintain an access driveway from the existing ROW access to the Building Platform in accordance with Council standards.
- d) At the time of future development within the Building Platform the owner for the time being shall install and maintain on an on-going basis a private sewer pump station. This pump station shall be connected back to the Council network via the pressure lateral connection pipe provided to the Building Platform at time of the underlying subdivision.
- e) The Council water supply connection to the property is a restricted low-pressure supply. At the time of future development within the Building Platform the owner for the time being shall install and maintain on an on-going basis a buffering water supply storage tank and localised private pressure booster pump. This tank and pump shall be fed via the lateral water supply connection provided to the Building Platform at time of the underlying subdivision.
- f) At the time a residential unit is erected on the Lot, domestic water and firefighting storage is to be provided. A minimum of 45,000 litres shall be maintained at all times as a static firefighting reserve within a 55,000 litre combination of tanks (or equivalent). Alternatively, a 7,000 litre firefighting reserve is to be provided for each residential unit in association with a domestic sprinkler system installed to an approved standard. A firefighting connection in accordance with Appendix B - SNZ PAS 4509:2008 (or superseding standard) is to be located no further than 90 metres, but no closer than 6 metres, from any proposed building on the site. Where pressure at the connection point/coupling is less than 100kPa (a suction source – see Appendix B, SNZ PAS 4509:2008 section B2), a 100mm Suction Coupling (Female) complying with NZS 4505, is to be provided. Where pressure at the connection point/coupling is greater than

100kPa (a flooded source - see Appendix B, SNZ PAS 4509:2008 section B3), a 70mm Instantaneous Coupling (Female) complying with NZS 4505, is to be provided. Flooded and suction sources must be capable of providing a flow rate of 25 litres/sec at the connection point/coupling. The reserve capacities and flow rates stipulated above are relevant only for single family residential units. In the event that the proposed residential units provide for more than single family occupation then the consent holder should consult with Fire and Emergency New Zealand (FENZ) as larger capacities and flow rates may be required. The FENZ connection point/coupling must be located so that it is not compromised in the event of a fire.

The connection point/coupling shall have a hardstand area adjacent to it (within 5m) that is suitable for parking a fire service appliance. The hardstand area shall be located in the centre of a clear working space with a minimum width of 4.5 metres. Pavements or roadways providing access to the hardstand area must have a minimum formed width as required by Council's standards for rural roads (as per Council's Land Development and Subdivision Code of Practice). The roadway shall be trafficable in all weathers and be capable of withstanding an axle load of 8.2 tonnes or have a load bearing capacity of no less than the public roadway serving the property, whichever is the lower. Access shall be maintained at all times to the hardstand area.

Underground tanks or tanks that are partially buried (provided the top of the tank is no more than 1 metre above ground) may be accessed by an opening in the top of the tank whereby couplings are not required. A hardstand area adjacent to the tank is required in order to allow a FENZ appliance to park on it and access to the hardstand area must be provided as above. The FENZ connection point/coupling/fire hydrant/tank must be located so that it is clearly visible and/or provided with appropriate signage to enable connection of a fire appliance. Firefighting water supply may be provided by means other than the above if the written approval of the FENZ Fire Risk Management Officer is obtained for the proposed method. The firefighting water supply tank and/or the sprinkler system shall be installed prior to the occupation of the building.

- g) Any external lighting within the Lot shall be located within the Building Platform as defined on the approved scheme plan, prepared by Southern Horizons Surveying & Resource Management dated 15-11-2022 (RM220154), shall be down-lighting only, and shall not create light spill beyond the boundary of the property.
- h) No cable telecommunications connection (wire or fibre optic) has been provided to the Lot and any reticulation that is subsequently installed shall be at the cost of the Lot owner for the time being, shall be within the telecommunications easements defined on the survey plan, and shall be underground and in accordance with the network provider's requirements.

DATED this 24th day of August 2023

SIGNED for and on behalf of
QUEENSTOWN LAKES DISTRICT
COUNCIL under delegated authority
by its Subdivision Officer



Nichola Ann McKernan



View Instrument Details

Instrument No	13434438.6
Status	Registered
Lodged By	Donaldson, Scott Ian
Date & Time Lodged	06 Nov 2025 16:40
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991

Affected Records of Title	Land District
1238571	Otago

Annexure Schedule	Contains 4 Pages
--------------------------	------------------

Signature

Signed by Scott Ian Donaldson as Territorial Authority Representative on 06/11/2025 03:04 PM

***** End of Report *****

IN THE MATTER of Lots 1 - 3 of being a
Subdivision of Lot 1 DP 586767 and
Section 107 Block III Shotover SD

AND

IN THE MATTER of Resource Consent
RM240592 Queenstown Lakes District
Council

**CONSENT NOTICE PURSUANT TO
SECTION 221 OF THE RESOURCE
MANAGEMENT ACT 1991**

BACKGROUND

- A. [REDACTED] has applied to the Queenstown Lakes District Council (Council) pursuant to provisions of the Resource Management Act 1991 for its consent to subdivide land comprised and described in Record of Title 1111117 (Otago Registry).
- B. Council has granted subdivision consent (RM240592) to the proposed subdivision subject to certain conditions which are required to be complied with on a continuing basis by the owner of the land from time to time being those conditions set out in this Consent Notice.

OPERATIVE PART

The following conditions pertaining to this Consent Notice are to be registered against the titles of the following allotments:

Lot 2 Deposited Plan 617529 comprised in record of title 1238571

Conditions

- a) At the time of future subdivision or development on Lot 2, the Lot owner(s) shall engage a suitably qualified professional as defined in Section 1.7 of Council's Land Development and Subdivision Code of Practice to design a stormwater management solution for the site. The design shall:
 - i. Be based on the results of a stormwater assessment and flood risk flood risk modelling completed for the site and the wider Te Pūtahi Ladies Mile zone, with consideration given to the stormwater assessment and recommendations contained within the WSP "Te Pūtahi Ladies Mile Plan Variation – 3 waters Servicing Concept" report (Revision 3, dated 29/09/2023) and the McKenzie & Co. Technical Memo (Job: Lower Shotover Rd, Lot2 DP586767; Ref 3666, dated 5/12/2024), located on the RM240592 Resource Consent subdivision file (SD240592) in Council's eDocs platform); and
 - ii. Be compatible with the integrated stormwater management system for the Te Pūtahi Ladies Mile Zone and Local Shopping Centre Zones, achieving soakage to ground for the 1% AEP event (or greater). Overland flow paths and levels of ground surfaces shall be managed to facilitate the system integration, with legal mechanisms in place, where necessary, to achieve integration; and
 - iii. Identify and detail specific requirements for ongoing protection of secondary stormwater flow paths and/or setting of minimum building floor levels and freeboard requirements for any future development on the lot to achieve compliance with Council's standards, where deemed necessary; and
 - iv. Be subject to review and acceptance by Council prior to implementation and shall be installed prior to occupation or operation of any future development.
- b) All Lot owners are required at the time of future development on Lot 2 to be a part of the management entity responsible for implementing and maintaining the on-going maintenance of any privately-owned water supply and wastewater infrastructure associated with the subdivision (if applicable and deemed necessary by Council), as required by Condition 9(h) of RM240592. This management entity shall be established and maintained at all times and ensure implementation and maintenance of all internal roading, service infrastructure and facilities associated with the development.

- c) In the absence of a management company, or in the event that the management entity established is unable to undertake, or fails to undertake, its obligations and responsibilities stated in condition (b) of this Consent Notice, then the Lot owner(s) shall be responsible for establishing a replacement management entity and, in the interim, the Lot owner(s) shall be responsible for undertaking all necessary functions.
- d) At the time of future development or subdivision of Lot 2, the owner for the time being shall provide for the provision of fire hydrants with adequate pressure and flow to service the intended development/subdivision in accordance with the NZ Fire Service Code of Practice for Firefighting Water Supplies 2008 SNZ PAS 4509:2008. The firefighting risk class (FW) used for this shall be agreed with Council's Property & Infrastructure Department and based on the Te Pūtahi Ladies Mile Masterplan, including any potential commercial land use areas.

DATED this

6th

day of

November 2025

SIGNED for and on behalf of
QUEENSTOWN LAKES DISTRICT
COUNCIL under delegated authority
 by its Subdivision Officer


 Sharon Lynsey Daunt Dinneen



IN THE MATTER of Section 221 of the Resource
Management Act 1991

AND

IN THE MATTER of an Application for Subdivision
Consent by SPRINGBANK
PARTNERSHIP

CONSENT NOTICE

BACKGROUND

- A. SPRINGBANK PARTNERSHIP of Queenstown applied to the Queenstown Lakes District Council pursuant to provisions of the Resource Management Act 1991 for its consent to subdivide land which is comprised and described in Certificate of Title 163921 (Otago Registry) ("the land").
- B. Council has granted consent (Consent Order (RM050238) issued by Environment Court on 6 December 2006, ENV-2006-CHC-000334, and varied by RM070504) to the proposed subdivision subject to certain conditions which are required to be complied with on a continuing basis by the Owner of the land being those conditions specified in the Operative Part hereon.

OPERATIVE PART

The following conditions pertaining to this Consent Notice are to be registered against the titles of the following allotments: -

Lot 101 DP 391412 ("Lot 101")
Lot 201 DP 391412 ("Lot 201")

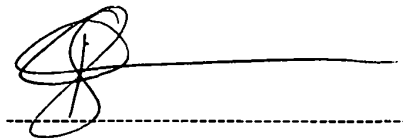
Lot 200 DP 391412 ("Lot 200")

CONDITION:

- (a) There shall be no further building on or subdivision of Lots 101, 200 or 201, other than a boundary adjustment which does not result in the creation of any additional certificate of title or additional residential building platform.
- (b) The excavation or removal of any part of the earth mound or pasture grass established in accordance with the approved landscape plan (under Resource Consent RM050238) on the earth mound within the western part of Lot 101 is prohibited.

Dated this 25th day of September 2007

SIGNED for and on behalf
Of the QUEENSTOWN LAKES
DISTRICT COUNCIL by its
Principal Administrative Officer





SCHEDULE A

Area	Legal Description	Certificate of Title	Encumbrances
23.7023 ha	Section 29 and part Sections 30 and 31 Block III Shotover Survey District ✓	15B/799 ✓	1. Section 308(4) Local Government Act 1974 2. Irrigation Agreement X16141 3. 462350/1 Fencing Provision 4. Easement Certificate 754597/2 5. Easements created by Transfers 462350/1, 769961/4, 769961/6, 769961/7, 769961/10, 769961/12, 769962 6. Land Covenants in Deed 769961/5 7. Mortgage 812858 8. Easements created by Transfers 829946/5, 829946/8, 829946/11, 834400/2, 838259/2, 842026/2, 850246/3, 850246/6, 862985/3 9. Land covenants in Deeds 829946/6, 829946/9, 829946/12, 834400/3, 838259/3, 842026/3, 850246/4, 850246/7, 862985/4
80.9830 ha	Lot 7 Deposited Plan 21583 and sections 12, 13, 33, 103 104 and 108 Block III Shotover Survey District ✓	13B/867 ✓	1. Section 308(4)(5) Local Government Act 1974 2. 462350/1 Fencing Provision 3. Mortgage 812858 4. Reservations and conditions imposed by Section 59 Land Act 1948 5. Easements created by Transfers 769961/4, 769961/6, 769961/7 and 769962

Area	Legal Description	Certificate of Title	Encumbrances
			6. Land Covenants in Deed 769961/5 7. Easements created by Transfers 829946/5, 829946/8, 829946/11, 842026/2 8. Land covenants in Deeds 829946/6, 829946/9, 829946/12, 842026/3, 862985/4
20.2343 ha ✓	Sections 32, 41, 42, 43 and 44 Block III Shotover Survey District ✓	10D/383 ✓	1. 462350/1 Fencing Provision 2. 474208 Gazette Notice 3. 812858 Mortgage

Correct for the purposes of the Land Transfer Act



Solicitor for the Parties

QUEENSTOWN LAKES DISTRICT COUNCIL
CONSENT NOTICE PURSUANT TO SECTION 221
RESOURCE MANAGEMENT ACT 1991

IN THE MATTER of Lot 7 Deposited Plan
21583 and Sections 12, 13, 29,
Part ~~29~~ 30, Part 31, 32, 33, 41,
42, 43, 44, 103, 104 and
108 Block III Shotover
Survey District (Otago
Land Registry)

AND

IN THE MATTER of Subdivision Consent
pursuant to Sections 105,
108, 220 and 221 of the
Resource Management
Act 1991

Pursuant to Section 108(2) of the Resource Management Act 1991 the Queenstown Lakes District Council by resolution passed under delegated authority on 9 April 1992 imposed the following condition on the subdivision of Lot 7 Deposited Plan 21583 and Sections 29, 30 and Part 31 Block III Shotover Survey District:

- "a. That no further dwelling may be erected upon that balance farm property as an accessory to the existing farming use now being carried out on that balance farm property;
- b. That (this restriction) shall have effect during the five year period commencing on the date of this Resource Consent. At the completion of the five year period the Council will review the matter and determine if (this restriction) should continue. The review can be undertaken in terms of Section 128(a)(i) of the Resource Management Act 1991."

For the purpose of condition (a) detailed above, the "balance farm property" comprises that area containing ^{124.9196}~~124.8998~~ hectares being Lot 7 Deposited Plan 21583 and Sections 12, 13, ²⁹~~29~~, Part ~~29~~ 30, Part 31, 32, 33, 41, 42, 43, 44, 103, 104 and 108 Block III Shotover Survey District described in Certificates of Title 13B/867 and 10D/383 and ~~the balance of Certificate of Title 12A/464 remaining after the subdivision of Lot 1 containing 7580 m² (Otago Registry).~~ 15B/799 as more particularly described in attached Schedule A.

The "date of this Resource Consent" pursuant to condition (b) above, being the date the Resource Consent was issued, is 22 April 1992.

DATED at Queenstown this 13 day of OCTOBER 1992


KEITH GRANTHAM
CHIEF EXECUTIVE

(Principal Administration Officer for
Queenstown Lakes District Council)

CONSENT NOTICE PURSUANT
TO SECTION 221
RESOURCE MANAGEMENT ACT

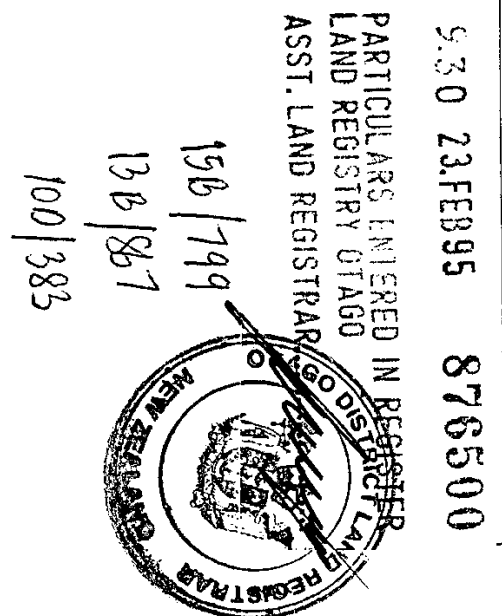
QUEENSTOWN LAKES DISTRICT COUNCIL



Particulars entered in the Register as
shown in the Schedule of Land herein
on the date and at the time stamped
below:

.....
District/Assistant Land Registrar of the
District of Otago

ANDERSON LLOYD
SOLICITORS
QUEENSTOWN
g50.doc



Title Review – RT1194482 Lot 3, DP 606744 (“Lot 3”). Report dated 9 April 2026

<i>Instrument</i>	<i>Summary Description</i>	<i>What other Land is involved?</i>	<i>Is there any impediment to the Project?</i>
462350.1: easement	Lot 3 is subject to a right of way (and the right to convey water) over that part of Lot 3 marked ‘H’ on DP 606744	Lot 3-4 DP 593652 and Section 9 SO Plan 485598, Lot 3 DP 606744 and Lot 11 DP 622690 in RT 1264488	No, in that if the easements are an issue the design can be refined accordingly.
474208: Gazette notice	This is from 1976, and relates to the making of a portion of State Highway 6 a ‘ <i>limited access road</i> ’.	N/A	No, addressing these matters is considered a normal part of a development process
884459: transfer (easement to convey water)	Lot 3 is subject to an easement in gross in favour of Arrow Irrigation Company Limited (“ the Company ”) over that area marked ‘X’	None – easement is in gross.	No, addressing these matters with Arrow Irrigation Limited is considered a normal part of a development process.
6064446.2: easement	This easement benefits Lot 3 and is rights to convey water over areas marked ‘A’, ‘B’, ‘C’, and ‘D’. The easement is subject to section 243(a) Resource Management Act 1991 (“ RMA ”), such that it cannot be varied or surrendered without Council’s consent.	Multiple (15+titles)	No, this is an easement that benefits the land.
6682770.2: land covenant	The effect of this land covenant is that Lot 2 DP 339864 comprised in record of title 163922 (shown right) is unable to (in respect of that part of Lot 3 that was previously Lot 1 DP 303657): • Lodge any submission against any planning proposal (i.e., any resource consent, or variation to the District Plan); or • Allow vegetation to grow within five metres of its southern or eastern boundary, or for vegetation to grow above 6 metres. The non-objection benefit is for part of Lot 3 only.	Multiple (13+titles)	No, as this covenant benefits the land only.

7777688.5: land covenant	The effect of this land covenant is that , the owners of the burdened land are unable to lodge any submission against any planning proposal (i.e., any resource consent, or variation to the District Plan). However, such restriction will not apply where: The grantor (i.e., an owner of the burdened land) is the owner of lot 3 DP 398999, being the land circled in yellow; and • The planning proposal relates to lots 399, 200, or 201 of DP 391412 in respect of a golf club development; and/or The planning proposal relates to the area marked 'CI' on other land, except if such proposal relates to the establishment of a building platform for a residential dwelling, or consent for the construction of such a dwelling.	Multiple (13+titles)	No, as this covenant benefits the land only.
8026761.4: easement	Lot 3 is subject to a right (in gross) to convey and transform electricity, in favour of Aurora Energy Limited, over Area "H" referred to above.	None – easement is in gross.	No, addressing these matters with Aurora Energy Limited is considered a normal part of a development process.
8970568.1: easement	This is an appurtenant right to convey water also. That part of Lot 3 which was formerly comprised in lot 2 DP 438514 (as shown on the below-right image) has the benefit of a right to convey water over those parts marked 'M', 'N', and 'O'.	Multiple (13+titles)	No, this is an easement that benefits the land.
12669287.3: consent notice	As part of this consent notice, all future buildings shall be contained in the building platform shown as "<i>Covenant Area A</i>" on DP 586767. Additionally, the consent specifies that: • Lot 3 DP 586767 (part of the land on the right and being part of Lot 3) has not had any geotechnical site investigations – this will be required prior to any building works, to determine the appropriate foundations; • During any future development, an access driveway from the existing right of way (i.e., area 'H') to the Building Platform must be established;	N/A	No, as addressing these matters with Council is part of the consenting and development process

	• At the time of any future development, a private sewer pump station must be installed in the Building Platform, and connected to the Council network; • The Building Platform must also have (during any future development) a buffering water supply storage tank and localised private pressure booster pump; • Where any residential unit is erected on the lot, domestic water and firefighting storage is to be provided. A minimum of 45,000L shall be maintained at all times within a 50,000L combination tank or, alternatively, a 7,000L firefighting reserve must be provided for each residential unit. The consent also provides technical specifications regarding placement, standards, and water pressure, which we cannot comment on; • Any external lighting must be within the Building Platform, must be downlighting only, must not spill beyond Lot 3's boundary, and must be prepared in accordance with resource consent RM220154; and • All telecommunications connections must be paid for by Lot 3 owner, within the easements defined on the relevant deposited plan, and shall be underground		
12846682.1: easement	The land is subject to a right to convey water over "H" on DP 606744 (as referred to above).	Lot 11 DP 622690 RT 1264488 (and Simplicity's Lot 2)	No, in that if the easements are an issue the design can be refined accordingly.
13134523.3 encumbrance to : encumbrance to Queenstown Lakes District Council	This encumbrance protects the Development Agreement with QLDC and requires compliance with it by Lot 3 owners.	No	No, as addressing these infrastructure matters with Council is part of the consenting and development process.

13169236.1: land covenant	The covenant provides that: • The Covenantee's Intended Use of the Covenantee's Land is as a 500 pupil school, 200 person church together with ancillary staff housing; • Where any <i>Permanent Scheme</i> (i.e., services provided by or owned by Council or other network provider on a permanent basis regarding the provision of wastewater, water, including potable and firefighting, hardwired telecommunications/fibre or electricity services) are installed or capable of being installed for Lot 3, and such Permanent Scheme is not installed to the boundary of the Covenantee's Land (or to the road reserve adjoining the Covenantee's Land), then Lot 3 (the covenantor) shall, on request from the Covenantee, at the Covenantee's sole cost, provide such consents and grant such easements in favour of the Covenantee (or to a provider of services in gross) from the termination point or entry point of any Permanent Scheme for Lot 3, across Lot 3 to the boundary of the Covenantee's Land or the road reserve between the two to allow the Covenantee to connect to that Permanent Scheme from a point on the south eastern boundary of the Covenantee's Land such that the Covenantee's Land can be connected to the Permanent Scheme; • Prior to making such request, the Covenantee will give the covenantor a minimum of 18 months' notice of its intention to connect to the Permanent Scheme ("Notice of Intention to Connect"). The covenantor will, following receipt of a Notice of Intention to Connect, have 12 months from the date of such notice to determine and to give notice to the Covenantee whether it wishes to share the connection ("Notice of Participation"); • If the covenantor gives the Notice of Participation, the covenantor and Covenantee will have the services required to connect the Permanent Scheme to either the Covenantee's Land, or to a spot not adjacent to Lot 3 (such as, for example, the southern side of State Highway 6)) installed to their satisfaction, and will work together (and split costs on a fair and equitable basis);	Lot 2 DP 606744 currently owned by the Roman Catholic of the Diocese of Dunedin	No, this is not an impediment as such. The notice and other requirements of the covenant need to be complied with, as applicable.
---------------------------	---	---	---

	• The covenantor shall provide to the Covenantee any engineering reports it may have in respect of the Permanent Scheme. Where the covenantor procures any reports in relation to services provided by the Permanent Scheme, the covenantor will ensure that the service requirements of the Covenantee's Land (and the Covenantee's Intended Use) are considered, with the costs of any such report to be split fairly and equitably; • Where the covenantor installs services on Lot 3 connected to the Permanent Schemes, the covenantor must consult with the Covenantee and ensure that such services shall be of a size and quality sufficient for the intended use of the Covenantee's Land and the Covenantor's land as medium density housing (noting that the Covenantee shall pay for any costs related to the increased capacity in the services for the Covenantee's Intended Use); and • Following the installation of any services pursuant to the point above, the covenantor reserves the right (at the covenantor's cost after consulting with the Covenantee and providing reasonable notice and information in relation to the proposed relocation) to relocate such services and any associated easements, at its sole discretion at any time thereafter, provided the relocation of such services is not unreasonably disruptive to the Covenantee. The Covenantee is unable to request any easement or any increase in capacity being provided via Lot 3 where services are reasonably likely to be installed to the Covenantee's Land's own boundary within 18 months of the Permanent Scheme being installed for Lot 3. The Covenantee must also make reasonable endeavours to procure services are installed to its own boundary. The covenant runs in perpetuity and binds successors and assigns. Clause 2.2(d) records that the intended use of the Covenantor's land (lot 3) is for medium density housing.		
--	--	--	--

	The covenant includes mutual assurances where the owners agreed to cooperate more broadly in good faith and use reasonable endeavours to support the other in achieving their intended use (medium density in the case of Lot 3), to do and sign as reasonably required to facilitate that provided that does not impose an unreasonable burden or cost, and not to unreasonably withhold delay or condition any consent approval or co-operation for the other party's intended use (as above for Lot 3, this would in all likelihood apply to the medium density use).		
Easement 13434438.4	Rights to convey water over J, K and M on DP 617529 and a right to store water on K on DP 617529. These easements are also subject to s243(a) RMA.	Lot 11 DP 622690 RT 1264488	No, in that if the easements are an issue the design can be refined accordingly.
Deeds 769961.5, 829946.6, 829946.9, 829946.12, 842026.3, 862985.4 Deeds of Transfers that affect the part formerly Part Sections 34 and 35 Block III Shotover Survey District 834400.3, 838259.3, 850246.4, 850246.7, 5154900.3	These Deeds and/or Transfers are also registered over Lot 2 and relate to the water scheme. Refer Water Scheme Report for further detail.	Multiple	No, Refer Water Scheme Report

Title Review – RT1238571 Lot 2, DP 617529 (“Lot 2”). Report dated 9 April 2026

<i>Instrument</i>	<i>Summary Description</i>	<i>What other Land is involved?</i>	<i>Is there any impediment to the Project?</i>
462350.1: easement	Lot 2 has the benefit of a right of way (and the right to convey water) over that part of the Property marked 'H', as detailed in the Lot 3 report.	Lot 3-4 DP 593652 and Section 9 SO Plan 485598, Lot 3 DP 606744 and Lot 11 DP 622690 in RT 1264488	No, this is an easement that benefits the land.
Deeds 769961.5, 829946.6, 829946.9, 829946.12, 842026.3	These Deeds are also registered over Lot 3 and relate to the water scheme. Refer Lot 3 Report and Water Scheme Report.	Multiple	No, Refer Lot 3 report and Water Scheme Report
6064446.2: easement	This easement is referred to previously in the Lot 3 report (as it is also recorded as benefiting the Property), though it again would appear that the easement areas are of no effect, as they no longer connect to Lot 2.	Multiple (15+titles)	No, this is an easement that benefits the land.
6299455.2: easement	Lot 2 is subject to a right to convey water (in gross) to Arrow Irrigation Company Limited, shown below (in orange):	None – easement is in gross.	No, addressing these matters with Arrow Irrigation Limited is considered a normal part of a development process.
6682770.2: land covenant	This is referred to in the report for Lot 3.	Refer Lot 3 report	No, Refer Lot 3 report
7620262.12: easement	Lot 2 has an appurtenant right of way, a right to convey water, electricity, gas, telecommunications and computer media, and a right to drain water and sewage. However, it appears that such area (while connected to the land previously comprised in 1111117) will not be connected to Lot 2. We note that this easement is subject to section 243 of the RMA, such that it cannot be varied or surrendered without Council's consent.	Multiple (12+titles)	No, this is an easement that benefits the land.

7777688.4: easement	Lot 2 has an appurtenant right of way, right to drain water and sewage and right to convey water, gas and electricity, telecoms and computer media. The easement areas to which this instrument relates are not connected to Lot 2. Again, the easement instrument is subject to section 243 of the RMA and creates appurtenant rights.	Multiple (11+titles)	No, this is an easement that benefits the land.
8026761.3: easement	Lot 2 is subject to a right (in gross) to convey and transform electricity, in favour of Aurora Energy Limited, over the small area marked below:  Aurora Energy Limited has the right to access the land for repair and maintenance purposes, with the owner to ensure that the area is kept free from any structures or obstructions, and that the level of the land is not altered.	None – easement is in gross.	No, addressing these matters with Aurora Energy Limited is considered a normal part of a development process.
8970568.1: easement	The easements appurtenant to Lot 2 under this instrument are not adjacent to it. This is an appurtenant right to convey water also.	Multiple (13+titles)	No, this is an easement that benefits the land.
12846682.1: easement	This is a right to convey water appurtenant to Lot 2.	Lot 10 DP 622690 RT 1264487 and Lot 11 DP 622690 RT 1264488	No, this is an easement that benefits the land.
13434438.3 easement	The land is subject to right of way over “B” and “C”, a right to drain sewage over “G”, right to convey water over “A”, “B” and a right to convey electricity over “H”, all DP617529. This benefits Lot 10 and 11 DP622690 (RT 1264487 and 1264488,	Lot 10 DP 622690 RT 1264487 and Lot 11 DP 622690 RT 1264488	No, in that if the easements are an issue the design can be refined accordingly.

	which were previously RT 1238570. These are subject to 243(a) RMA again.		
13434438.5 encumbrance	This encumbrance is largely identical to Lot 3 encumbrance 13134523.3 (reported on as part of Lot 3 title report dated 28 July 2025) re the Development Agreement with QLDC. (Differences are the reference to the DA and duplicated "Maximum Development Potential.")	No	No, as addressing these infrastructure matters with Council is part of the consenting and development process.
13434438.6 Consent Notice	This requires stormwater management solutions at the time of future subdivision or development of Lot 2 with the owner part of any privately owned water supply and wastewater infrastructure management entity, or if there is no entity, undertaken by the owner itself. There are also requirements for fire hydrants.	No	No, as addressing these matters with Council is part of the consenting and development process
13551820.3 Land Covenant	This is a mutual covenant with the Land in Lot 10 DP 622690 RT 1264487. The landowners agree to not object to the others scheme.	Lot 10 DP 622690 RT 1264487	No, it includes non-objection rights and is deemed surrendered on any vesting of land.

Title Review - Section 9 SO 485598 (part RT 114242) ("Section 9") Report dated 9 April 2026

Introduction and Executive Summary

Section 9 is part of the land contained in the title referred to above. The approach taken to completing this title report has been:

- First identify interests in this title that relate to Section 9. That is because that is the only land Simplicity proposes to acquire from this title by way of boundary adjustment and include in the Project. Any interests that relate only to the other land included in this title have not been reported on and are highlighted dark red. These can be disregarded.
- Secondly, given a large number of these interests that are registered against Section 9 are either a right to convey/draw/store water and/or land covenants in deeds related to the same water scheme, those are reported on collectively (highlighted in yellow and blue). In general these are:
 - o Water rights granted relate in general to Areas AB, AC, AE, AF & A on SO 485598 which the design will need to accommodate;
 - o Land covenants in deeds, which e.g. may preclude vesting (unless the relevant land owners consent can be obtained), so e.g. the design will also need to accommodate this.
- Thirdly, there are other third parties with easement rights that require consideration. By way of summary these include:
 - o Private landowners with easement rights to electricity and telecoms over parts of Section 9
 - o Easement rights in gross to Electricity Southland Limited
 - o Easement rights in gross to Queenstown Lakes District Council
 - o Easement rights in gross to Glenpanel Water Trustee Limited

The design will need to accommodate this and/or engagement undertaken with the holders of these rights as part of the project as is usual.

Key to highlighting

Interests that do not affect Section 9 and can be disregarded	
Easement rights to convey store hold or pump water over parts of Section 9 granted to other land	
Land covenants in deeds related to the same	
Easement rights to convey store hold or pump water, telecoms and electricity over Section 9 granted to other land	
Other land covenants e.g. that contain "no objection rights"	
Easements in gross to third parties	

No.	Interest	Is it relevant to Section 9	Summary Description	What other Land is involved?	Is there any impediment to the Project?
1	Subject to Section 59 Land Act 1948 (affects parts Lot 3 DP 593652 formerly the part Lot 2 DP 418751 formerly Part Section 144 Block III Shotover Survey District, and formerly the part Lot 1 DP 568820 formerly Section 10 Block III Shotover Survey District)	No	n/a	n/a	No, this does not affect Section 9
2	Subject to a right to convey water over part Lot 3 DP 593652 marked BK on DP 593652 created by Transfer 462350.1 - 14.7.1976 at 2:40 pm	No	n/a	n/a	No, this does not affect Section 9
3	474208 Gazette Notice declaring the State Highway No.6 adjoining the within land to be a limited access road from 14.12.1976 - 4.3.1977 at 10.18 am (affects Section 9 SO 485598 and Lot 4 DP 593652 and parts Lot 3 DP 593652 formerly part Section 10 Block III and part Section 144 Block III both Shotover Survey District)	Yes	n/a	n/a	No, addressing any limited access road is part of the consenting process.
4	Subject to a right of way over part Lot 4 DP 593652 marked NA, NB, NC, OA, OB & OC on DP 593652 created by Transfer 692898 - 10.12.1987 at 12:08 pm	No	n/a	n/a	No, this does not affect Section 9
5	The easements created by Transfer 692898 are subject to Section 309 (1) (a) Local Government Act 1974	No	n/a	n/a	No, this does not affect Section 9
6	Subject to a right to convey water over part Lot 3 DP 593652 marked D, R, BU, O, N and M on DP 593652 specified in Easement Certificate 754597.2 - 18.5.1990 at 10:07 am	No	n/a	n/a	No, this does not affect Section 9
7	The easements specified in Easement Certificate 754597.2 are subject to Section 309 (1) (a) Local Government Act 1974	No	n/a	n/a	No, this does not affect Section 9
8	Easement in Transfer 769961.4 - 18.12.1990 at 9:51 am.	Yes	Section 9 is subject to a right to convey water over AB, AC, AE, AF & A on SO 485598. Some of these easements are subject to Section 309 (1) (a) Local Government Act 1974.		No, in that if the easements are an issue the design can be refined accordingly.
9	Land Covenant in Deed 769961.5 - 18.12.1990 at 9.51 am	Yes	These Deeds are also registered over Lot 3 and relate to the water scheme. Refer Lot 3 Report and	Multiple (29 titles,	No, Refer Lot 3 report and Water Scheme Report

			Water Scheme Report.	including Simplicity titles for Lot 2 and Lot 3)	
10	Easement in Transfer 769961.6 - 18.12.1990 at 9:51 am	Yes	Section 9 is Subject to a right to convey water over part Section 9 SO 485598 marked AB, AC, AE, AF & A on SO 485598		No, in that if the easements are an issue the design can be refined accordingly.
11	Easement in Transfer 769961.7 - 18.12.1990 at 9:51 am	Yes	Section 9 is Subject to a right to convey water over part Section 9 marked AB, AC, AE, AF & A on SO 485598		No, in that if the easements are an issue the design can be refined accordingly.
12	Easement in Transfer 769961.10 - 18.12.1990 at 9:51 am	Yes	Section 9 is Subject to a right to convey water over part Section 9 SO 485598 marked AB, AC, AE, AF & A on SO 485598. The easement also specifies that the benefitted land has a licence to "lay and maintain in and under the soil of the Servient Tenement a line of waterpipes (hereinafter called "the pipeline") from the artisan bore situated at the southern end of the line marked "N" on Deposited Plan 21761 along the lines marked "N" and "A" on Deposited Plan 21761; to enter upon the Servient Tenement with or without engineers and workmen and with or without any necessary vehicles implements tools pipes". The bore referred to is at the south-eastern corner of the Land		No, in that if the easements are an issue the design can be refined accordingly.
13	Easement in Transfer 769961.12 - 18.12.1990 at 9:51 am	Yes	Section 9 is Subject to a right to convey water over part Section 9 SO 485598 marked AB, AC, AE, AF & A on SO 485598		No, in that if the easements are an issue the design can be refined accordingly
14	Easement in Transfer 769962 - 18.12.1990 at 9:52 am	Yes	Section 9 is Subject to a right to convey water over part Section 9 SO 485598 marked AB, AC, AE, AF & A on SO 485598. The easement expressly states you may not build or plant on the stipulated areas if that interferes with the rights and powers granted.	.	No, in that if the easements are an issue the design can be refined accordingly
15	Easements in Transfer 785737.1 - 14.8.1991 at 9:47 am	Yes	Section 9 is Subject to a right to convey water over part Section 9 SO 485598 marked AB, AC, AE, AF & A on SO 485598		No, in that if the easements are an issue the design can be refined accordingly
16	Easements in Transfer 829946.5 - 18.5.1993 at 9:26 am	Yes	Section 9 is Subject to a right to convey water over part Section 9 SO 485598 marked AB, AC, AE, AF & A on SO 485598		No, in that if the easements are an issue the design can be refined accordingly

17	Land Covenant in Deed 829946.6 - 18.5.1993 at 9.26 am (affects Section 9 SO 485598, parts Lot 3 DP 593652 formerly Lot 1 DP 568820 and Lot 2 DP 418751, and part Lot 4 DP 593652 formerly Lot 1 DP 458502)	Yes	These Deeds are also registered over Lot 3 and relate to the water scheme. Refer Lot 3 Report and Water Scheme Report.	Multiple (29 titles, including Simplicity titles for Lot 2 and Lot 3)	No, Refer Lot 3 report and Water Scheme Report
18	Easements in Transfer 829946.8 - 18.5.1993 at 9:26 am	Yes	Section 9 is Subject to a right to convey water over part Section 9 SO 485598 marked AB, AC, AE, AF & A on SO 485598		No, in that if the easements are an issue the design can be refined accordingly
19	Land Covenant in Deed 829946.9 - 18.5.1993 at 9.26 am (affects Section 9 SO 485598, parts Lot 3 DP 593652 formerly Lot 1 DP 568820 and Lot 2 DP 418751, and part Lot 4 DP 593652 formerly Lot 1 DP 458502)	Yes	These Deeds are also registered over Lot 3 and relate to the water scheme. Refer Lot 3 Report and Water Scheme Report.	Multiple (29 titles, including Simplicity titles for Lot 2 and Lot 3)	No, Refer Lot 3 report and Water Scheme Report
20	Easements in Transfer 829946.11 - 18.5.1993 at 9:26 am	Yes	Section 9 is Subject to a right to convey water over part Section 9 SO 485598 marked AB, AC, AE, AF & A on SO 485598		No, in that if the easements are an issue the design can be refined accordingly
21	Land Covenant in Deed 829946.12 - 18.5.1993 at 9.26 am (affects Section 9 SO 485598, parts Lot 3 DP 593652 formerly Lot 1 DP 568820 and Lot 2 DP 418751, and part Lot 4 DP 593652 formerly Lot 1 DP 458502)	Yes	These Deeds are also registered over Lot 3 and relate to the water scheme. Refer Lot 3 Report and Water Scheme Report.	Multiple (29 titles, including Simplicity titles for Lot 2 and Lot 3)	No, Refer Lot 3 report and Water Scheme Report
22	Easements in Transfer 834400.2 - 19.7.1993 at 10:00 am	Yes	Section 9 is Subject to a right to convey water over part Section 9 SO 485598 marked AB, AC, AE, AF & A on SO 485598. The easement also specifies that the benefiting land has <i>"the right to draw water from the well situated on the Second Servient Tenement at the eastern end of the easement marked "B" on the attached Plan A"</i> . This is a reference to the bore previously mentioned.		No, in that if the easements are an issue the design can be refined accordingly
23	Land Covenant in Deed 834400.3 - 19.7.1993 at 10.00 am (affects Section 9 SO 485598 and part Lot 3 DP 593652 formerly part Section 29 and part Sections 30 & 31 Block III Shotover	Yes	These Deeds are also registered over Lot [2] and relate to the water scheme. Refer Lot [2] Report and Water Scheme Report.	Multiple	No, Refer Lot [2] report and Water Scheme Report

	Survey District, and part Lot 4 DP 593652 formerly Lot 1 DP 458502)				
24	Easements in Transfer 838259.2 - 10.9.1993 at 9:19 am	Yes	Section 9 is Subject to a right to convey water over part Section 9 SO 485598 marked AB, AC, AE, AF & A on SO 485598		No, in that if the easements are an issue the design can be refined accordingly
25	Land Covenant in Deed 838259.3 - 10.9.1993 at 9:19 am (affects Section 9 SO 485598 and part Lot 3 DP 593652 formerly part Section 29 and part Sections 30 & 31 Block III Shotover Survey District, and part Lot 4 DP 593652 formerly Lot 1 DP 458502)	Yes	These Deeds are also registered over Lot 3 and relate to the water scheme. Refer Lot 3 Report and Water Scheme Report.	Multiple	No, Refer Lot 3 report and Water Scheme Report
26	Easements in Transfer 842026.2 - 5.11.1993 at 10:16 am	Yes	Subject to a right to convey water over part Section 9 SO 485598 marked AB, AC, AE, AF & A on SO 485598		No, in that if the easements are an issue the design can be refined accordingly
27	Land Covenant in Deed 842026.3 - 5.11.1993 at 10:16 am (affects Section 9 SO 485598, part Lot 4 DP 593652 formerly Lot 1 DP 458502, and Lot 3 DP 593652 except part formerly Lot 7 DP 463532 and part formerly Section 32 Block III Shotover Survey District)	Yes	These Deeds are also registered over Lot 3 and relate to the water scheme. Refer Lot 3 Report and Water Scheme Report.	Multiple (29 titles, including Simplicity titles for Lot 2 and Lot 3)	No, Refer Lot 3 report and Water Scheme Report
28	Easements in Transfer 850246.3 - 3.3.1994 at 10:46 am	Yes	Section 9 is Subject to a right to convey water, electricity and telecomms over part Section 9 SO 485598 marked AB, AC, AE, AF & A on SO 485598. Yes. This has the same wording as instrument 834400.2 above. The benefiting party can also service and maintain the pump station at the site of the well.		No, in that if the easements are an issue the design can be refined accordingly
29	Land Covenant in Deed 850246.4 - 3.3.1994 at 10:46 am (affects Section 9 SO 485598, part Lot 3 DP 593652 formerly part Section 29 and part Sections 30 & 31 Block III Shotover Survey District, and part Lot 4 DP 593652 formerly Lot 1 DP 458502)	Yes	These Deeds are also registered over Lot 3 and relate to the water scheme. Refer Lot 3 Report and Water Scheme Report.	Multiple	No, Refer Lot 3 report and Water Scheme Report
30	Easements in Transfer 850246.6 - 3.3.1994 at 10:46 am	Yes	Section 9 is Subject to a right to convey water, electricity and telecomms over part Section 9 SO 485598 marked AB, AC, AE, AF & A on SO 485598. This has the same wording as instrument 834400.2 above. The benefiting party can also service and maintain the pump station at the site of the well.		No, in that if the easements are an issue the design can be refined accordingly
31	Land Covenant in Deed 850246.7 - 3.3.1994 at	Yes	These Deeds are also registered over Lot 3 and	Multiple	No, Refer Lot 3 report and

	10.46 am (affects Section 9 SO 485598, part Lot 3 DP 593652 formerly part Section 29 and part Sections 30 & 31 Block III Shotover Survey District, and part Lot 4 DP 593652 formerly Lot 1 DP 458502)		relate to the water scheme. Refer Lot 3 Report and Water Scheme Report.		Water Scheme Report
32	Easements in Transfer 862985.3 - 18.8.1994 at 9:45 am	Yes.	Subject to a right to convey and draw water over Section 9 SO 485598 marked AB, AC, AE, AF & A on SO 485598, a right of way and rights to convey electricity and telephonic communications over part Section 9 SO 485598 marked AA, AE & AD on SO 485598. This has the same wording as instrument 834400.2 above, in respect of the right to convey water. The benefiting party can also service and maintain the pump station at the site of the well. Regarding the right of way and right to convey electricity and telecommunications, these are on standard legislative terms (such that the benefiting parties have rights to access the Land for repair and maintenance purposes, at reasonable times		No, in that if the easements are an issue the design can be refined accordingly
33	Land Covenant in Deed 862985.4 - 18.8.1994 at 9.45 am (affects Section 9 SO 485598, part Lot 4 DP 593652 formerly Lot 1 DP 458502, and Lot 3 DP 593652 except part formerly Lot 7 DP 463532 and part formerly Section 32 Block III Shotover Survey District)	Yes	These Deeds are also registered over Lot 3 and relate to the water scheme. Refer Lot 3 Report and Water Scheme Report.	Multiple	No, Refer Lot 3 report and Water Scheme Report
34	876500 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 23.2.1995 at 9.30 am (affects parts Lot 3 DP 593652 formerly Section 29 and part Sections 30 and 31 Block III Shotover Survey District (from record of title OT15B/799) and formerly Lot 7 DP 21583 and Sections 12, 13, 32, 33, 104 and 108 Block III Shotover Survey District and part Lot 4 DP 593652 formerly Section 41 Block III Shotover Survey District)	No	n/a	n/a	No, this does not affect Section 9
35	Subject to a right to convey water in gross over part Lot 3 DP 593652 marked AC, AM, AN, B, F, G, BC, CI, DG, GH, HE and EF on DP 593652 in favour of Arrow Irrigation Company Limited created by Transfer 884459 - 16.6.1995 at 9:39 am	No	n/a	n/a	No, this does not affect Section 9

36	Subject to a right to convey water over parts Lot 3 DP 593652 marked H, I, IC, M, N, O and U on DP 593652 specified in Easement Certificate 5121931.4 - 11.12.2001 at 9:00 am	No	n/a	n/a	No, this does not affect Section 9
37	The easements specified in Easement Certificate 5121931.4 are subject to Section 243 (a) Resource Management Act 1991	No	n/a	n/a	No, this does not affect Section 9
38	Land Covenant in Transfer 5154900.3 - 15.2.2002 at 9:00 am (affects Section 9 SO 485598, parts Lot 3 DP 593652 formerly parts Section 29 and part Sections 30 & 31 Block III Shotover Survey District, and part Lot 4 DP 593652 formerly Lot 1 DP 458502)		Yes. This binds the land water supply deed 769961.5 (covered in the <i>Water Review Scheme</i> provided to you on 28 July 2025), specifically, clauses 11, 18, and 19. It also specifies that no buildings are to be erected over area Z on DP 302775, though this is some distance from the Land. Further, it gives the Land the ability to restrict the amount of water given to the land at record of title 132248 to 1,000 litres per day, in certain cases. These Deeds are also registered over Lot 3 and relate to the water scheme. Refer Lot 3 Report and Water Scheme Report.	Multiple	No, Refer Lot 3 report and Water Scheme Report
39	Easements in Transfer 5154900.4 - 15.2.2002 at 9:00 am	Yes	Section 9 is Subject to a right to convey water over part Section 9 SO 485598 marked AB, AC, AE, AF & A on SO 485598		No, in that if the easements are an issue the design can be refined accordingly
40	The easements created by Transfer 5154900.4 are subject to Section 243 (a) Resource Management Act 1991	Yes.	This means the easement cannot be varied or surrendered without Council's consent.		No, in that if the easements are an issue the design can be refined accordingly
41	Subject to a right to convey water over part Lot 3 DP 593652 marked AG on DP 593652 created by Easement Instrument 5363757.4 - 3.10.2002 at 3:07 pm	No	n/a	n/a	No, this does not affect Section 9
42	The easements created by Easement Instrument 5363757.4 are subject to Section 243 (a) Resource Management Act 1991	No	n/a	n/a	No, this does not affect Section 9
43	Appurtenant to part Lot 3 DP 593652 formerly Lot 2 DP 304273 & Section 13 Block III Shotover Survey District is a right of way, right to convey electricity & telecommunications created by Easement Instrument 5363757.4 - 3.10.2002 at 3:07 pm	No	n/a	n/a	No, this does not affect Section 9
44	Subject to a right to store and convey water over part Lot 3 DP 593652 marked S, SA, SB, SC, W, X, Y, Z, BN, BO, BP, BR, BQ, BT and	No	n/a	n/a	No, this does not affect Section 9

	BU on DP 593652 created by Transfer 5363757.5 - 3.10.2002 at 3:07 pm				
45	Appurtenant to part Lot 3 DP 593652 formerly Lot 2 DP 304273 are rights to store & convey water created by Transfer 5363757.5 - 3.10.2002 at 3:07 pm	No	n/a	n/a	No, this does not affect Section 9
46	Some of the easements created by Transfer 5363757.5 are subject to Section 243 (a) Resource Management Act 1991	No	n/a	n/a	No, this does not affect Section 9
47	Easements in Transfer 5363757.6 - 3.10.2002 at 3:07 pm	Yes	Subject to a right to draw and convey water over part Section 9 SO 485598 marked AB, AC, AE, AF & A on SO 485598		No, in that if the easements are an issue the design can be refined accordingly
48	The easement created by Transfer 5363757.6 is subject to Section 243 (a) Resource Management Act 1991	Yes.	This means the easement cannot be varied or surrendered without Council's consent.	n/a	No, in that if the easements are an issue the design can be refined accordingly
49	Appurtenant to part Lot 3 DP 593652 formerly Lot 2 DP 304273 is a right to draw & convey water created by Transfer 5363757.6 - 3.10.2002 at 3:07 pm	No.	n/a	n/a	No, this does not affect Section 9
50	Subject to a right to convey water over part Lot 3 DP 593652 marked AG on DP 593652 created by Easement Instrument 5363757.7 - 3.10.2002 at 3:07 pm	No	n/a	n/a	No, this does not affect Section 9
51	Subject to a right to store and convey water over part Lot 3 DP 593652 marked S, SA, SB, SC, W, X, Y, Z, BN, BO, BP, BR, BQ, BT and BU on DP 593652 created by Transfer 5363757.8 - 3.10.2002 at 3:07 pm	No	n/a	n/a	No, this does not affect Section 9
52	Transfer 5363757.9 - 3.10.2002 at 3:07 pm	Yes	Subject to a right to draw and convey water over part Section 9 SO 485598 marked AB, AC, AE, AF & A on SO 485598		No, in that if the easements are an issue the design can be refined accordingly
53	Land Covenant in Deed 5616913.1 - 10.6.2003 at 9:00 am (affects Lot 4 DP 593652)	No	n/a	n/a	No, this does not affect Section 9
54	Easements in Easement Instrument 6064446.2 - 2.7.2004 at 9:00 am	Yes	Subject to a right to convey water over part Section 9 SO 485598 marked AB, AC, AE, AF & A on SO 485598 noting these are now the implied rights under the Land Transfer Regulations 2002		No, in that if the easements are an issue the design can be refined accordingly
55	The easements created by Easement Instrument 6064446.2 are subject to Section 243 (a) Resource Management Act 1991	Yes.	This means the easement cannot be varied or surrendered without Council's consent		No, in that if the easements are an issue the design can be refined accordingly
56	Appurtenant to part Lot 3 DP 593652 formerly Lot 2 DP 418751 herein is a right to convey	No	n/a	n/a	No, this does not affect Section 9

	water created by Easement Instrument 6064446.2 - 2.7.2004 at 9:00 am				
57	Subject to a right (in gross) to convey water over part Lot 3 DP 593652 marked Q, P, N and T on DP 593652 in favour of Arrow Irrigation Company Limited created by Easement Instrument 6299455.2 - 3.2.2005 at 9:00 am	No	n/a	n/a	No, this does not affect Section 9
58	Land Covenant in Transfer 6682770.2 - 9.12.2005 at 9:00 am (affects part Lot 3 DP 593652 formerly Lot 2 DP 418757)	No	n/a	n/a	No, this does not affect Section 9
59	7620262.11 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 19.11.2007 at 9:00 am (affects part Lot 3 DP 593652 formerly Lot 2 DP 418751)	No	n/a	n/a	No, this does not affect Section 9
60	Appurtenant to parts Lot 3 DP 593652 formerly Lot 2 DP 418751 and Section 29 Block III Shotover Survey District is a right of way, to convey water, electricity, gas, telecommunications and computer media and to drain water and sewage created by Easement Instrument 7620262.12 - 19.11.2007 at 9:00 am	No	n/a	n/a	No, this does not affect Section 9
61	The easements created by Easement Instrument 7620262.12 are subject to Section 243 (a) Resource Management Act 1991	No	n/a	n/a	No, this does not affect Section 9
62	Appurtenant to parts Lot 3 DP 593652 formerly Lot 2 DP 418751 and part Sections 29, 30 & 31 Block III Shotover Survey District is a right of way, right to convey water, electricity, gas, telecommunications and computer media and a right to drain water and sewage created by Easement Instrument 7777688.3 - 9.4.2008 at 9:00 am	No	n/a	n/a	No, this does not affect Section 9
63	The easements created by Easement Instrument 7777688.3 are subject to Section 243 (a) Resource Management Act 1991	No	n/a	n/a	No, this does not affect Section 9
64	Appurtenant to parts Lot 3 DP 593652 formerly Lot 2 DP 418751 and part Sections 29, 30 & 31 Block III Shotover Survey District is a right of way, right to convey water, electricity, gas, telecommunications and computer media and a right to drain water and sewage created by	No	n/a	n/a	No, this does not affect Section 9

	Easement Instrument 7777688.4 - 9.4.2008 at 9:00 am				
65	The easements created by Easement Instrument 7777688.4 are subject to Section 243 (a) Resource Management Act 1991	No	n/a	n/a	No, this does not affect Section 9
66	Land Covenant in Easement Instrument 7777688.5 - 9.4.2008 at 9:00 am (affects Section 9 SO 485598, and parts Lot 3 DP 593652 formerly Lot 2 DP 418751 and parts Sections 29, 30 & 31 Block III Shotover Survey District, and part Lot 4 DP 593652 formerly Lot 1 DP 458502)	Yes.	These Deeds are also registered over Lot 3 and relate to the water scheme. Refer Lot 3 Report and Water Scheme Report.	Multiple	No, Refer Lot 3 report and Water Scheme Report
67	Subject to a right to convey water over part Lot 3 DP 593652 marked YC and YD on DP 593652 created by Easement Instrument 7808364.4 - 8.5.2008 at 9:00 am	No	n/a	n/a	No, this does not affect Section 9
68	Subject to a right to convey water (irrigation) over parts Lot 3 DP 593652 marked YC & YD on DP 593652 and right to convey water (potable) over parts Lot 3 DP 593652 marked M, N & O on DP 593652 created by Easement Instrument 8869074.2 - 20.9.2011 at 2:58 pm	No	n/a	n/a	No, this does not affect Section 9
69	Appurtenant as to parts Lot 3 DP 593652 formerly part Sections 13, 33, 103, 104, 108 Block III Shotover Survey District, Lot 2 DP 304273 and Lot 7 DP 21583 is a right of way created by Easement Instrument 8869074.2 - 20.9.2011 at 2:58 pm	No	n/a	n/a	No, this does not affect Section 9
70	Subject to a right to convey water over part Lot 3 DP 593652 marked M, N & O on DP 593652 created by Easement Instrument 8970568.1 - 12.6.2012 at 2:11 pm	No	n/a	n/a	No, this does not affect Section 9
71	Appurtenant to part Lot 3 DP 593652 (formerly Lot 5 DP 463532) is a right of way and to part Lot 3 DP 593652 (formerly Lots 5 & 7 DP 463532) and Lot 4 DP 593652 are rights to convey water created by Easement Instrument 9368187.5 - 17.5.2013 at 4:16 pm	No	n/a	n/a	No, this does not affect Section 9
72	Subject to a right of way over part Lot 4 DP 593652 marked NA, NB, NC, OA, OB, OC, PA, PB, PC, QA, QB & QC on DP 593652 created by Easement Instrument 9368187.5 -	No	n/a	n/a	No, this does not affect Section 9

	17.5.2013 at 4:16 pm				
73	The easements created by Easement Instrument 9368187.5 are subject to Section 243 (a) Resource Management Act 1991	No	n/a	n/a	No, this does not affect Section 9
74	Easements created by Easement Instrument 11672944.1 - 14.2.2020 at 10:59 am	Yes	Subject to a right (in gross) to convey electricity over Section 9 SO 485598 marked H, I and K over DP 532961 and a right to transform electricity over Section 9 SO 485598 marked I on DP 532961 in favour of Electricity Southland Limited.		No, in that if the easements are an issue the design can be refined accordingly
75	Subject to a right to convey water over part Lot 3 DP 593652 marked AG on DP 593652 created by Easement Instrument 12313409.4 - 19.8.2022 at 3:31 pm	No	n/a	n/a	No, this does not affect Section 9
76	Appurtenant to part Lot 3 DP 593652 formerly Lot 1 DP 568820 is a right of way created by Easement Instrument 12313409.4 - 19.8.2022 at 3:31 pm	No	n/a	n/a	No, this does not affect Section 9
77	The easements created by Easement Instrument 12313409.4 are subject to Section 243 (a) Resource Management Act 1991	No	n/a	n/a	No, this does not affect Section 9
78	Easement created by Easement Instrument 12313409.6 - 19.8.2022 at 3:31 pm	Yes	Subject to a right (in gross) to convey water over part Section 9 SO 485598 marked G on DP 568820 in favour of Queenstown Lakes District Council. The easement includes the rights and powers from the Land Transfer Regulations 2018 Fifth Schedule. The easement also states that the grantee may “<i>extend</i>” or “<i>enlarge</i>” the easement facility. To clarify, this refers to the infrastructure (such as pumps, pipes, storage tanks), as opposed to the easement area, such that they cannot simply extend the easement area unilaterally. As usual, you must ensure that the easement area is kept clear. In the event that the easement area is needed for any other services or utilities to the Land, the siting and installation of such utilities is subject to the grantee’s consent. This easement also provides this right to convey is to the exclusion of all others unless the Grantee accepts. This easement is registered at the same time as the easement in gross to Glenpanel Water Trustee		No, in that if the easements are an issue the design can be refined accordingly

			Limited referred to below and presumably is intended to seek to control the water scheme after this date. No building or improvements are permitted on the Easement Land.		
79	The easements created by Easement Instrument 12313409.6 are subject to Section 243 (a) Resource Management Act 1991	Yes	The easements cannot be surrendered without council consent.	n/a	No, in that if the easements are an issue the design can be refined accordingly
80	Easement Instrument 12313409.7 - 19.8.2022 at 3:31 pm	Yes	Subject to a right (in gross) to convey water over part Section 9 SO 485598 marked H on DP 568820 in favour of Glenpanel Water Trustee Limited. The implied rights and powers in the Land Transfer Regulations 2018 apply. The easement was required by QLDC pending the formal scheme creation. The grantee has the right to “<i>enlarge</i>” and “<i>extend</i>” the facility easement, as with 12313409.6. The easement also specifies that it will subsist until the grantor incorporates a company to manage the private water scheme currently in place (for approximately 20 residential owners), and this easement is “transferred” to such company.		No, in that if the easements are an issue the design can be refined accordingly
81	The easements created by Easement Instrument 12313409.7 are subject to Section 243 (a) Resource Management Act 1991	Yes	The easements cannot be surrendered without council consent.	n/a	No, in that if the easements are an issue the design can be refined accordingly
82	Land Covenant in Covenant Instrument 12505508.15 - 28.9.2022 at 1:33 pm	Yes	The Land has the benefit of this covenant, being a ‘ <i>no complaints</i> ’ covenant in respect of any development on the Land. This covenant includes clauses consenting to vesting as road or reserve		No.
83	12823714.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by His Majesty the King - 6.9.2023 at 12:48 pm (affects Lot 4 DP 593652 and the part Lot 3 DP 593652 formerly Lot 7 DP 463532)	No	n/a	n/a	No, this does not affect Section 9
84	Subject to Section 241(2) Resource Management Act 1991 (affects DP 593652)	No	n/a	n/a	No, this does not affect Section 9
85	Subject to a right of way over parts Lot 4 DP 593652 marked NA, NB, NC, OA, OB, OC, PA, PB, PC, QA, QB and QC on DP 593652 created by Easement Instrument 12797191.2 - 12.9.2023 at 1:10 pm	No	n/a	n/a	No, this does not affect Section 9

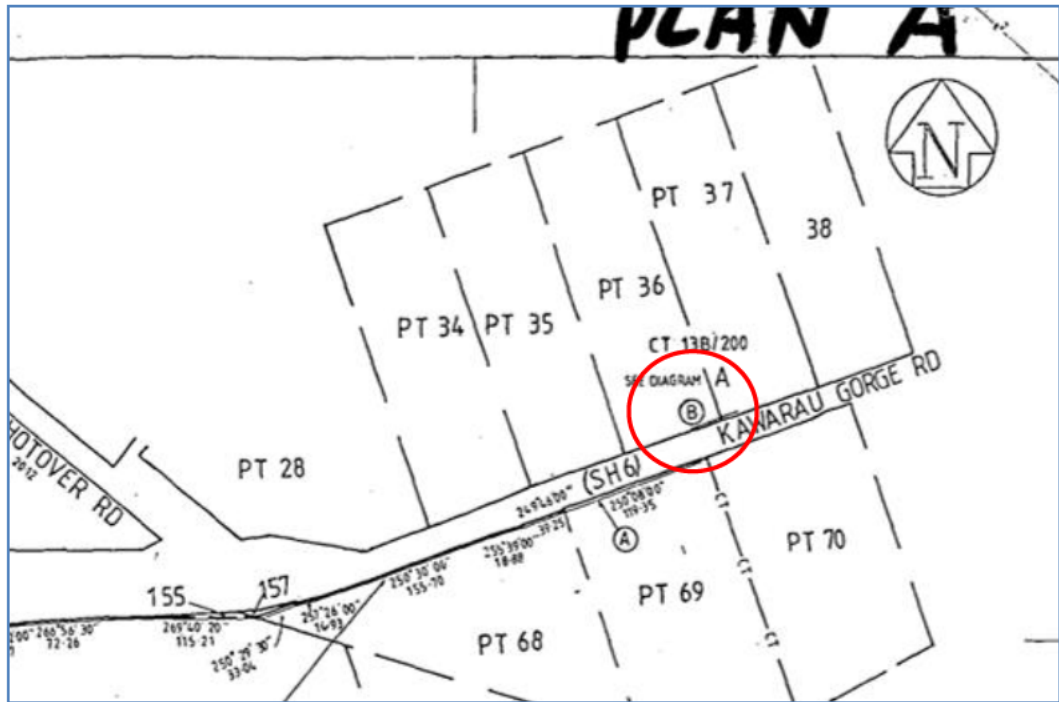
86	Appurtenant to Lot 3 DP 593652 herein is a right of way created by Easement Instrument 12797191.2 - 12.9.2023 at 1:10 pm	No	n/a	n/a	No, this does not affect Section 9
87	The easements created by Easement Instrument 12797191.2 are subject to Section 243 (a) Resource Management Act 1991	No	n/a	n/a	No, this does not affect Section 9
88	Land Covenant in Covenant Instrument 13016703.1 - 10.6.2024 at 10:56 am	Yes	The Land having the benefit of this covenant, being a ' <i>no complaints</i> ' covenant in respect of any " <i>residential or ancillary activities</i> " on the Land, as defined in the proposed district plan. The burdened land is that land comprised in record of title 941572 (being opposite the Land, on the other side of the Frankton Ladies Mile Highway). This covenant includes clauses consenting to vesting as road or reserve.		No
89	Land Covenant in Covenant Instrument 13016703.2 - 10.6.2024 at 10:56 am	Yes.	This is on the exact same terms as the instrument above, though the Land is this time the covenantor.		No
90	13353678.1 Revocation of the Land Covenant in Deed 5616913.1 as to part Lot 4 DP 593652 marked G & H on DP 300075 - 23.10.2025 at 11:59 am	No	n/a	n/a	No, this does not affect Section 9
91	13353678.2 Surrender of the right to convey water over parts marked AR, AS, AT, AU, AV, AW, AX, BD & BE on DP 463532 and part of AQ on DP 463532 now A on DP 592494 created by Easement Instrument 9368187.5 - 23.10.2025 at 11:59 am	No	n/a	n/a	No, this does not affect Section 9
92	13353678.3 Variation of the conditions of the easements created by Easement Instrument 9368187.5 - 23.10.2025 at 11:59 am	No	n/a	n/a	No, this does not affect Section 9
93	13353678.4 Variation of the conditions of the right of way created by Transfer 692898 - 23.10.2025 at 11:59 am	No	n/a	n/a	No, this does not affect Section 9

Water Scheme Review – Lot 3 DP 606744 Record of Title 1199482 (“the Property”)

**Key
Points**

1. There are two underlying water supply deeds, creating water schemes that are mutually enforceable by all owners in the scheme.
2. We cannot see any evidence of water supply infrastructure on the Property nor easements registered against the Property for any water supply infrastructure which would preclude development of the Property.
3. The Property is bound by the schemes and was originally part of a larger lot that benefitted and had rights to 425L/hour for stock water supply and 425/L/hour domestic water supply.
4. The Property benefits from the schemes and as a consequence once connected and using the water, will bear costs for operating, repair and maintenance of the schemes. If connected to the scheme and there are buildings on the land even if the Property does not use the water there is potentially an obligation to pay these costs.
5. The Deeds anticipate future easements might be needed to protect these schemes and/or the installation of future infrastructure on the land affected. In addition the owner of the Property grants the right to all that benefit to do anything necessary and agrees to refrain from doing anything which might prevent the exercise of the rights in the deeds. We believe that the intent of the schemes is to ensure the right to take water from the bore and pump and convey it to land the benefits using storage tanks also. We have included plans to indicate the locations of the bore, pump and tanks, which demonstrates the risk of the Property being called upon to house new infrastructure may be practically low.
6. To remove the water scheme, including all deeds and land covenants registered against the title to the Property will ultimately likely require the intervention of the Court. The schemes are registered in perpetuity and in our practical experience there can be some difficult in co-ordinating all owners to agree to remove the schemes at the same time (e.g. we can see in LINZ that the First Water Supply Deed (as defined below) affects 28 separate titles and the Second Water Supply Deed affects 652 separate titles and typically, for a Deed 9and related covenants) to be removed, would require all benefiting properties and their mortgagees to agree and sign the required formal documentation.
7. Court intervention is needed even if Council create new infrastructure as these deeds and covenants do not automatically get removed from the title as a consequence.
8. A deed of covenant must be signed by a purchaser buying the Property, agreeing to be bound if they wish to connect to the scheme. Arguably there is an ability for the Property to sell free from the Deed but we believe this refers to the original sale form the original owner of the property only.
9. An owner is liable under these water supply deeds only for those liabilities and costs applicable to their period of ownership.

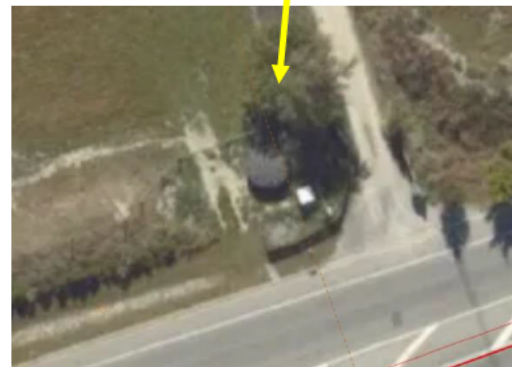
Deed	Detailed Comments
769961.5	The deed ("the Water Supply Deed") provides that: • The covenantor (i.e., the owner of the land of which the Property was once part) installed water supply infrastructure which included a bore, a phase pump, a storage tank, and a supply pipeline system; • Properties in the area have the right to draw/receive water from these systems, subject to limits; • The owners of the properties benefiting from this scheme have the right to enter on the land where the systems are held, for the purposes of reasonable repair and maintenance. In addition, the owners of each of the benefiting properties are responsible for the maintenance and servicing of the parts of the scheme that supply their particular properties; • Easements are or will be created to record the water supply deed; • The owner of the land on which the bore, pumps, and pump station are situated must carry out all necessary repair and maintenance, and invoice the owners of the benefiting properties accordingly; • The scheme is intended to last indefinitely; and • Upon any sale of any land subject to this deed, the owner must ensure the transferee signs a deed pursuant to which the transferee covenants to be bound by the terms of the scheme. The plan referred to in the instrument (which shows the location of the bore, phase pump, storage tank, and general pipeline system) is not included. We have contacted Land Information New Zealand to see whether such plan can be located, though they have since advised that they are unable to located this either and they have referred us to that referred to within instrument 834400.3, detailed below.
834400.3 (affects Part formally in Part Sections 34 and 35 Block III Shotover Survey District only)	This instrument ("the Second Water Supply Deed") again refers to the land in which the Property was initially comprised as the "Covenantor's Land", and provides the following background: <u>WATER SUPPLY SCHEME - INSTALLATION AND WATER ENTITLEMENTS</u> 3. The Covenantor has installed a water supply scheme which comprises the following: - An artesian bore situated at the eastern end of the water supply easement marked "B" on attached Plan A. - A Grundfos SP3A-36-3 SHP 3 phase pump situated at the site of the said artesian bore. - A 4,500 litre storage tank shown as part of water supply easement "A" on Deposited Plan 21761 (to which water is to be pumped from the artesian bore). A copy of Deposited Plan 21761 is attached and marked Plans B and C. - A water supply pipeline system along the water supply easements marked "A", "B", "C" and "D" on attached Plan A and "N" and "A" on attached Plans B and C. For clarification purposes, the water supply scheme works as follows: Water is pumped from the artesian bore along easements "N" and "A" on Plans B and C to the tank shown as part of easement "A" on Plans B and C. The water then gravity feeds back along easements "A" and "N" on Plans B and C, then along easement "B" on Plan A, across the road, and along easements "A", "C" and "D" on Plan A. As such, the bore and pump are located in red below:



We understand this to be the area below (in yellow) noting that the Property is shown in orange:



This is consistent with your comment that there is no bore located on the Property.

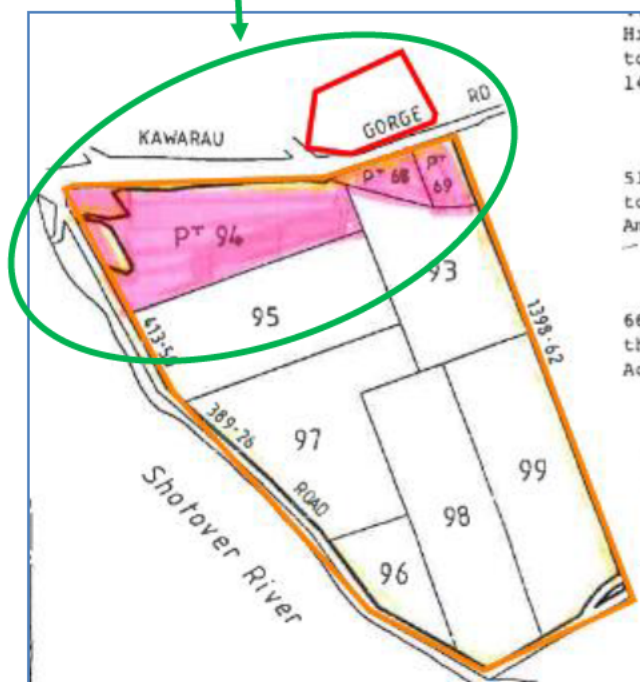
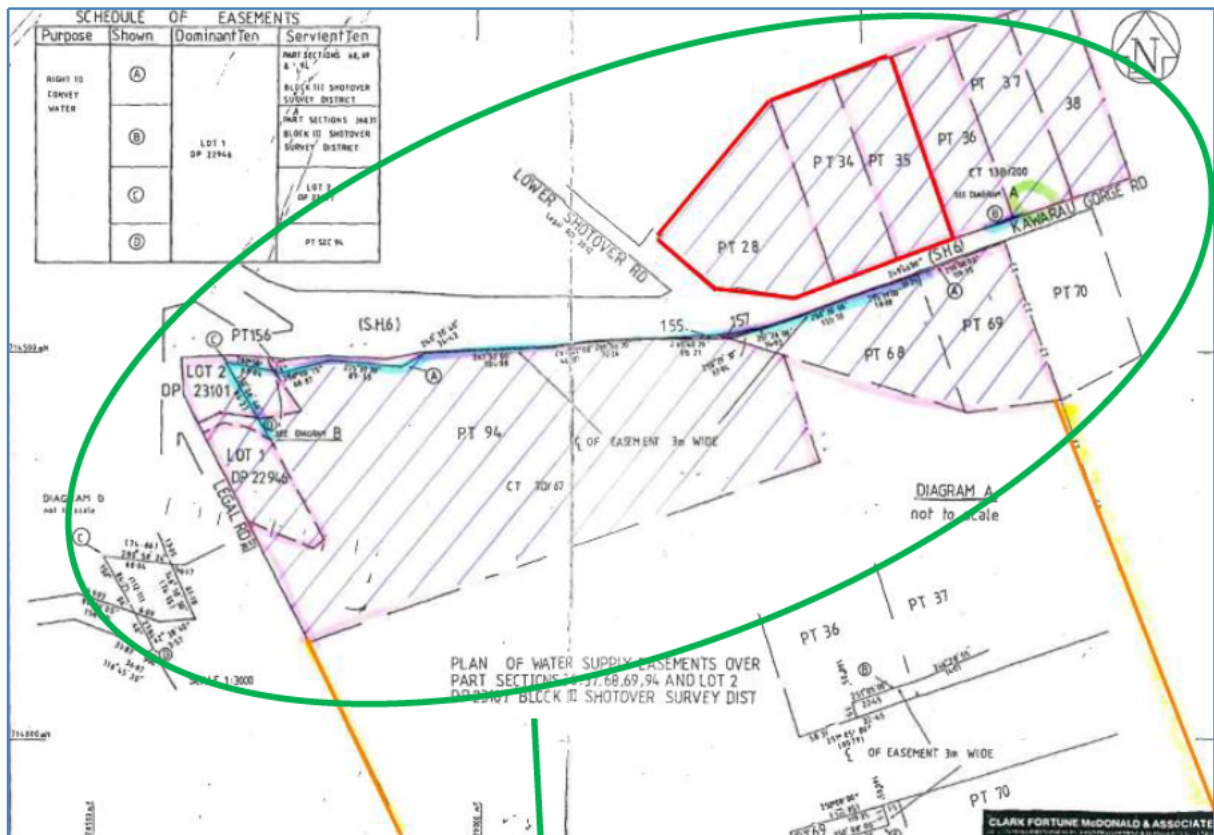


As for the storage tank, this is shown on the maps below (in red):

	instrument. However, the Second Water Supply Deed contains the following: The artesian bore and the pump and the tank referred to in subclauses 3(a), (b) and (c) also supply water to another water supply system separate and distinct from the water supply system the subject of this deed. Based on the information currently available, we understand that this is in reference to the water scheme under the Water Supply Deed, such that the images on the previous pages show the infrastructure used for both the Water Supply Deed, and the Second Water Supply Deed.
769961.5 and 834400.3	Regarding both the Water Supply Deed and the Second Water Supply Deed, the properties which benefit from the schemes have the right to enter onto the land where the bore and pump are located (i.e., the neighbouring property to the east of the Property) and conduct any necessary repair and maintenance. In addition, all owners of the land specified in the Water Supply Deed and the Second Water Supply Deed are responsible for related maintenance and power costs in respect of the pump system. The properties affected by the Water Supply Deed and the Second Water Supply Deed are shown on the following pages for indicative purposes, based on the properties as existed at the time the schemes were created, noting that: • The properties affected by the schemes are in pink; • The pipeline is in blue; • The water pump, bore, and water tank are in green; • The Property is (roughly) shown in red, for reference; and • The wider properties affected by the scheme are in orange (noting that due to their size, these are shown on a separate plan). As previously discussed, the drafting of the deeds makes it unclear whether other members of the scheme have the ability to require piping to be installed across the Property. While we do not believe that this was the intention, we cannot confirm that a member of the scheme would be acting beyond their rights in attempting to conduct works on the Property pursuant to this wider interpretation and that risk needs to be acknowledged. In addition, while we note that (pursuant to Schedule F of the Water Supply Deed) the owner of the Property is responsible for a share of the maintenance relating to the scheme infrastructure, clause 17 specifies that “a registered proprietor shall only be liable pursuant to this Deed for any liabilities and/or costs arising during such period as the land owned by that registered property is connected to and using the water supply scheme” but, there is a proviso that if connected with a building on the land then payment is due. As such, we believe the intent would be that you will be obligated to contribute to the scheme maintenance costs, if the Property is not connected and drawing water from the schemes. Similar wording is also included in the Second Water Supply Deed, at clause 12.

[illegible]

Second Water Supply Deed plans



Other deeds relating to the Water Supply Deed and the Second Water Supply Deed

<i>Deed</i>	<i>Comments</i>
829946.6	This refers to the water taking arrangement in the Water Supply Deed, and specifies a 1,000L per day limit regarding properties to the north (now comprised in records of title OT16A/1018 and OT16A/1019, which are some distance from the Property), such limit to be enforced by the Covenantor's Land (as defined in the instrument) which originally included the Property.
829946.9	This specifies the same arrangement as above, in respect of another property to the north of the Property, as comprised in record of title OT14D/628. Again, this is some distance from the Property.
829946.12	This specifies the same arrangement as above, in respect of another property to the north of the Property, as comprised in record of title OT14D/626. Again, this is some distance from the Property.
838259.3 (affects Part formally in Part Sections 34 and 35 also)	This refers to the water taking arrangement in the Second Water Supply Deed, and records that the land currently comprised in records of title 820124 and 820125 are subject to a 1,000L per day limit, such limit to be enforced by the Covenantor's Land (as defined in the instrument) which originally included the Property. These areas are not connected to the Property.
842026.3 (affects Part formally in Part Sections 34 and 35 also)	This refers to the water taking arrangement in the Water Supply Deed, and specifies a 2,500L per day limit regarding the property contained in record of title OT14D/627, such limit to be enforced by the Covenantor's Land (as defined in the instrument) which originally included the Property. This area is not connected to the Property.
850246.4 (affects Part formally in Part Sections 34 and 35 also)	This refers to the water taking arrangement in the Second Water Supply Deed, and specifies a 1,000L per day limit regarding the property now contained in records of title 778603 and 778604 (to the south west of the Property) such limit to be enforced by the Covenantor's Land (as defined in the instrument) which originally included the Property. These areas are not connected to the Property.
850246.7 (affects Part formally in Part Sections 34 and 35 also)	This refers to the water taking arrangement in the Second Water Supply Deed, and specifies a 1,000L per day limit regarding the property now contained in records of title 544741 and 544742 (to the south west of the Property) such limit to be enforced by the Covenantor's Land (as defined in the instrument) which originally included the Property. These areas are not connected to the Property.
862985.4	This refers to the water taking arrangement in the Water Supply Deed, and specifies a 450L per hour limit regarding the property contained in record of title OT15B/798 (north adjacent to the Property), such limit to be enforced by the Covenantor's Land (as defined in the instrument) which originally included the Property.
5154900.3 (affects Part formally in Part Sections 34 and 35 also)	This refers to the water taking arrangement in the Water Supply Deed, and specifies a XXXL per hour limit regarding the property contained in record of title 10642 (north of the Property). This refers to Area "Z" on DP 302775 which is a no build/no tree area. This area is not on the Property.