

Appendix A

Record of Titles and Interests



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




R. W. Muir
Registrar-General
of Land

Identifier 1186396
Land Registration District Otago
Date Issued 25 October 2024

Prior References
OT5B/1115

Estate Fee Simple
Area 4.6578 hectares more or less
Legal Description Lot 2, 6 Deposited Plan 605028

Registered Owners
Mt Iron Junction Limited

Interests

501771 Gazette Notice declaring that State Highway No 89 (Queenstown - Wanaka) fronting the within land to be a Limited Access Road - 17.8.1978 at 1.41 pm (Affects Lot 6 DP 605028)

Appurtenant hereto is a right to convey water and electricity and a right to install pumps created by Transfer 843805.2 - 2.12.1993 at 9:05 am

5016824.1 Gazette Notice declaring adjoining road (State Highway No.6) to be a Limited Access Road - 21.12.2000 at 9:21 am (Affects Lot 2 DP 605028)

11525203.4 Mortgage to ANZ Bank New Zealand Limited - 26.8.2019 at 4:16 pm

Subject to Section 241(2) Resource Management Act 1991 (affects DP 605028)

Subject to a right to convey electricity (in gross) over part Lot 2 marked D & E and a right to transform electricity (in gross) over part Lot 2 marked E on DP 605028 in favour of Aurora Energy Limited created by Easement Instrument 13059375.4 - 25.10.2024 at 8:03 am

The easements created by Easement Instrument 13059375.4 are subject to Section 243 (a) Resource Management Act 1991

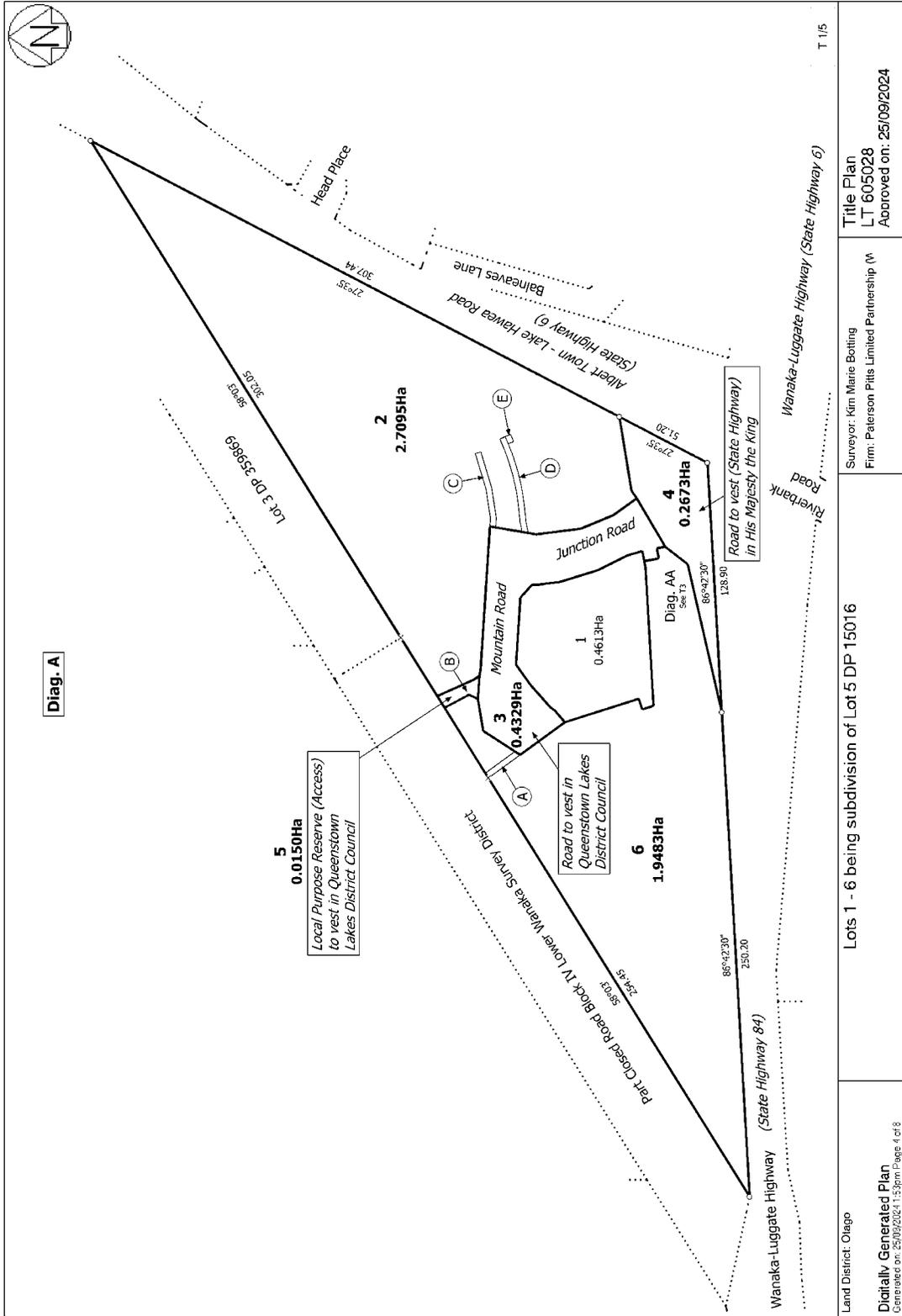
Subject to a right to convey water (in gross) over part Lot 2 marked C and a right to drain sewage (in gross) over part Lot 6 marked A on DP 605028 in favour of the Queenstown Lakes District Council created by Easement Instrument 13059375.6 - 25.10.2024 at 8:03 am

The easements created by Easement Instrument 13059375.6 are subject to Section 243 (a) Resource Management Act 1991

Fencing Covenant in Deed 13059375.7 (Subject to Section 6(2) of the Fencing Act 1978) - 25.10.2024 at 8:03 am

Land Covenant in Covenant Instrument 13059375.8 - 25.10.2024 at 8:03 am

13059375.9 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 25.10.2024 at 8:03 am



Land District: Otago	Title Plan LT 605028 Approved on: 25/09/2024
Digitally Generated Plan Generated on: 25/09/2024 11:53am Page 4 of 6	Surveyor: Kim Maire Botting Firm: Peterson Pitts Limited Partnership (M)
Lots 1 - 6 being subdivision of Lot 5 DP 15016	



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




R. W. Muir
Registrar-General
of Land

Identifier 243580
Land Registration District Otago
Date Issued 20 February 2006

Prior References
OT3A/60

Estate Fee Simple
Area 1.3190 hectares more or less
Legal Description Lot 3 Deposited Plan 359869

Registered Owners
Mt Iron Junction Limited

Interests

Subject to Section 59 Land Act 1948

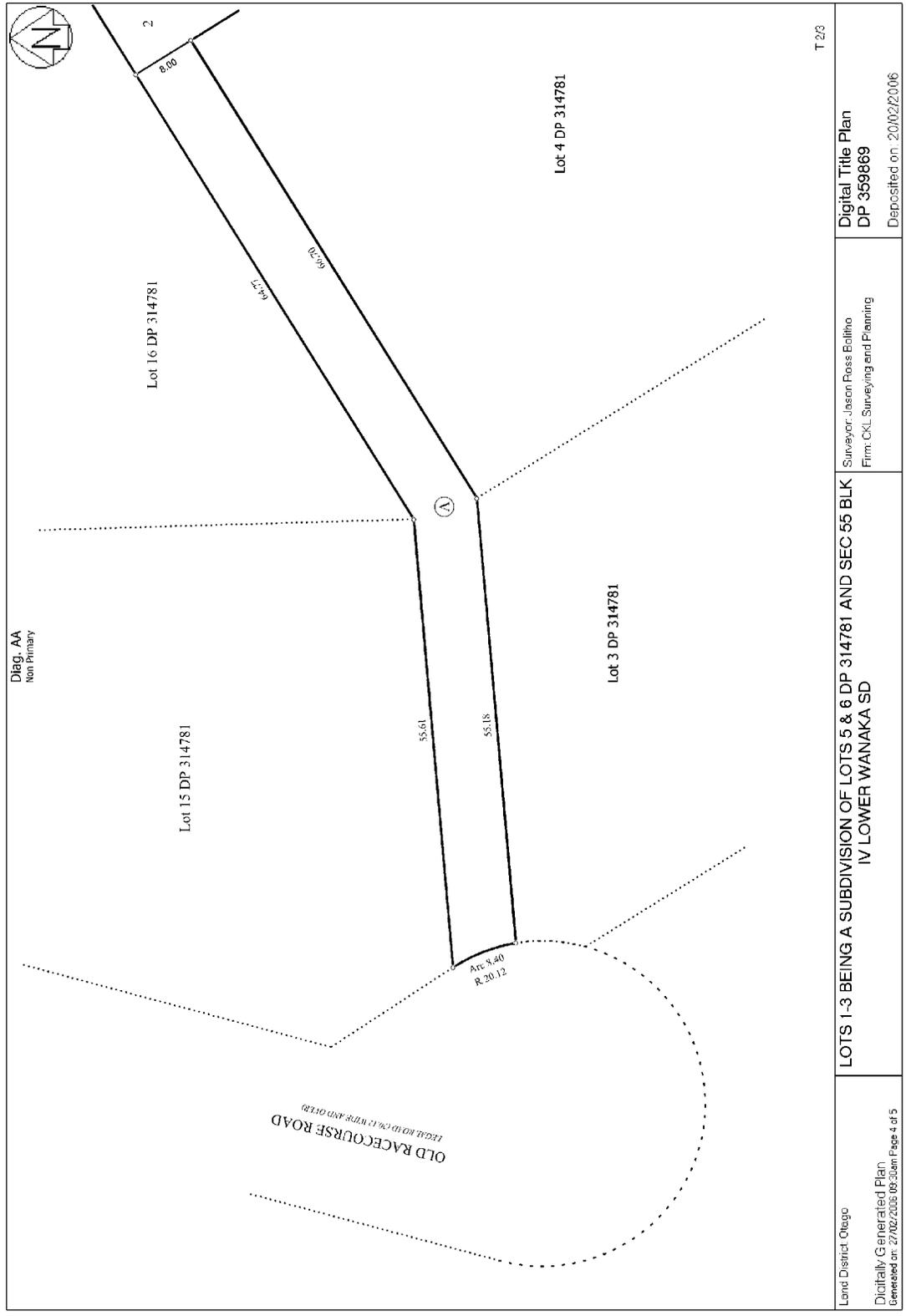
Appurtenant hereto are rights to convey water, a right to convey electricity and a right to install pumps created by Transfer 843805.2 - 2.12.1993 at 9:05 am

5016824.1 Gazette Notice declaring adjoining road (State Highway No.6) to be a Limited Access Road - 21.12.2000 at 9:21 am

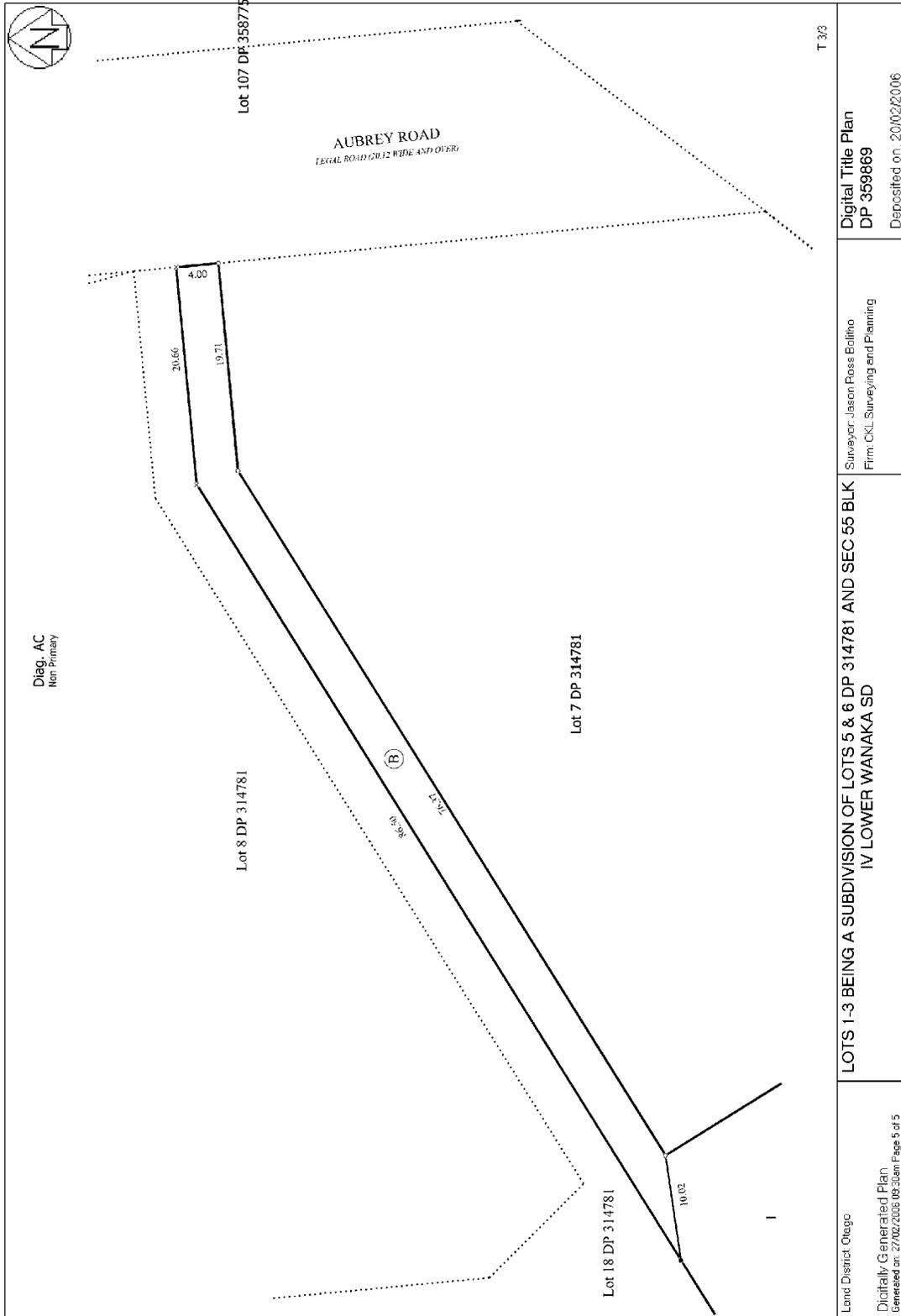
5034506.3 Notice pursuant to Section 91 Transit New Zealand Act 1989 - 6.4.2001 at 2:29 pm

11525203.3 Mortgage to ANZ Bank New Zealand Limited - 26.8.2019 at 4:16 pm

Subject to a right (in gross) to convey water and a right (in gross) to drain water and sewage over part marked B on DP 587864 in favour of Queenstown Lakes District Council created by Easement Instrument 12726315.2 - 27.7.2023 at 3:42 pm



Land District: Otsego	Surveyor: Jason Ross Ballino Firm: CKL Surveying and Planning	Digital Title Plan DP 359869	T 203
Digitally Generated Plan Generated on: 2/10/2025 08:50am Page 4 of 5		Deposited on: 20/02/2006	
LOTS 1-3 BEING A SUBDIVISION OF LOTS 5 & 6 DP 314781 AND SEC 55 BLK IV LOWER WANAKA SD			



<p>Land District: Otago</p> <p>Digitally Generated Plan</p> <p>Generated on: 27/02/2006 08:50am Page 5 of 5</p>	<p>LOTS 1-3 BEING A SUBDIVISION OF LOTS 5 & 6 DP 314781 AND SEC 55 BLK IV LOWER WANAKA SD</p>	<p>Surveyor: Jason Ross Ballin</p> <p>Firm: CKL Surveying and Planning</p>	<p>Digital Title Plan</p> <p>DP 359869</p> <p>Deposited on: 20/02/2006</p>
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View Instrument Details

Instrument No 13059375.8
Status Registered
Lodged By Perazzolo, Maria Angelique Lilyan
Date & Time Lodged 25 Oct 2024 08:03
Instrument Type Land Covenant under s116(1)(a) or (b) Land Transfer Act 2017

Affected Records of Title	Land District
1186395	Otago
1186396	Otago

Annexure Schedule Contains 2 Pages

Covenantor Certifications

I certify that I have the authority to act for the Covenantor and that the party has the legal capacity to authorise me to lodge this instrument

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

Signature

Signed by Stephen Andrew Jeffery as Covenantor Representative on 19/09/2024 11:33 AM

Covantee Certifications

I certify that I have the authority to act for the Covantee and that the party has the legal capacity to authorise me to lodge this instrument

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

Signature

Signed by Stephen Andrew Jeffery as Covantee Representative on 19/09/2024 11:33 AM

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

This approved format may be used for lodgement as an electronic instrument under the Land Transfer Act 2017

Form 26

Covenant Instrument to note land covenant

(Section 116(1)(a) & (b) Land Transfer Act 2017)

Covenantor

MT IRON JUNCTION LIMITED

Covenantee

MT IRON JUNCTION LIMITED

Grant of Covenant

The Covenantor, being the registered owner of the burdened land(s) set out in Schedule A, **grants to the Covenantee** (and, if so stated, in gross) the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Schedule A
required

Continue in additional Annexure Schedule, if

Purpose of covenant	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Land Covenant	DP 605028	Lot 1 DP 605028 (RT 1186395)	Lots 2 and Lot 6 DP 605028 (RT 1186396)

This approved format may be used for lodgement as an electronic instrument under the Land Transfer Act 2017

Covenant rights and powers (including terms, covenants and conditions)

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

Continue in additional Annexure Schedule if required.

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

[Memorandum number _____, registered under section 209 of the Land Transfer Act 2017].

[Annexure Schedule _____].

Annexure Schedule

1. The Covenantor will not, either personally, or directly or indirectly by cooperating with the others or assisting others, lodge or submit or permit to be lodged or submitted with Queensland Lakes District Council, the Otago Regional Council or any other relevant authority or any court, any objection to any application made by the Covenantee in relation to its development of the balance of the land contained in Record of Title 1186396 (being Lots 2 and 6 DP 605028).
2. The Covenantor will if reasonable required by the Covenantee, will provide its written consent and use all reasonable endeavours to assist the Covenantee in obtaining the written consent of any other interested party to which the Covenantor has an existing relationship.
3. Should the Covenantor not comply with or fulfil any one or more of the restrictions and stipulations contained in this instrument then, without prejudice to any remedy which the Covenantee may have:
 - (a) The Covenantee shall give written notice of a breach of any one or more of these restrictions and stipulations to the Covenantor (“defaulting party”) and if the defaulting party fails to remedy the breach within a reasonable time of receipt of such notice, the Covenantee may take whatever legal action it considers necessary to remedy the breach; and
 - (b) All reasonable costs and expenses incurred by the Covenantee in enforcing any one or more restrictions and stipulations contained in this instrument shall constitute a debt due that shall be a charge against the defaulting party and shall be recoverable as liquidated damages unless the issue of costs is otherwise determined in the course of the legal action contemplated in clause 2(a) above.



View Instrument Details

Instrument No 13059375.9
Status Registered
Lodged By [REDACTED]
Date & Time Lodged 25 Oct 2024 08:03
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991

Affected Records of Title	Land District
1186395	Otago
1186396	Otago

Annexure Schedule Contains 3 Pages

Signature [REDACTED]
Signed by [REDACTED] as Territorial Authority Representative on 19/09/2024 11:36 AM

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

IN THE MATTER of Lots 1-6 being a
Subdivision of Lot 5 DP 15016

AND

IN THE MATTER of Resource Consent
RM230506 Queenstown Lakes District
Council

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

BACKGROUND

- A. Mount Iron Junction Limited 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 OT5B/1115 (Otago Registry).
- B. Council has granted subdivision consent (RM230506) 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.

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



Sharon Lynsey Daunt Dinneen