



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

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




R.W. Muir
Registrar-General
of Land

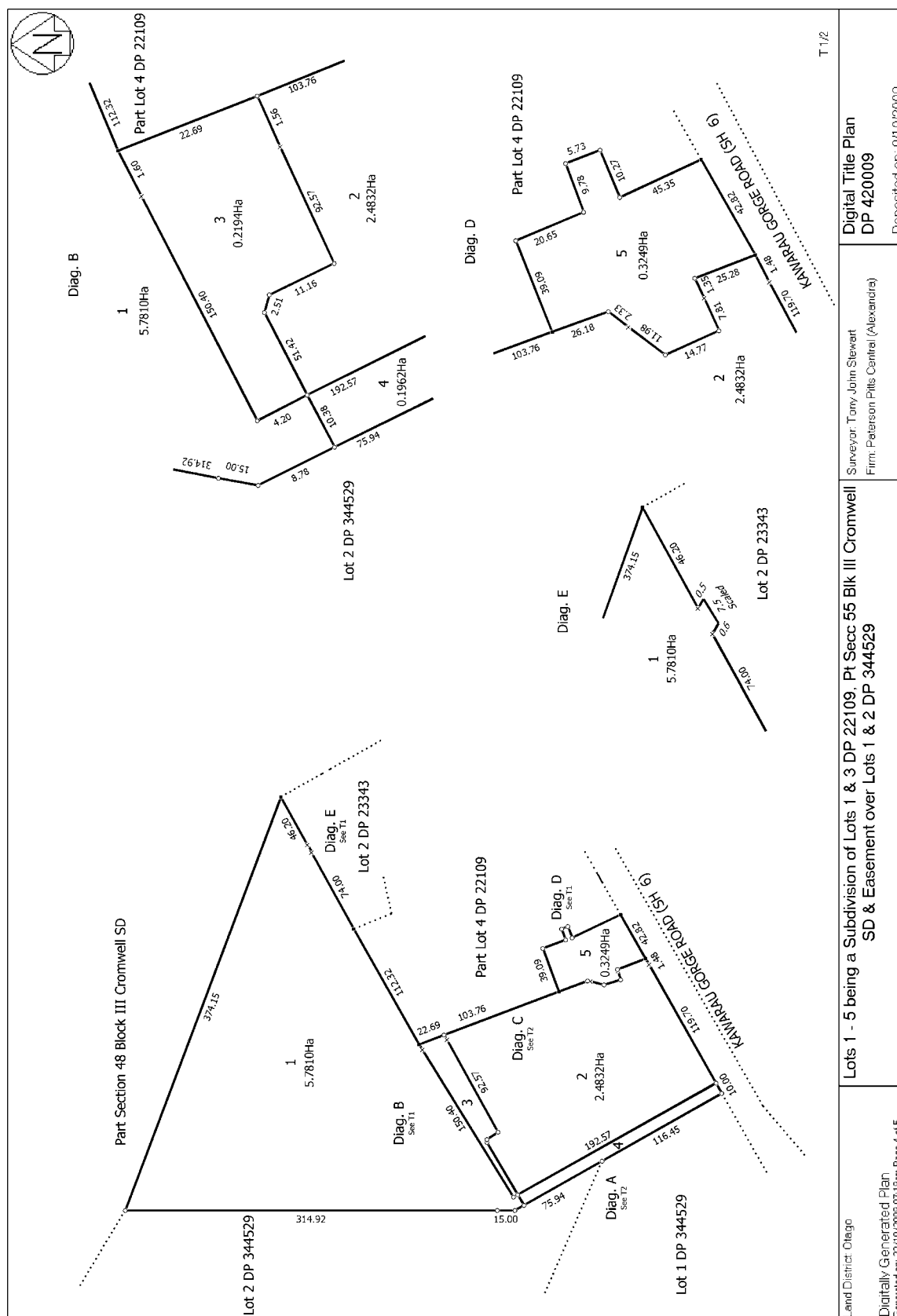
Identifier **476973**
Land Registration District **Otago**
Date Issued 09 October 2009

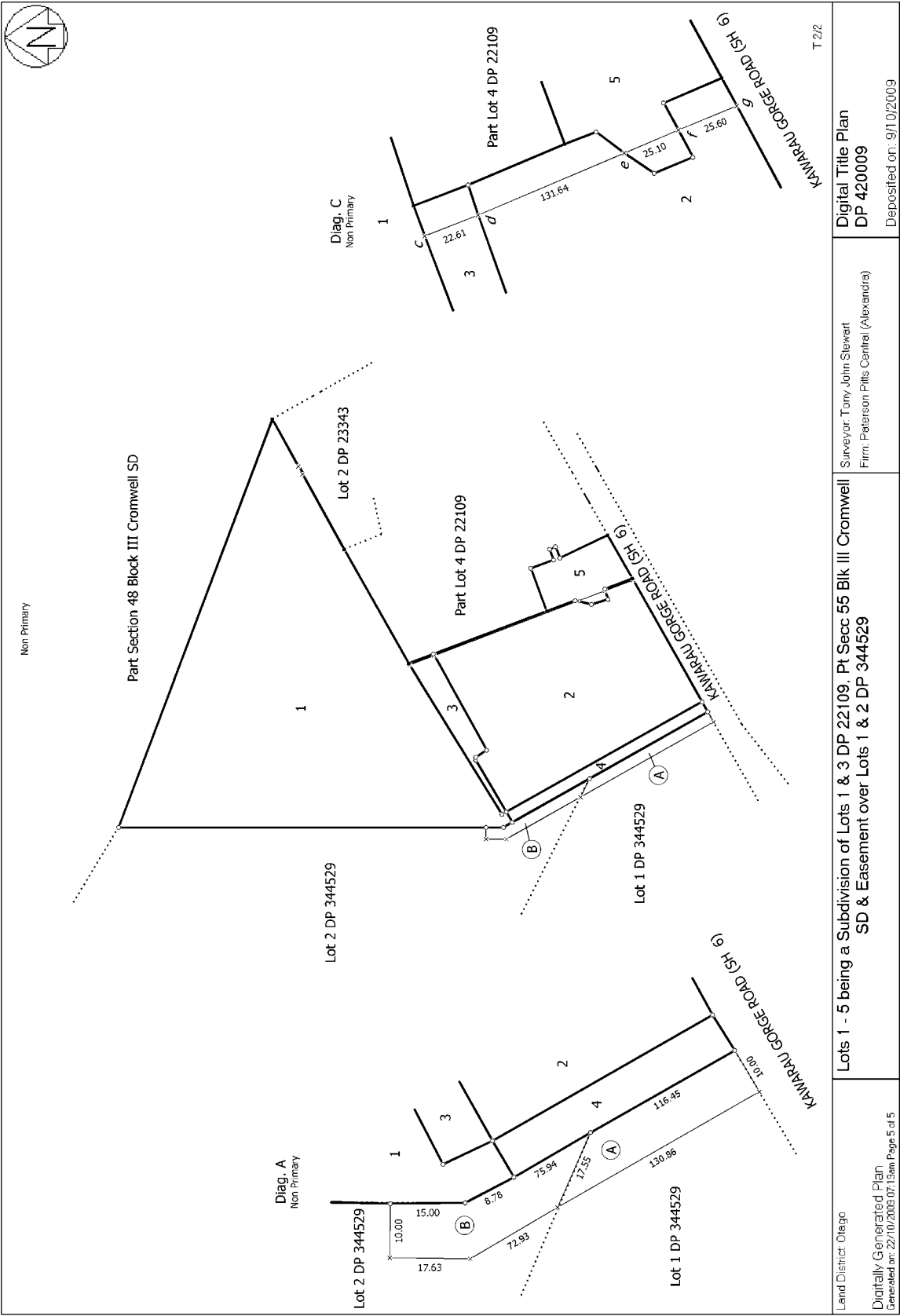
Prior References
402953 OT13D/1013

Estate Fee Simple
Area 6.0004 hectares more or less
Legal Description Lot 1, 3 Deposited Plan 420009
Registered Owners
Henry Theodore Van Der Velden, Pamela Faye Van Der Velden and Neil Christopher MacDonald

Interests

Appurtenant hereto is a right to drain sewage created by Transfer 372527
544716 Gazette Notice declaring a portion of State Highway No. 6 fronting the within land to be a limited access road - 11.11.1980 at 2.46 pm
Appurtenant to part formerly Lot 1 DP 22109 is a right to convey electricity & place transformer and appurtenant hereto is a right to convey water specified in Easement Certificate 789816.5 - 8.10.1991 at 10:46 am
Subject to a right to convey water over part marked marked c-d on DP 420009 specified in Easement Certificate 789816.5 - 8.10.1991 at 10:46 am
The easements specified in Easement Certificate 789816.5 are subject to Section 309 (1) (a) Local Government Act 1974
Appurtenant to Lot 3 & part Lot 1 DP 420009 (formerly Lot 3 DP 22109) is a right to convey water created by Easement Instrument 7073932.4 - 17.10.2006 at 9:00 am
Appurtenant to Lot 3 & part Lot 1 DP 420009 (formerly Lot 3 DP 22109) are rights to convey, store and take water, a right to convey electricity and telecommunications cables and a right to pump water created by Easement Instrument 7073932.5 - 17.10.2006 at 9:00 am
8287639.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 9.10.2009 at 3:58 pm
Subject to Section 241(2) and Section 242(1) Resource Management Act 1991(affects DP 420009)
Appurtenant hereto is a right of way created by Easement Instrument 8287639.7 - 9.10.2009 at 3:58 pm
The easements created by Easement Instrument 8287639.7 are subject to Section 243 (a) Resource Management Act 1991
9850689.4 Variation of the conditions of the easement created by Easement Instrument 8287639.7 - 30.9.2014 at 10:02 am
10181959.1 Mortgage to Bank of New Zealand - 9.9.2015 at 11:19 am
13403075.3 Surrender of the right to convey water marked A on DP 344529 created by Easement Instrument 7073932.4 - 8.1.2026 at 4:08 pm
Appurtenant hereto is a right to convey water created by Easement Instrument 13403075.10 - 8.1.2026 at 4:08 pm







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

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




R.W. Muir
Registrar-General
of Land

Identifier **476974**
Land Registration District **Otago**
Date Issued 09 October 2009

Prior References
402953 OT13D/1013

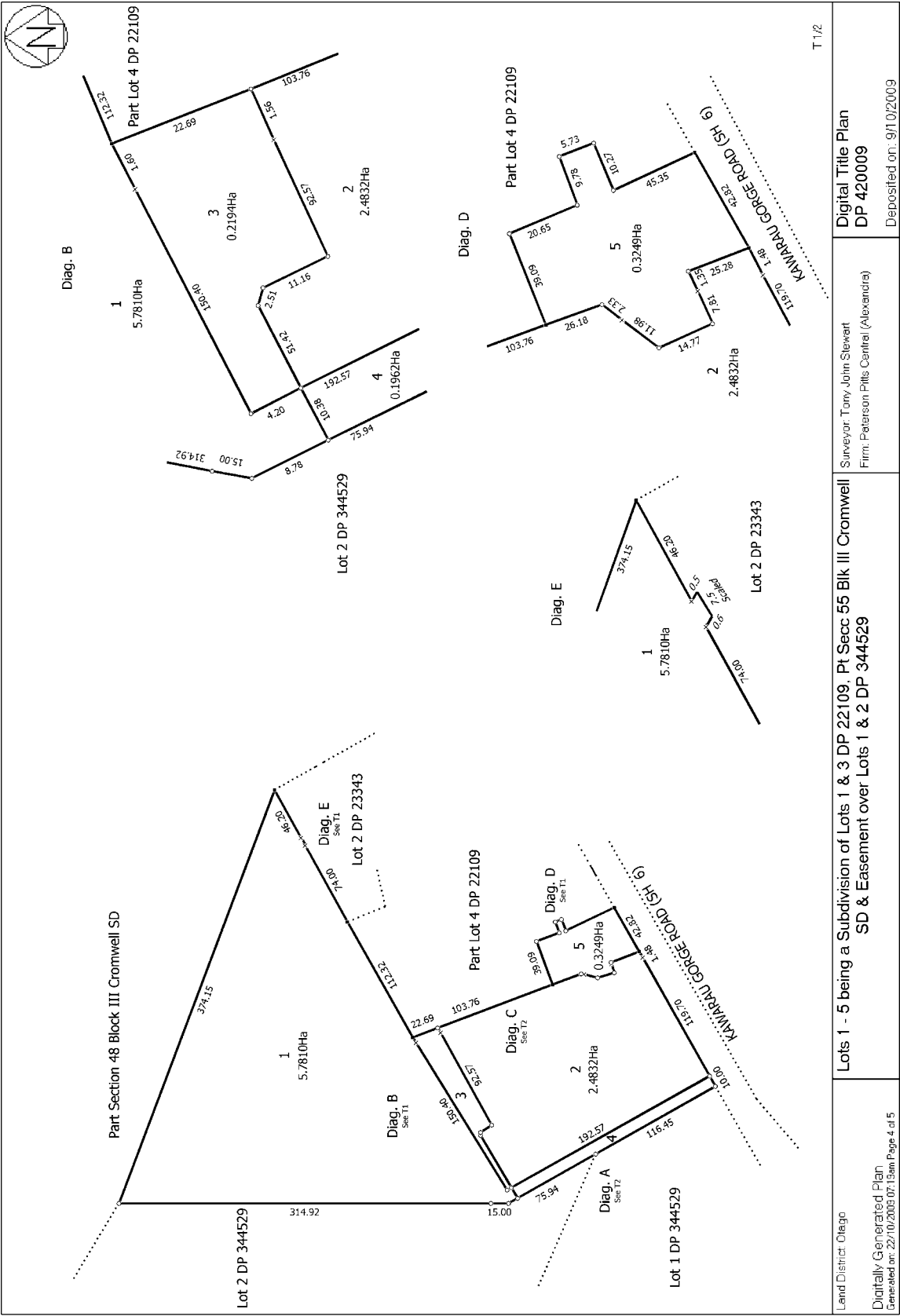
Estate Fee Simple
Area 2.6794 hectares more or less
Legal Description Lot 2, 4 Deposited Plan 420009

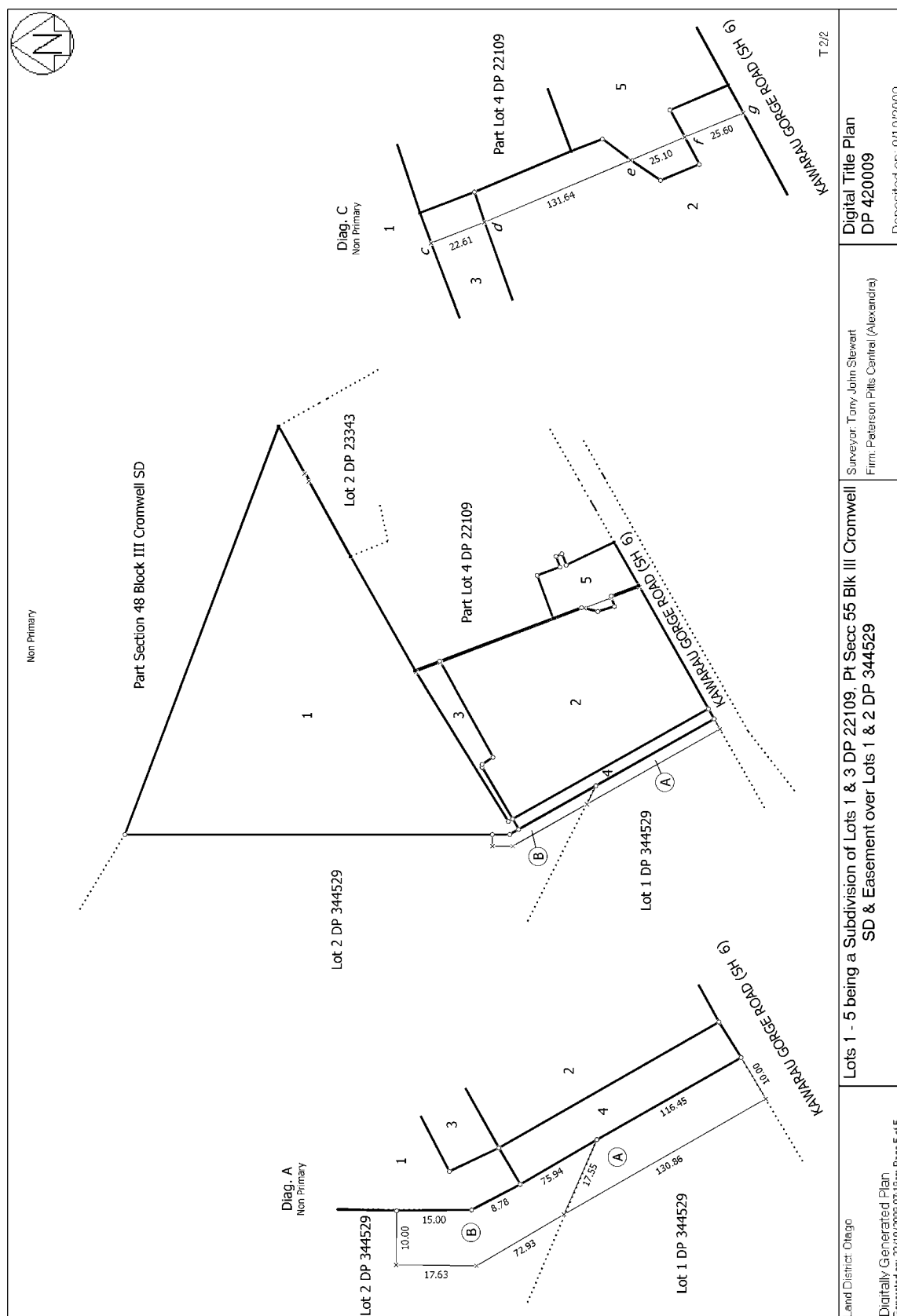
Registered Owners
Henry Theodore Van Der Velden, Pamela Faye Van Der Velden and Neil Christopher MacDonald

Interests

Appurtenant hereto is a right to drain sewage created by Transfer 372527 - 18.8.1971 at 9:00 am
544716 Gazette Notice declaring a portion of State Highway No. 6 fronting the within land to be a limited access road - 11.11.1980 at 2.46 pm
Appurtenant to part formerly Lot 1 DP 22109 is a right to convey electricity & place transformer and appurtenant hereto is a right to convey water specified in Easement Certificate 789816.5 - 8.10.1991 at 10:46 am
Subject to a right to convey water over part marked d-e & f-g on DP 420009 specified in Easement Certificate 789816.5 - 8.10.1991 at 10:46 am
The easements specified in Easement Certificate 789816.5 are subject to Section 309 (1) (a) Local Government Act 1974
Appurtenant hereto are rights to convey water created by Easement Instrument 7073932.4 - 17.10.2006 at 9:00 am
Appurtenant hereto are rights to convey, store and take water, a right to convey electricity and telecommunications cables and right to pump water created by Easement Instrument 7073932.5 - 17.10.2006 at 9:00 am
8287639.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 9.10.2009 at 3:58 pm
8287639.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 9.10.2009 at 3:58 pm (affects Lot 2 DP 420009)
Subject to Section 241(2) and Section 242(1) Resource Management Act 1991(affects DP 420009)
Appurtenant hereto is a right of way created by Easement Instrument 8287639.7 - 9.10.2009 at 3:58 pm
The easements created by Easement Instrument 8287639.7 are subject to Section 243 (a) Resource Management Act 1991
Subject to a right to convey water over part Lot 2 marked A and B and to convey telecommunications over part Lot 2 marked A both on DP 425155 created by Easement Instrument 8345047.2 - 17.12.2009 at 12:39 pm
8696855.1 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS COMPUTER REGISTER IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) - 15.2.2011 at 2:07 pm
9850689.4 Variation of the conditions of the easement created by Easement Instrument 8287639.7 - 30.9.2014 at 10:02 am
Appurtenant hereto is a right to overhang created by Easement Instrument 9850689.6 - 30.9.2014 at 10:02 am
13403075.3 Surrender of the right to convey water marked A on DP 344529 created by Easement Instrument 7073932.4 - 8.1.2026 at 4:08 pm

Appurtenant hereto is a right to convey water created by Easement Instrument 13403075.10 - 8.1.2026 at 4:08 pm







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

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



R.W. Muir
Registrar-General
of Land

Identifier **1233739**
Land Registration District **Otago**
Date Issued 08 January 2026

Prior References

126180 OT106/99 OT7C/632
OT7C/633

Estate Fee Simple
Area 233.1880 hectares more or less
Legal Description Lot 1000 Deposited Plan 615998
Registered Owners
New Zealand Cherry Corp (Leyser) LP

Interests

Excepting and reserving from part formerly Section 4, part Section 5 and Section 11 Block III Cromwell Survey District to Her Majesty the Queen all minerals, mineral oil, gas, metals, coal and valuable stone under the surface of the land
Subject to Section 8 Mining Act 1971 (affects part formerly Sections 96, 98, 99, 100, 101, 102 and 103 Block III Cromwell Survey District)

Subject to Section 168A Coal Mines Act 1925 (affects part formerly Sections 96, 98, 99, 100, 101, 102 and 103 Block III Cromwell Survey District)

Part formerly Lot 2 DP 330709 and part formerly Section 54 Block III Cromwell Survey District is subject to interests, easements and rights under the Land relating to mining, mines and minerals

Subject to a right to convey water over part marked XN on DP 615998 created by Easement Instrument 6264801.4 - 23.12.2004 at 9:00 am

The easements created by Easement Instrument 6264801.4 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right to convey water over part marked XN on DP 615998 created by Easement Instrument 7073932.4 - 17.10.2006 at 9:00 am

Subject to a right (in gross) to convey electricity over part marked XG and XH and a right (in gross) to transform electricity part marked XH all on DP 615998 in favour of Aurora Energy Limited created by Easement Instrument 11175490.2 - 6.8.2018 at 7:29 am

11211780.3 Mortgage to Bank of New Zealand - 31.8.2018 at 4:12 pm

13078798.2 Variation of Mortgage 11211780.3 - 22.8.2024 at 4:51 pm

Subject to a right (in gross) to convey electricity over part marked XK and XM on DP 615998 in favour of Aurora Energy Limited created by Easement Instrument 13245069.1 - 1.8.2025 at 9:29 am

13403075.3 Surrender of the right to convey water marked A on DP 344529 created by Easement Instrument 7073932.4 as appurtenant to Lots 1-5 DP 420009 - 8.1.2026 at 4:08 pm

13403075.4 Surrender of the right to convey water marked A on DP 344529 created by Easement Instrument 6264801.4 as appurtenant to Lots 1-4 DP 344529 - 8.1.2026 at 4:08 pm

Subject to a right of way over part marked D and a right of way and a right to convey water over part marked B and G all

on DP 615998 created by Easement Instrument 13403075.7 - 8.1.2026 at 4:08 pm

The easements created by Easement Instrument 13403075.7 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey water over part marked B, G and D all on DP 615998 in favour of Shannon Farm Owners Association Incorporated created by Easement Instrument 13403075.8 - 8.1.2026 at 4:08 pm

Subject to a right (in gross) to convey water over part marked AH, AI and XL all on DP 615998 in favour of Ripponvale Irrigation Company Limited created by Easement Instrument 13403075.9 - 8.1.2026 at 4:08 pm

The easements created by Easement Instrument 13403075.9 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right to convey water over parts marked AC, AD, XA, XB, XC, XD, XE, XJ and XK all on DP 615998 created by Easement Instrument 13403075.10 - 8.1.2026 at 4:08 pm

Some of the easements created by Easement Instrument 13403075.10 are subject to Section 243 (a) Resource Management Act 1991 (see DP 615998)

Subject to a right (in gross) to drain sewage over part marked B, D, AG, AH, AJ, FB, FC, FD, FU, FT, FW and G all on DP 615998 in favour of Central Otago District Council created by Easement Instrument 13403075.11 - 8.1.2026 at 4:08 pm

The easements created by Easement Instrument 13403075.11 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey water over part marked D and WA on DP 615998 in favour of Central Otago District Council created by Easement Instrument 13403075.12 - 8.1.2026 at 4:08 pm

The easements created by Easement Instrument 13403075.12 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to drain water and store water over parts marked SA and SE and a right to drain water over parts marked AB, AC, AD, AG, AH, AI, FC, SD, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, AF, AM, AN, XM and AQ all on DP 615998 in favour of Central Otago District Council created by Easement Instrument 13403075.13 - 8.1.2026 at 4:08 pm

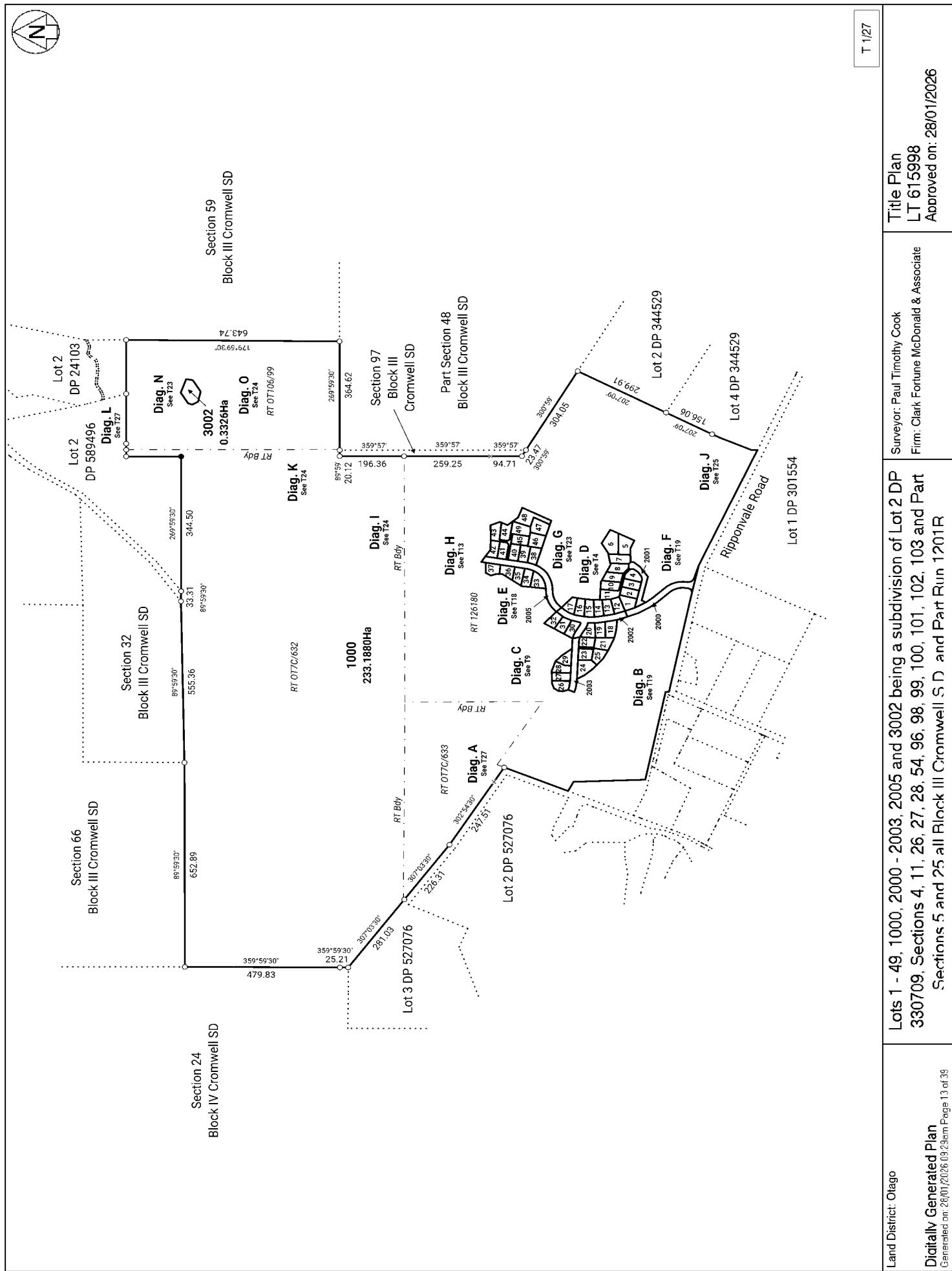
The easements created by Easement Instrument 13403075.13 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey telecommunications over parts marked B, D and G on DP 615998 in favour of Chorus New Zealand Limited created by Easement Instrument 13403075.14 - 8.1.2026 at 4:08 pm

The easements created by Easement Instrument 13403075.14 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey electricity over parts marked B, D, AA, AB, AC, AD, AE, AI, AL, WA, XE, G, AM, AN, AO, AP, XB, XD, XF, XI and XL and a right (in gross) to transform electricity over parts marked AA, AB, AC, AD, AL and AP all on DP 615998 in favour of Aurora Energy Limited created by Easement Instrument 13403075.15 - 8.1.2026 at 4:08 pm

The easements created by Easement Instrument 13403075.15 are subject to Section 243 (a) Resource Management Act 1991





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

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



R.W. Muir
Registrar-General
of Land

Identifier **182714**
Land Registration District **Otago**
Date Issued 23 December 2004

Prior References
126179

Estate Fee Simple
Area 8.0036 hectares more or less
Legal Description Lot 1 Deposited Plan 344529

Registered Owners

Rippon Holdings Limited as to a 1/2 share
Rippon Investments Limited as to a 1/2 share

Interests

The abovementioned land is subject to interests, easements and rights under the laws relating to Mining, Mines and Minerals.

Subject to a right of way over part marked I DP 344529 created by Transfer 302608 - 14.7.1966 at 2.41 pm

544716 Gazette Notice declaring a portion of State Highway No 6 fronting the within land to be a limited access road - 11.11.1980 at 2.46 pm

6264801.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 23.12.2004 at 9:00 am

Appurtenant hereto are rights to convey water created by Easement Instrument 6264801.4 - 23.12.2004 at 9:00 am

The easements created by Easement Instrument 6264801.4 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto is a right to convey electricity created by Easement Instrument 7073932.3 - 17.10.2006 at 9:00 am

Subject to a right to convey water over part marked M, H and O, a right to store and take water marked M, a right to convey electricity and telecommunication cables marked G and O and a right to pump water marked O on DP 367909 created by Easement Instrument 7073932.5 - 17.10.2006 at 9:00 am

Subject to a right (in gross) to convey electricity over part marked G on DP 367909 in favour of Aurora Energy Limited created by Easement Instrument 7073932.6 - 17.10.2006 at 9:00 am

Subject to a right of way over part marked A on DP 420009 created by Easement Instrument 8287639.7 - 9.10.2009 at 3:58 pm

The easements created by Easement Instrument 8287639.7 are subject to Section 243 (a) Resource Management Act 1991

9850689.4 Variation of the conditions of the easement created by Easement Instrument 8287639.7 - 30.9.2014 at 10:02 am

Subject to a right (in gross) to convey electricity and a right to transform electricity over part marked B all on DP 471620 in favour of Aurora Energy Limited created by Easement Instrument 9850689.5 - 30.9.2014 at 10:02 am

9850689.7 Mortgage to Bank of New Zealand - 30.9.2014 at 10:02 am

Subject to a right to convey water over part marked D on DP 494242 created by Easement Instrument 10348821.1 - 22.6.2016 at 12:32 pm

Appurtenant hereto is a right to convey water created by Easement Instrument 10348821.1 - 22.6.2016 at 12:32 pm

Subject to a right (in gross) to convey and transform electricity over part marked B on DP 571108 in favour of Aurora Energy Limited created by Easement Instrument 13245069.1 - 1.8.2025 at 9:29 am

13403075.4 Surrender of the right to convey water marked A on DP 344529 created by Easement Instrument 6264801.4 - 8.1.2026 at 4:08 pm

Appurtenant hereto is a right to convey water created by Easement Instrument 13403075.10 - 8.1.2026 at 4:08 pm

The easements created by Easement Instrument 13403075.10 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Covenant Instrument 13403075.17 - 8.1.2026 at 4:08 pm



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

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




R.W. Muir
Registrar-General
of Land

Identifier **182715**

Land Registration District **Otago**

Date Issued 23 December 2004

Prior References

126179

Estate Fee Simple
Area 8.0067 hectares more or less
Legal Description Lot 2 Deposited Plan 344529

Registered Owners

Rippon Holdings Limited as to a 1/2 share
Rippon Investments Limited as to a 1/2 share

Interests

The abovementioned land is subject to interests, easements and rights under the laws relating to Mining, Mines and Minerals.

Subject to a right of way over part marked J DP 344529 created by Transfer 302608 - 14.7.1966 at 2.41 pm

6264801.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 23.12.2004 at 9:00 am

Subject to a right to convey water over part marked F DP 344529 and a right of way over part marked H DP 344529 created by Easement Instrument 6264801.4 - 23.12.2004 at 9:00 am

Appurtenant hereto is a right of way and rights to convey water created by Easement Instrument 6264801.4 - 23.12.2004 at 9:00 am

The easements created by Easement Instrument 6264801.4 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right to convey electricity over part marked N and K on DP 367909 created by Easement Instrument 7073932.3 - 17.10.2006 at 9:00 am

Subject to a right to convey water over part marked C, D, E, I, L and P, a right to store and take water marked L, rights to convey electricity and telecommunications cables marked F, E, D, J, K, N and P and a right to pump water marked P on DP 367909 created by Easement Instrument 7073932.5 - 17.10.2006 at 9:00 am

Subject to a right (in gross) to convey electricity over part marked D, E, F, J, K and N and a right to transform electricity marked K on DP 367909 in favour of Aurora Energy Limited created by Easement Instrument 7073932.6 - 17.10.2006 at 9:00 am

Subject to a right of way over part marked B on DP 420009 created by Easement Instrument 8287639.7 - 9.10.2009 at 3:58 pm

The easements created by Easement Instrument 8287639.7 are subject to Section 243 (a) Resource Management Act 1991

9850689.4 Variation of the conditions of the easement created by Easement Instrument 8287639.7 - 30.9.2014 at 10:02 am

Subject to a right (in gross) to convey electricity and a right to transform electricity over part marked A and C all on DP 471620 in favour of Aurora Energy Limited created by Easement Instrument 9850689.5 - 30.9.2014 at 10:02 am

Subject to a right to overhang over part marked C and D on DP 471620 created by Easement Instrument 9850689.6 - 30.9.2014 at 10:02 am

9850689.7 Mortgage to Bank of New Zealand - 30.9.2014 at 10:02 am

Subject to a right to convey water over part marked C on DP 494242 created by Easement Instrument 10348821.1 - 22.6.2016 at 12:32 pm

Appurtenant hereto is a right to convey water created by Easement Instrument 10348821.1 - 22.6.2016 at 12:32 pm

13403075.4 Surrender of the right to convey water marked A on DP 344529 created by Easement Instrument 6264801.4 - 8.1.2026 at 4:08 pm

Appurtenant hereto is a right to convey water created by Easement Instrument 13403075.10 - 8.1.2026 at 4:08 pm

The easements created by Easement Instrument 13403075.10 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Covenant Instrument 13403075.17 - 8.1.2026 at 4:08 pm

Guaranteed Search Copy Dated 24/02/26 2:11 pm, Page 3 of 3
Register Only



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

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




R.W. Muir
Registrar-General
of Land

Identifier **182716**

Land Registration District **Otago**

Date Issued 23 December 2004

Prior References

126179

Estate Fee Simple
Area 8.0064 hectares more or less
Legal Description Lot 3 Deposited Plan 344529

Registered Owners

Rippon Holdings Limited as to a 1/2 share
Rippon Investments Limited as to a 1/2 share

Interests

The abovementioned land is subject to interests, easements and rights under the laws relating to Mining, Mines and Minerals.

6264801.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 23.12.2004 at 9:00 am

Subject to a right to convey water over part marked E DP 344529 and a right of way over part marked G DP 344529 created by Easement Instrument 6264801.4 - 23.12.2004 at 9:00 am

Appurtenant hereto is a right of way and rights to convey water created by Easement Instrument 6264801.4 - 23.12.2004 at 9:00 am

The easements created by Easement Instrument 6264801.4 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right to convey water over part marked B on DP 367909 created by Easement Instrument 7073932.5 - 17.10.2006 at 9:00 am

9850689.7 Mortgage to Bank of New Zealand - 30.9.2014 at 10:02 am

Subject to a right to convey water over part marked B on DP 494242 created by Easement Instrument 10348821.1 - 22.6.2016 at 12:32 pm

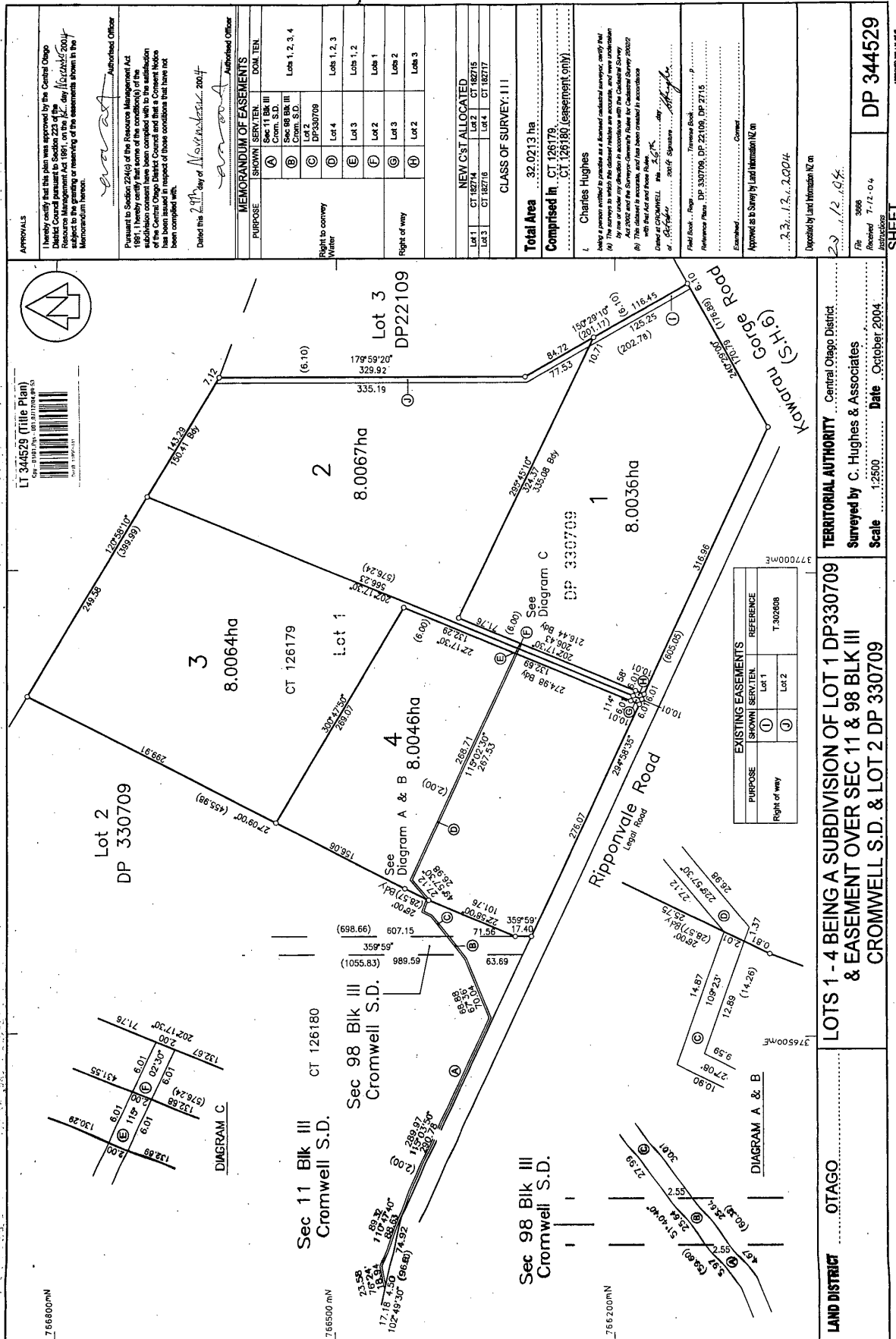
Appurtenant hereto is a right to convey water created by Easement Instrument 10348821.1 - 22.6.2016 at 12:32 pm

13403075.4 Surrender of the right to convey water marked A on DP 344529 created by Easement Instrument 6264801.4 - 8.1.2026 at 4:08 pm

Appurtenant hereto is a right to convey water created by Easement Instrument 13403075.10 - 8.1.2026 at 4:08 pm

The easements created by Easement Instrument 13403075.10 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Covenant Instrument 13403075.17 - 8.1.2026 at 4:08 pm





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

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




R.W. Muir
Registrar-General
of Land

Identifier 182717
Land Registration District Otago
Date Issued 23 December 2004

Prior References
126179

Estate Fee Simple
Area 8.0046 hectares more or less
Legal Description Lot 4 Deposited Plan 344529

Registered Owners

Rippon Holdings Limited as to a 1/2 share
Rippon Investments Limited as to a 1/2 share

Interests

The abovementioned land is subject to interests, easements and rights under the laws relating to Mining, Mines and Minerals.

6264801.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 23.12.2004 at 9:00 am

Subject to a right to convey water over part marked D DP 344529 created by Easement Instrument 6264801.4 - 23.12.2004 at 9:00 am

Appurtenant hereto are rights to convey water created by Easement Instrument 6264801.4 - 23.12.2004 at 9:00 am

The easements created by Easement Instrument 6264801.4 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right to convey water over part marked A on DP 367909 created by Easement Instrument 7073932.5 - 17.10.2006 at 9:00 am

9850689.7 Mortgage to Bank of New Zealand - 30.9.2014 at 10:02 am

Subject to a right to convey water over part marked A on DP 494242 created by Easement Instrument 10348821.1 - 22.6.2016 at 12:32 pm

13403075.4 Surrender of the right to convey water marked A on DP 344529 created by Easement Instrument 6264801.4 - 8.1.2026 at 4:08 pm

Appurtenant hereto is a right to convey water created by Easement Instrument 13403075.10 - 8.1.2026 at 4:08 pm

The easements created by Easement Instrument 13403075.10 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Covenant Instrument 13403075.17 - 8.1.2026 at 4:08 pm

