



8 March 2023

Deer Genetics NZ Limited
C/-Milward Finlay Lobb
PO Box 434
TIMARU 7940

Email: andrew@mflnz.co.nz

Dear Andrew,

Subdivision Consent No. 101/2022/149.1
Subdivision consent to adjust the boundaries of eight existing Records of Title within the Rural 1 zone, and cancellation of consent notices.
1180 Geraldine-Fairlie Highway (SH79) and Howe Road, Kakahu.

I advise that a decision has been made dated 8 March 2023 to publicly notify the application pursuant to Section 95D of the RMA for the reason that adverse effects have been found to be more than minor. The decision with the officer's recommendation is attached with this letter.

The next step if you wish to proceed is to request a notification deposit, after that is paid we will endeavour to notify the application for public submission.

If you have any queries on this matter please contact me at the details listed below.

Yours faithfully,

Alex Wakefield
Team Leader Consents and Compliance

Email: alex.wakefield@timdc.govt.nz



**Decision of Timaru District Council
Subdivision No. 101.2022.149.1**

Acting under the delegated authority from Timaru District Council, I have considered the subject application at 1180 Geraldine-Fairlie Highway (SH79) and Howe Road, Kakahu for subdivision consent to adjust the boundaries of eight existing Records of Title within the Rural 1 zone and recommendation made by the planning officer:

Notification Decision

With regard to notification, the officer's report considered the application in respect to the steps prescribed by sections 95A-95G of the Act and recommended that the application be processed on a publicly notified basis because:

- The proposed activity will have or is likely to have adverse effects on the environment that are more than minor.

Having reviewed the recommendation, I concur with that assessment.

Acting under the delegated authority from Council, it was decided, pursuant to sections 95A-95D of the Resource Management Act 1991 that the application be processed on a publicly notified basis.

Alex Wakefield

Team Leader Consents and Compliance

Date: 8 March 2022



**OFFICERS REPORT ON A RESOURCE CONSENT APPLICATION
(s95A and 95B and s104 and 104B)
OF THE RESOURCE MANAGEMENT ACT 1991**

Consent No:	101/2022.149.1
Applicant:	Deer Genetics NZ Limited
Application:	<p>A. Application under section 88 of the Resource Management Act 1991 (RMA) for subdivision consent to adjust the boundaries of eight existing Records of Title within the Rural 1 zone.</p> <p>B. Cancellation of consent notices A467746.1 and 7248520.1 pursuant to section 221 of the RMA relating to potable water supply (to be replaced by new consent notices).</p>
Location:	1180 Geraldine-Fairlie Highway (SH79) and Howe Road, Kakahu.
ODP Zoning:	Rural 1
PDP Zoning:	Amenity Landscape Area (partial) General Rural Zone
PDP Overlays	SASM-7 – wāhi Taoka (partial) Light Sensitive Area Esplanade Provision (partial) Public Access provisions (partial)
Legal Description:	<p>Rural Section 24258 (RT CB21B/1385) Rural Section 25106 (RT CB21B/1388) Rural Section 25157 (RT CB21B/1387) Rural Section 32917 (RT CB21B/1391) Lot 1 DP 27365 (RT CB10A/1090) Lot 2 DP 71349 (RT CB41B/846) Lots 2 and 3 DP 71114 and Lot 3 DP74248 (RT CB43B/378) Lot 1 DP 377832 (RT 312315)</p>
Activity Status:	<p>Discretionary Activity (ODP) Non-complying (PDP) – frozen as discretionary under section 88A of the RMA. Discretionary (s.221 RMA)</p>

Lodgement date

01/06/2022

This report has been prepared under section 42A of the Resource Management Act 1991 to document the assessment of the subject resource consent application. This report also constitutes the reasons for the decision as required under section 113 of the RMA.

Introduction

The proposal is to subdivide eight existing titles by way of boundary adjustment to result in eight adjusted titles, at 1180 Geraldine-Fairlie Highway. The eight proposed titles are as follows:

Lot number	Description
Lots 1 and 2	Vacant allotments separated by an unnamed unformed legal road but are to be amalgamated to create one title. The resultant title area will be approximately 1.86 hectares.
Lot 3	Has a net site area of approximately 3.10 hectares;
Lot 4	Has a net site area of approximately 4.45 hectares;
Lot 5	Has a net site area of approximately 5.40 hectares;
Lot 6	Has a net site area of approximately 18.80 hectares;
Lot 7	Has a net site area of approximately 25.49 hectares and is immediately adjacent to State Highway 79.
Lot 8	Has an approximately area of 7.45 hectares and encompasses the existing farm buildings. Lot 8 is proposed to be amalgamated with the residue title area on the opposite side of the unnamed legal road being Lot 3 DP 7114 and Lot 3 DP 74248. The resultant title will be in order of approximately 15.2 hectares.
Lot 9	Has a net site area of approximately 327.00 hectares and is the balance title areas.

It is also noted that:

- Each of the proposed allotments has indicative 400m² building platforms as shown on the plan of subdivision.
- Access for Lot 1-6 and Lot 9 will be obtained from a new right of way and access point to Lot 7 from the Geraldine-Fairlie Highway (State Highway 79). The access will be upgraded to meet the Diagram E standard from the Waka Kotahi NZ Transport Agency Planning Policy Manual (PPM). The proposed access will also meet the requirements of the Timaru District Council Operative Plan, General Rule Part D6 Table 6.6.2(5) requirements.
- Lot 8 will obtain access to State Highway 79 via the allotments to east (Lot 3 DP 71114 and Lot 3 DP 74348).
- No access is proposed from the proposed allotments to State Highway 79 from the unformed legal road, Howe Road, which traverses the land.

The following table compares the sizes of the existing and proposed title structure in order from smallest to largest:

Existing Title Structure – Title Sizes in order	Proposed Title Sizes in order
8.09 hectares (RT 21B/1391)	1.86 hectares (Lots 1 and 2)
8.19 hectares (RT CB21B/1385)	3.10 hectares (Lot 3)
10.11 hectares (RT CB21B/1387)	4.45 hectares (Lot 4)
12.54 hectares (RT CB10A/1090)	5.40 hectares (Lot 5)
24.93 hectares (RT CB43B/378)	7.45 hectares (Lot 8)
32.51 hectares (RT CB21B/1388)	18.80 hectares (Lot 6)
79.72 hectares (RT 312315)	25.49 hectares (Lot 7)
217.32 hectares (RT CB41B/846)	327.00 hectares (Lot 9)

The applicant has provided a description of the proposal, the site and locality in the report entitled “Subdivision Consent Application and Assessment of Environmental Effects”, prepared by Andrew Rabbidge of Milward Finlay Lobb, and submitted as part of the application. This description is considered adequate and is adopted for the purpose of this report with the following additional assessment or clarifications:

- The application was amended following consultation with Waka Kotahi, and an amended proposal was submitted on 24 January 2023 which changed the access arrangements. Additional assessment in relation to the National policy Statement on Highly Productive Land was included with the further information response.
- Waka Kotahi affected party approval was also provided for the revised application.
- The Form 9 records the site as being within the Rural 1 and 2 zone however the reference to the Rural 2 zone is in error.

The application states that the purpose of the subdivision is to re-arrange the existing internal boundaries in order to recognise the rural production land and the potential future building sites, as the current title boundaries do not reflect topography.

Location map



Description of the Environment

The subject sites located on the north side of the Geraldine-Fairlie highway (State Highway 79) at Kakaku, west of Geraldine. The sites also have frontage to Howe Road and an unnamed and unformed legal road. The land either side of Howe Road is relatively steep rolling downlands, from there rising steeply towards the northern boundary of the site. A large escarpment runs roughly east – west across Lots 6 and 7.

Approximately the northern half of the combined sites is contained within an Amenity Landscape Area. The land is currently used for rural production activities, and there is extensive exotic tree planting on the steeper land. Farm buildings are apparent at the intersection of Howe Road and State Highway 79. The wider environment also constitutes rolling farmland and hill country, with State Highway 79 being an arterial transport route.

Aoraki Environmental Consultants has provided comment on behalf Kati Huirapa (manawhenua) in relation to the proposal.

Waka Kotahi has provided affected party approval in relation to the revised proposal.

As part of the application, a Listed Land Use Register (LLUR) statement from Environment Canterbury has been provided, which confirms that there is no known history of contamination within the site.

It is noted that the site is not identified as being subject to natural hazards on the Proposed District Plan natural hazards layer.

Planning Framework

Operative Timaru District Plan

The subject site is zoned Rural 1 in the Timaru District Plan and the proposed activity requires resource consent for the following reason:

- In accordance with Part D6.3, Section 6.3.5(iii) adjustments of boundaries of two or more separately saleable existing allotments which have separate Certificates of Title and where the number of allotment is not increased are a **Discretionary** activity.
- In accordance with Part D6.3, Section 6.3.5(i), due to the corner splays not being provided at the unformed intersections of Howe Road and the unnamed and unformed legal roads, the proposal is a **Discretionary** activity.

Proposed Timaru District Plan

The subject site is located within the General Rural Zone of the Proposed Timaru District Plan. The proposed activity requires resource consent for the following reason:

- In accordance with SUB-R3, a non-complying activity resource consent is required as the proposal is not able to meet SUB-R1 for a controlled activity boundary adjustment, because SUB-S1, which specifies a minimum net site area of 40 hectares is not met, and has immediate legal effect. Under SUB-R3, when RDIS-S1 is not complied with, a non-complying activity consent applies. In this case, as the application was lodged prior to the PDP being notified, the activity status remains as **discretionary** under section 88A of the RMA.
- In accordance with SASM-R7, any subdivision within the wāhi taoka, wāhi tapu, wai taoka, and wai tapu overlays requires a **Discretionary** activity resource consent. In the case of this site, the wāhi taoka overlay applies to part of the site.

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (NESCS)

The site is not listed as a contaminated site on Environment Canterbury's Listed Land Use Register and the landowner has provided written comment that they are not aware of any historic HAIL activities having occurred on site. As such, it is considered that the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 do not apply.

Resource Management Act

Section 221 of the RMA requires a **discretionary** activity consent for the cancellation of existing consent notices.

Activity Status Determination

Overall, the application is being considered and processed as:

- a **discretionary** activity under the Operative District Plan
- a **discretionary** activity under the Proposed District Plan (due to the activity status being frozen under section 88A RMA)
- a **discretionary** activity under section 221 of the RMA for the cancellation of existing consent notices.
- a **permitted** activity under the NESCS.

Notification consideration under Sections 95A of the Resource Management Act

Section 95A – Public Notification

Section 95A of the RMA requires a decision on whether or not to publicly notify an application. The following steps set out in this section, in the order given, are used to determine whether to publicly notify an application for a resource consent.

Step 1 – Mandatory public notification

The applicant has not requested public notification of the application (s95A(3)(a)).

Public Notification is not required as a result of a refusal by the applicant to provide further information or refusal of the commissioning of a report under section 92(2)(b) of the RMA (s95A(3)(b)).

The application does not involve exchange to recreation reserve land under section 15AA of the Reserves Act 1977 (s95A(3)(c)).

Therefore, public notification is not required by Step 1.

Step 2 – Public notification precluded

Public notification is not precluded by any rule or national environmental standard (s95A(5)(a)).

Therefore, public notification is not precluded (s95A(5)(b)).

Step 3 – If not precluded by Step 2, public notification is required in certain circumstances

Public notification is not specifically required under a rule or national environmental standard (s95A(8)(a)).

A consent authority must publicly notify an application if notification is not precluded by Step 2 and the consent authority decides, in accordance with s95D, that the proposed activity will have or is likely to have adverse effects on the environment that are more than minor (s95A(8)(b)).

Effects that must / may be disregarded (s95D(a)-(e))

Effects that must be disregarded:

- Effects on the owners or occupiers of land on which the activity will occur and on adjacent land (s95D(a)).

- Trade competition and the effects of trade competition (s95D(d)).

Effects that may be disregarded:

- An adverse effect of the activity if a rule or national environmental standard permits an activity with that effect (s95D(b) – referred to as the “permitted baseline”. The relevance of a permitted baseline to this application is provided in Section 3.3.2 below.

Permitted Baseline (s95D(b))

The consent authority may disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect.

There is no permitted baseline with regard to subdivision, as subdivision is not listed as a permitted activity in the Operative District Plan.

In the applicant’s AEE it is implied¹ that there is a permitted baseline with regard to land use, in that a single household unit is permitted on a site of not less than 1,000m² under ODP Rule 1.11.1-1.4.

As the property is currently held in eight separate Records of Title, it would theoretically be possible to build on all of the eight titles without resource consent provided all other applicable standards are complied with.

The existing and proposed title structure is shown in Figure 1 below:

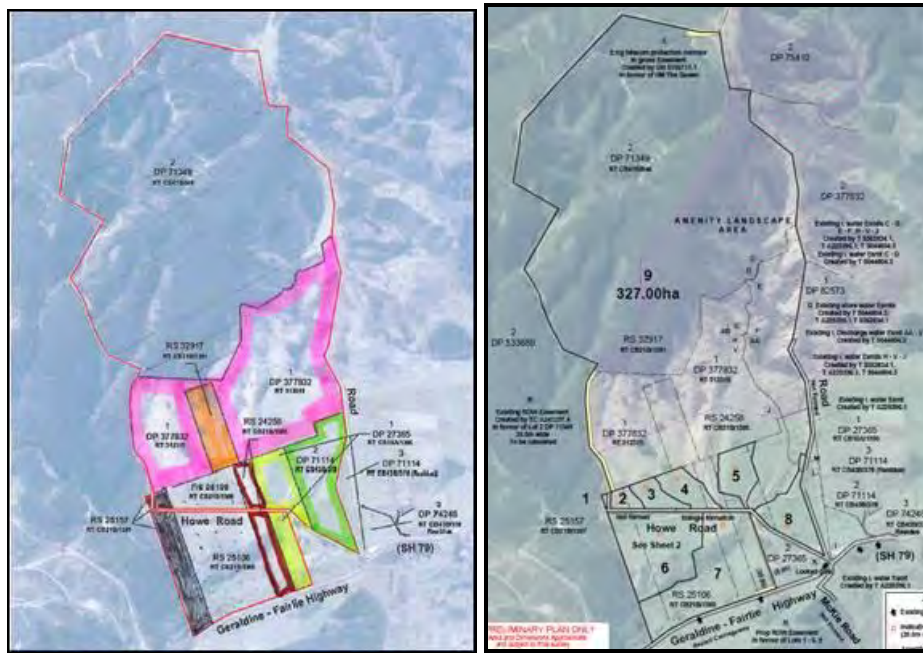


Figure 1: Existing Title Structure (L) and Proposed Title Structure (R)

However for the following reasons, no permitted baseline is applicable because:

- As Figure 1 above illustrates, one of the existing titles (RS 32917) shown orange in Figure 1 is landlocked and so it is not possible this lot could be built on as a permitted standard without resource consent because the site does not meet the physical and legal access requirements of the ODP.
- All of the other existing titles would require access to State Highway 79 via the Howe Road legal road formation. The intersection of Howe Road and State Highway 79

¹ Section 5.1, page 9 AEE, Section 5.2, page 10 AEE, Page 3 of RFI 24 January 2023.

would require formation as it is currently grassed only, and would require consent due to the intersection point not meeting the required sight distances of 250m under Rule 6.7.4(3) as the location and design of new accesses shall be in accordance with Diagram 1.

- There is no indication when the titles were created (mainly in 1980) that they were being created for rural living / lifestyle purposes.

Therefore no permitted baseline is considered to exist, as subdividing or constructing a residential unit on any of the existing titles would require resource consent.

Section 95D – Are adverse effects likely to be more than minor?

A consent authority that is deciding, for the purpose of section 95A(8)(b), whether an activity will have or is likely to have adverse effects on the environment that are more than minor—

- (a) must disregard any effects on persons who own or occupy—
 - (i) the land in, on, or over which the activity will occur; or*
 - (ii) any land adjacent to that land; and**
- (b) may disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect; and*
- (c) in the case of a restricted discretionary activity, must disregard an adverse effect of the activity that does not relate to a matter for which a rule or national environmental standard restricts discretion; and*
- (d) must disregard trade competition and the effects of trade competition; and*
- (e) must disregard any effect on a person who has given written approval to the relevant application.*

Effects arising from Boundary Adjustment

As Figure 1 above illustrates, the existing title structure is somewhat random, with titles split by unformed legal roads, and the titles do not relate to the underlying topography. In addition, title CB21B/1391 shown orange in Figure 1 above is land locked. The proposed title structure creates proposed Lot 9, which is the large 327 hectare lot containing the more elevated hill country which is primarily used for forestry. Proposed Lots 1 to 8 are more consolidated around the Howe Road formation, and an indicative building area is specified.

The proposed boundary adjustment facilitates the rural lifestyle use of many of the titles, by making physical and legal access easier. The changing of the boundaries is likely to result in a change in use of Lots 1-5 and 8 to rural lifestyle, which are stated in the AEE as being created to provide for future building sites. Lots 6 (18.8 hectares) and Lot 7 (25.4 hectares) remain relatively large in size, and by way of comparison to the Rural 2 zone which has a ten hectare minimum lot size, could continue to be used for productive purposes without changing the character to rural lifestyle.

The residential use of these lots is more likely following the boundary adjustment, as the physical and legal access arrangements are more readily provided for compared to the existing title structure. The productive use of land within proposed Lot 9 will remain. In summary the proposed boundary adjustment is more likely to result in a rural lifestyle land use to arise on Lots 1 – 5 and 8 and to a lesser degree on Lots 6 and 7 which remain relatively large in size. As set out above, no permitted baseline exists.

In summary, the proposed boundary adjustment facilitates the rural lifestyle use of Lots 1 – 5 and 8, by making physical and legal access easier. This will result in adverse effect on the environment including the loss of LUC 3 land for productive purposes through the physical construction of the residential building and associated domestic curtilage area, the construction of a vehicle access and driveway to each indicative building area, and the

construction of proposed right of way 'N'. The total area of land lost from productive use for these physical works alone is considerable². LUC 3 land is defined by the Government as being highly productive.

While it is recognised that a rural lifestyle sized allotment may allow primary production to occur, the use of highly productive land (HPL) for predominantly rural lifestyle purposes is considered to be an inappropriate use of a scarce resource. Rural lifestyle subdivision prevents HPL being used efficiently for land-based primary production as it increases the potential for reverse sensitivity effects (covered in the following section), and allows for lot sizes that make land-based primary production less viable.

Since the consent application was lodged, the PDP has been publicly notified and the proposal requires a non-complying consent under SUB-R3. The proposal is not able to meet PDP rule SUB-R1 (which does not have immediate legal effect) for a controlled activity boundary adjustment because SUB-S1 specifies a minimum net site area of 40 hectares is not met, and has immediate legal effect. Under SUB-R3, when RDIS-S1 is not complied with, a non-complying activity consent applies. In this case, the activity status remains as **discretionary** under section 88A of the RMA.

In summary, the PDP approach to boundary adjustments is that the resulting allotments should meet the minimum allotment size requirements or be processed as non-complying activities.

In this case the resulting titles are well under the 40 hectare minimum requirement. The effects arising from the small sized lots have been covered in the proceeding assessment relating to rural fragmentation and effects on the soil resource.

In summary, it is considered that the adverse effects of the boundary adjustment will be more than minor with regard to the loss of highly productive land itself and the associated loss of productivity associated with a rural lifestyle use.

Reverse Sensitivity Effects

The potential for reverse sensitivity effects exists due to the large Lot 9 (327 hectares) being used for forestry. Harvesting of the forestry will most likely utilise a small part of the Howe Road formation (at the point where Lot 9 touches the Howe Road formation), and then via ROW 'N' to the state highway. This would result in forestry traffic passing over Lot 9 and in proximity to all indicative building areas, particularly those on Lots 4, 5 and 7.

The NPS-HPL has Policy 9 that seeks to manage reverse sensitivity effects so as not to constrain land based primary activities on highly productive land. In this case, the forestry block on Lot 9 is not located within the LUC 3 category soils, however the other proposed Lots 6, 7 and 8 do contain LUC 3 soils.

The applicant has advised that they intend to register a private 'no complaints' covenant on the titles to alert future owners to the presence of forestry activity and their inability to complain to Timaru DC about the effects. In this regard, Timaru DC are not a party to the private covenants and have no input into their wording or effectiveness.

The subdivision will result in the presence of multiple rural lifestyle properties within the wider rural environment, and in close proximity to Lot 9 which is to be used for forestry. This creates a situation where future occupiers could complain about rural production activities, including the forestry harvesting. The adverse effect is considered to be at least minor.

² Physical loss of LUC 3 land includes ROW 'N' (area of approx. 5900m²), six building platforms of 400m² each within a domestic curtilage area of approximately 1500m² each (9000m²), plus land lost creating vehicle access to each building platform from Howe Road.

Versatile Soils / Fragmentation of Rural Land effects

Part of the subject land is mapped as being within Land Use Class 3 (LUC3) by the New Zealand Land Resource Inventory, as shown in Figure 2 below:

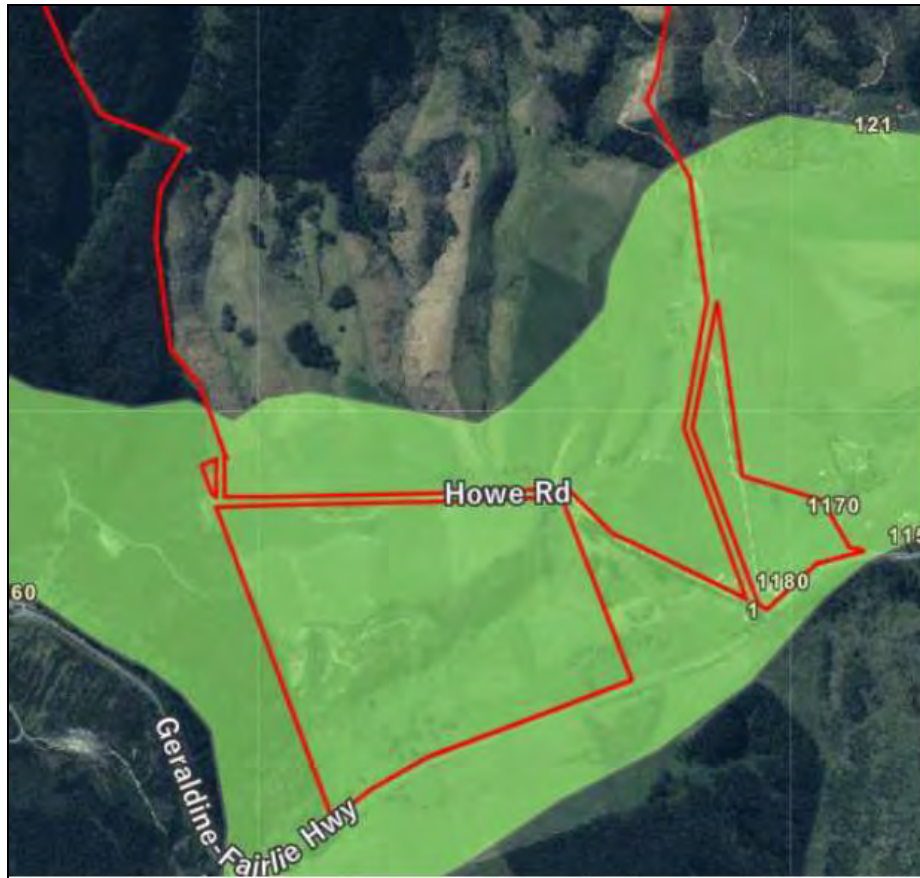


Figure 2: LUC 3 soils (shown green) within the site boundaries

The land that is identified as LUC 3 therefore falls within the definition of highly productive land, until such time as detailed mapping is undertaken and included in the Canterbury Regional Policy Statement.

It is also relevant to note that no part of the application site is within the Rural 2 zone under the ODP, which is identified as having the most versatile land with limitations on the development of land within this zone.

In relation to the proposed subdivision, there is no fragmentation of the soil resource in the sense that eight titles are being adjusted and eight titles are resulting. However as noted earlier, the boundary adjustment is to facilitate rural lifestyle use of Lots 1-5 and 8, and to a lesser degree Lots 6 and 7, and makes it more likely that the resulting titles will be used for rural lifestyle purposes compared to the existing title structure which does not facilitate this. The table presented earlier in report shows that when comparing existing and proposed title sizes, the boundary adjustment results in one very large title of 329 hectares and seven small titles, compared to a range of title sizes.

As such, while no additional titles are being created, the proposed subdivision will result in fragmentation of the rural land through the creation of small rural lifestyle allotments that reduce the productive potential of the land compared to the existing situation of the current allotment boundaries. The adverse effects in relation to such are considered to be more than minor.

Consideration of the proposal against the National Policy Statement on Highly Productive Land is not considered here but will be covered in the Section 104 assessment of relevant objectives and policies.

Access

In terms of access and servicing, a new vehicle crossing from State Highway 79 is proposed. Waka Kotahi New Zealand Transport Agency (WKNZTA) has provided affected party approval to the application as a whole, including the new access to the state highway, subject to conditions that have been volunteered by the applicant. The conditions require the new vehicle crossing to the State Highway to be built in accordance with WKNZTA standards. The new vehicle crossing is within Lot 7 and provides access to Lots 1-6 and 9 via a right of way easement. The new vehicle access meets the required sight distances.

The legal width of the proposed right of way complies with the width and number of users in respect of the Timaru District Council Operative District Plan, General Rule Part D6 Table 6.6.2.(5) requirement of a minimum 8.0m legal width. The resultant number of users is six properties, noting that Lots 1 and 2 are to be amalgamated, and Lot 8 is accessed via amalgamated lots.

While the Lot 8 access to the State Highway is existing, conditions of consent would be imposed to ensure this is upgraded to the required standards, as the application shows an indicative building area on Lot 8, meaning a change in the use of the access for residential purposes. WKNZTA have subsequently confirmed by email that they seek the access for Lot 8 to be upgraded to the Diagram C standard. These matters would be discussed further in regard to consent conditions.

Lots 1-6 and 9 all require utilisation of some of the Howe Road legal road formation to access their lot. It is not considered necessary to form up the portion of Howe Road to the Timaru DC gravelled road formation standard, however consent conditions have been applied to require formation to the E1 standard from Table 3.2 of NZS4404:2010. A consent notice condition is also imposed to alert future purchasers that the maintenance of this portion of Howe Road is to be undertaken by the property owners.

As noted in the 'Introduction' section to this report, the original application proposed use of the intersection of the Howe Road formation and the State Highway. This access point does not meet the required sight distances, and the proposal was amended so that use of this access point was no longer required due to the new access and Right of Way easement 'N'. The plan of subdivision shows a 'locked gate' at the intersection of the Howe Road formation and the State Highway. Council's Infrastructure Planner and government guidance has advised that this is illegal as public access is to be provided along any paper roads. A 224(c) condition of consent is imposed to ensure the lock on the gate is removed so that while the Howe Road formation is not to be used as part of the vehicle access for the subdivision, its formation remains available for public access by other means such as walking / cycling.

In summary, all lots can be adequately provided with physical and legal access to the required standard.

Esplanade Reserve

The site is traversed by several small unnamed streams that are tributaries of Borrell Creek which flows to the Kakaku River. Mr Gary Foster visited the site on behalf of Timaru DC and inspected the waterways.

The waterway within the subject property flows through both grazed and un-grazed land, all higher points on the property being either in native bush or plantation forestry and fenced for

the exclusion of stock. The property is currently grazed by deer who have access to the creek and which is a source of year-round stock water.

Mr Foster noted it is the owner's intention to undertake plantation forestry plantings on all land above proposed Lots 2,3,4,5 and 8 and the lower portions of Lot 9 where these adjoin Howe Road. This will result in stock removal from all of Lot 9, significantly reducing creek bank erosion, nutrient loadings, and improving water quality. For Lots 6 and 7 to the south of Howe Road, the intention is to remove deer grazing from these areas and replace with cattle and sheep and this will occur once the Lots 2 – 5 and 8 are taken up and developed.

The overall conclusion of Mr Foster is that the proposals will significantly improve natural and habitat values and water quality within the waterway and elsewhere on the property, and that in this case no esplanade provisions are required. Based on the advice of Mr Foster no adverse effects are expected to arise from the absence of esplanade provisions.

Natural Hazards

The site is not identified as being subject to natural hazards in the PDP Natural Hazard layer. The proposed lots all include elevated land above the incised gullies that run through the property. The Howe Road formation crosses these streams and is required to be upgraded to NZS4404:2010 Figure E1. This upgrade in formation will mitigate the risk from hazards of the streams flooding and affecting the access formation. Adverse effects from natural hazards are expected to be acceptable.

Services and cancellation of consent notices relating to water supply

The servicing aspects of the proposal have been assessed by the Council's Infrastructure Planner.

With regard to potable water supply, Council's Infrastructure planner has recommended a consent notice condition regarding potable water supply. This will replace the existing consent notice condition in A467746.1 and 7248520.1 which are to be cancelled. A private water scheme administered by local landowners is available.

Advice notes regarding wastewater and stormwater disposal are provided. With regard to on-site wastewater disposal, Lots 4-9 have an area in excess of 4 hectares and on-site wastewater disposal is a permitted activity. Lots 1 and 2 which are to be amalgamated, and Lot 3 will require consent from under the Canterbury Land and Water Regional Plan, which will ensure environmental effects are appropriately managed.

Given the above, any effects in respect of services will be less than minor on the environment.

Cultural Values SASM – Wāhi Taoka

The proposed subdivision has been reviewed and assessed by Aoraki Environmental Consultants Ltd on behalf of Te Rūnanga o Arowhenua (Arowhenua). From a cultural perspective, it is well known that the Four Peaks Range and surrounding foothills were a cultural pathway for rūnanga as they traversed the area to collect mahinga kai (food and gathering materials); therefore, the wider area/landscape is of great significance to Arowhenua.

The Te Kākaho river and all of its tributaries and drainage depressions coming down off the surrounding hills were culturally significant as a kāinga mahinga kai (food-gathering place) where tuna (eels) were caught in addition to inaka (whitebait). Plants and tree roots such as pānako, tutu, aruhe (bracken fernroot) and kōrari (flax-stalks) were also gathered and used as a food source along with materials for weaving to create baskets, carrying items and clothes. For this reason, Arowhenua are concerned that the proposed development may see the loss of additional indigenous vegetation on the hillside.

Due to the number of archaeological sites in the surrounding area and those already identified between the application site and the Te Kākaho/Kakahu River, Arowhenua rūnanga are concerned the proposed subdivision will involve significant earthworks (future building platforms), which may destroy archaeological sites and artefacts that have not yet been discovered.

Arowhenua and AEC have requested conditions be imposed on the consent that seek to protect the cultural and landscape values associated with the area. Conditions have therefore been imposed relating to:

- accidental discovery protocol condition
- sediment and control measures are put in place during the construction of driveways, rights of way, and building platforms.
- a condition is imposed to ensure earthworks areas are planted or stabilised with vegetation to ensure the visual appearance of the earthworks is minimised.
- a condition requiring suitable stormwater management around residential living areas. this is to ensure slips and erosion do not occur during heavy rain periods.

Subject to these consent conditions, effects on cultural values are considered to be managed subject to conditions.

Summary – Effects on the Environment

On the basis of the above assessment, it is assessed that the proposed activity will have adverse effects on the environment that are more than minor. Therefore, public notification is required under Step 3.

Step 4 – Public Notification in Special Circumstances

There are no special circumstances in relation to this application.

Notification consideration under Section 95B of the Resource Management Act
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Section 95B – Limited Notification

Section 95B(1) requires a decision on whether there are any affected persons (under s95E). The following steps set out in this section, in the order given, are used to determine whether to give limited notification of an application for a resource consent, if the application is not publicly notified under section 95A.

Step 1: certain affected groups and affected persons must be notified

Determination under s95B(2)

The proposal does not affect protected customary rights groups, and does not affect a customary marine title group; therefore limited notification is not required.

Determination under s95B(3)

Limited notification is not required under Step 1 as the proposal is not on or adjacent to, or may affect land subject to a statutory acknowledgement under Schedule 11, and the person to whom the statutory acknowledgement is made is/ is not determined an affected person under section 95E (s95B(3)).

Step 2: if not required by Step 1, limited notification precluded in certain circumstances

Limited notification is not precluded under Step 2 as the proposal is not subject to a rule in the District Plan or is not subject to a NES that precludes notification (s95B(6)(a)).

Limited notification is not precluded under Step 2 as the proposal is not a controlled activity land use (s95B(6)(b)).

Step 3: if not precluded by Step 2, certain other affected persons must be notified

If limited notification is not precluded by Step 2, a consent authority must determine, in accordance with section 95E, whether the following are affected persons:

Boundary activity

The proposal is not a boundary activity where the owner of an infringed boundary has not provided their approval.

Any other activity

The proposal is not a boundary activity and therefore the proposed activity falls into the ‘any other activity’ category (s95B(8)), and the adverse effects of the proposed activity are to be assessed in accordance with section 95E.

Section 95E – Considerations in assessing adverse effects on Persons

<p>(1) For the purpose of giving limited notification of an application for a resource consent for an activity to a person under section 95B(4) and (9) (as applicable), a person is an affected person if the consent authority decides that the activity’s adverse effects on the person are minor or more than minor (but are not less than minor).</p> <p>(2) The consent authority, in assessing an activity’s adverse effects on a person for the purpose of this section,—</p> <p>(a) may disregard an adverse effect of the activity on the person if a rule or a national environmental standard permits an activity with that effect; and</p> <p>(b) must, if the activity is a controlled activity or a restricted discretionary activity, disregard an adverse effect of the activity on the person if the effect does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion; and</p> <p>(c) must have regard to every relevant statutory acknowledgement made in accordance with an Act specified in Schedule 11.</p> <p>(3) A person is not an affected person in relation to an application for a resource consent for an activity if—</p> <p>(a) the person has given, and not withdrawn, approval for the proposed activity in a written notice received by the consent authority before the authority has decided whether there are any affected persons; or</p> <p>(b) the consent authority is satisfied that it is unreasonable in the circumstances for the applicant to seek the person’s written approval.</p> <p>(4) Subsection (3) prevails over subsection (1).</p>
--

Persons who have provided written approval (s95E(3))

The following persons have provided written approval:

Property address	Name	Owner	Occupier
n/a State Highway 79	New Zealand Transport Agency	Yes	N/A

Assessment: Effects on Persons

Taking into account the exclusions in sections 95E(2) and (3), the following outlines an assessment as to whether the activity will have or is likely to have adverse effects on persons that are minor or more than minor:

The nearest occupied properties and buildings are located at 1158, 1168 and 1145 Geraldine Fairlie Highway. Occupiers of these properties are several hundred metres from the indicative building areas, and the development will be difficult to perceive from these properties. The proposed subdivision is consistent in nature and scale with what would be anticipated under the ODP as part of a boundary adjustment.

Due to the location of the indicative building areas, and the smaller lots 1-6 being located around a valley located away from the main highway, the perception of character and amenity as experienced by persons on any surrounding sites will not be perceivably different. It has also been demonstrated that the proposed access and services can be established without inconveniencing any other parties.

For the reasons outlined in the s95A assessment above, it is considered that any adverse effects of the proposed activity will have less than minor effects on persons, including the residential amenity of owners / occupiers of neighbouring properties. The proposal is considered to be compatible with the pattern of development in the vicinity of the subject site.

Decision: Effects on Persons (s95E(1))

In terms of section 95E of the RMA, and on the basis of the above assessment, no person is considered to be adversely affected to a minor degree. Therefore, limited notification is not required under Step 3.

Step 4 – Further Notification in Special Circumstances (s95B(10))

Special circumstances do not apply that require limited notification.

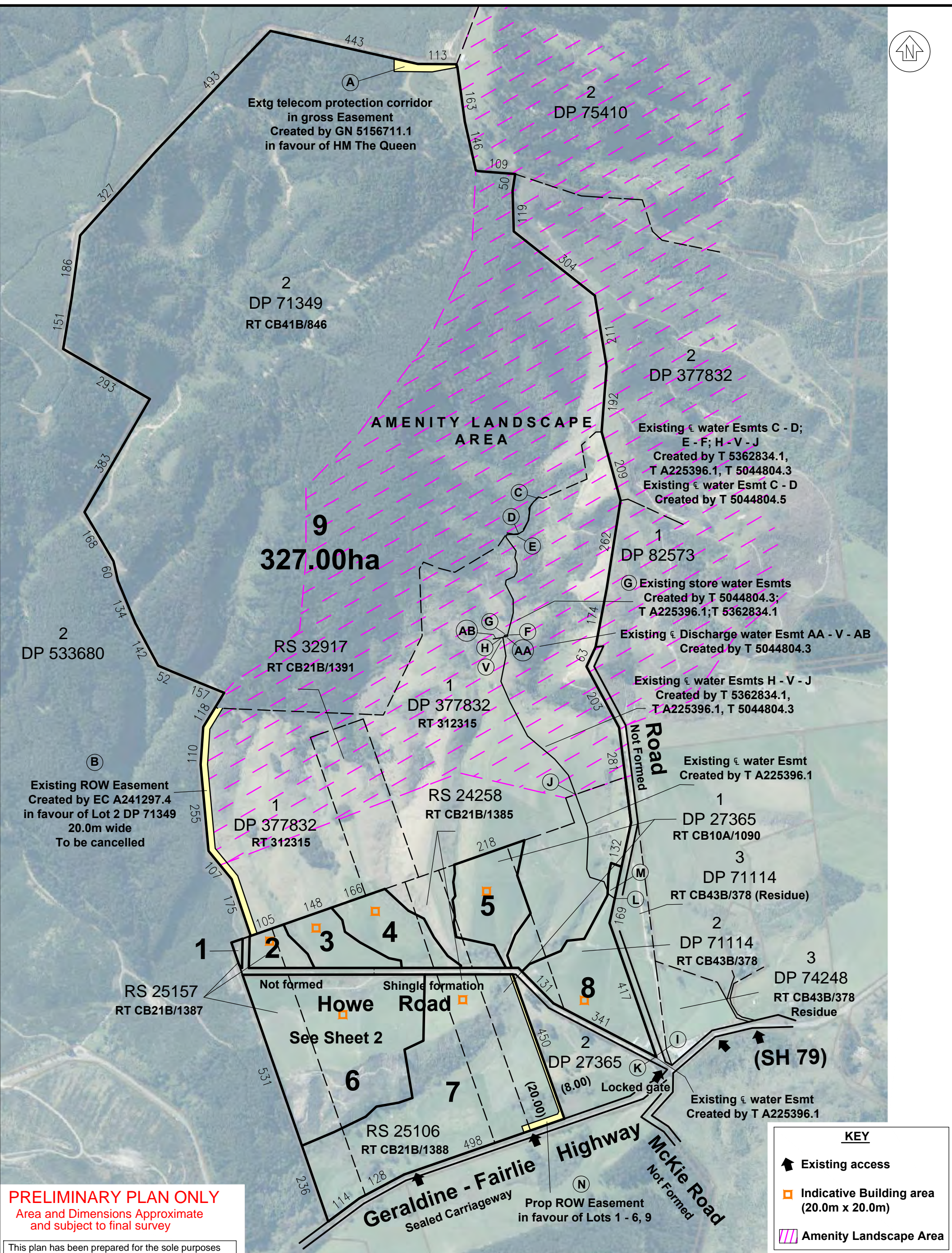
Notification Recommendation

- A. That the application be processed on a **notified** basis in accordance with Sections 95A – 95G of the Resource Management Act 1991.

Reported and Recommendation by:

Blair Devlin, Consultant Planner

Date: 8 March 2023



PRELIMINARY PLAN ONLY
 Area and Dimensions Approximate
 and subject to final survey

This plan has been prepared for the sole purposes of obtaining subdivisional consent pursuant to Section 88 of the Resource Management Act 1991. Use of this plan for other purposes or its reproduction in part or in full is not permitted without the prior consent of Milward Finlay Lobb Ltd.

AMALGAMATION CONDITIONS
 That Lot 8, Lot 3 DP 71114 & Lot 3 DP 74248 (RT CB43B/378 Residue) be amalgamated and one record of title issue.
 That Lots 1 & 2 be amalgamated and one record of title issue.

KEY

- Existing access
- Indicative Building area (20.0m x 20.0m)
- Amenity Landscape Area

VALUATION REF: 24670/020.00
 24670/020.01
TIMARU DISTRICT

SCALE : 1: 10,000 @ A3	Date : May 2022
Applicants: Deer Genetics NZ Ltd c/- K Bennett 273 McKeown Road, RD 21 GERALDINE 7991	Surveyed ASR Drawn VCJ Amended 4.10.2022 Amended

Resource Consent Application
 Proposed Subdivision of RS's 24258, 25106, 25157, 32917 &
 Lot 1 DP 27365, Lots 2 & 3 DP 71114, Lot 2 DP 71349, Lot 3 DP 74248
 & Lot 1 DP 377832

milward finlay lobb
 PLANNERS | SURVEYORS | ENGINEERS

6 The Terrace, Timaru 7910
 PO BOX 434, Timaru 7940
 P 03 684 7688
 E admin@mfll.co.nz
 www.mfll.co.nz

Client/Job No.
 111952/02
 Sheet 1 of 2

Existing Easements			
Purpose	Shown	Servient Tenement (Burdened Land)	Creating Document
Right to convey water	⊕ C - D ⊕ E - F ⊕ H-V-J	Lot 9	T 5362834.1 T A225396.1 T 5044804.3
	⊕ C - D	Lot 9	T 5044804.3
	⊕ J - M	Lot 9	T A225396.1
	⊕ M - L ⊕ K - I	Lot 8	T A225396.1
Right to Store water	G	Lot 9	T 5044804.3 T A225396.1 T 5362834.1

Existing Easement in Gross			
Purpose	Shown	Servient Tenement (Burdened Land)	Creating Document
Telecommunications Protection Corridor	A	Lot 9	GN 5156711.1

Existing Easement to be Surrendered			
Purpose	Shown	Servient Tenement (Burdened Land)	Creating Document
Right of Way	B	Lot 9	EC 241297.4

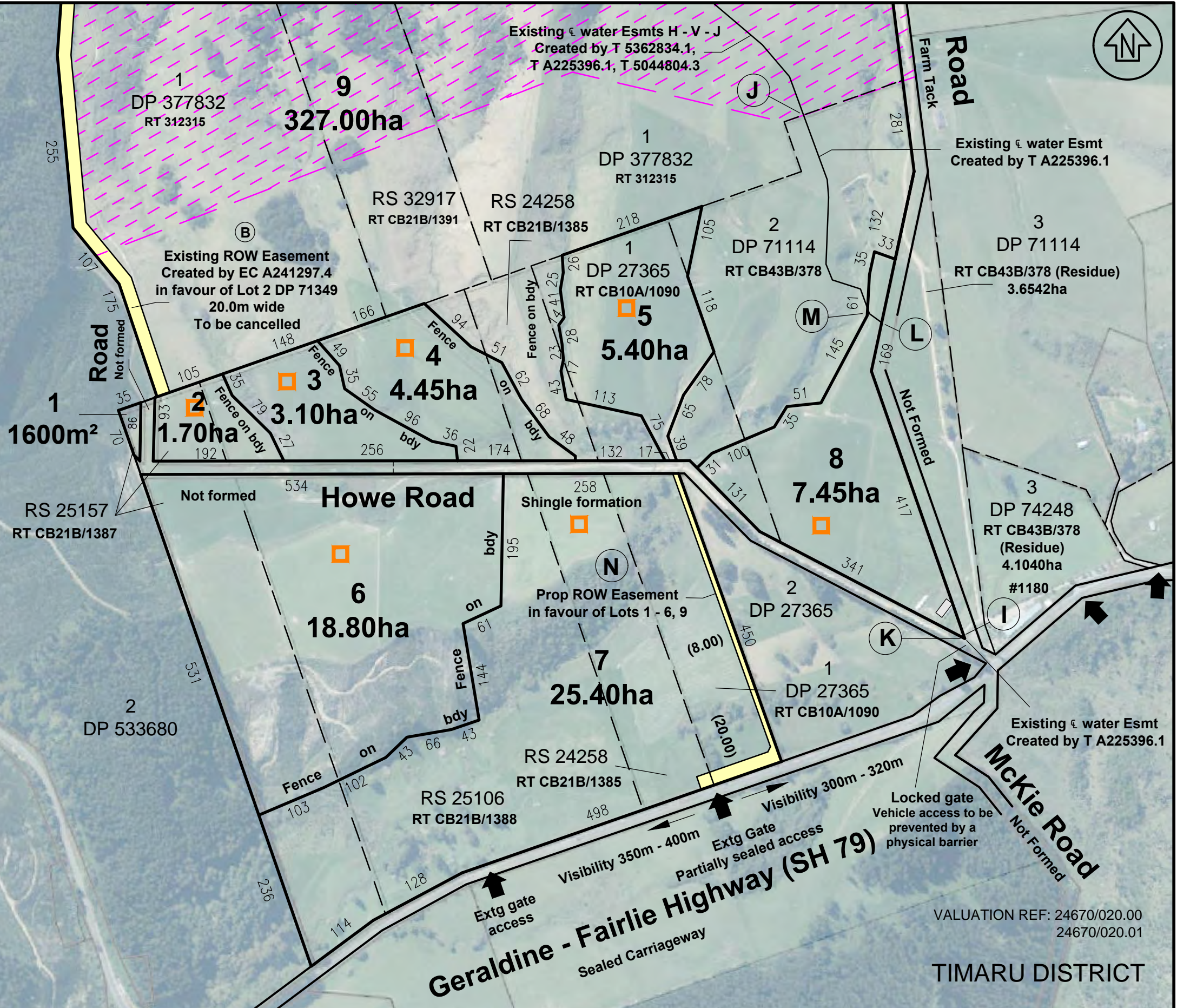
Proposed Easement			
Purpose	Shown	Servient Tenement (Burdened Land)	Dominant Tenement (Benefited Land)
Right of Way	N	Lot 7	Lots 1 - 6, 9

NOTE :
No direct access for Lots 1 - 9 at the Howe Road and Geraldine - Fairlie Highway (SH 79) intersection

AMALGAMATION CONDITIONS
That Lot 8, Lot 3 DP 71114 & Lot 3 DP 74248 (RT CB43B/378 Residue) be amalgamated and one record of title issue.
That Lots 1 & 2 be amalgamated and one record of title issue.

PRELIMINARY PLAN ONLY
Area and Dimensions Approximate and subject to final survey

This plan has been prepared for the sole purposes of obtaining subdivisional consent pursuant to Section 88 of the Resource Management Act 1991. Use of this plan for other purposes or its reproduction in part or in full is not permitted without the prior consent of Milward Finlay Lobb Ltd.



SCALE : 1 : 6,000 @ A3	Date : May 2022
Applicants: Deer Genetics NZ Ltd c/- K Bennett 273 McKeown Road, RD 21 GERALDINE 7991	Surveyed ASR Drawn VCJ Amended 4.10.2022 Amended

Resource Consent Application
Proposed Subdivision of RS's 24258, 25106, 25157, 32917 & Lot 1 DP 27365, Lots 2 & 3 DP 71114, Lot 2 DP 71349, Lot 3 DP 74248 & Lot 1 DP 377832

<p>PLANNERS SURVEYORS ENGINEERS</p>	6 The Terrace, Timaru 7910 PO BOX 434, Timaru 7940 P 03 684 7688 E admin@mflnz.co.nz www.mflnz.co.nz	Client/Job No. 111952/02
	VALUATION REF: 24670/020.00 24670/020.01 TIMARU DISTRICT Sheet 2 of 2	

Client No: 111952/02

24 January 2023

Blair Devlin
C/- Timaru District Council
PO Box 522
Timaru, 7940
Email: blair@vivanespie.co.nz

**RESOURCE CONSENT APPLICATION 101.2022.149
REQUEST FOR FURTHER INFORMATION
DEER GENETICS LIMITED
1180 FAIRLIE-GERALDINE HIGHWAY & HOWE ROAD**

Dear Blair

Further to your email dated 21 June 2022 and additional email on 16 October 2022, we now respond to Council's request as follows.

Item 1 – Waka Kotahi Affected Party Approval

Please find attached to this response written approval from Waka Kotahi dated 26 October 2022 that they approve the application, subject to proposed conditions.

Also attached are amended preliminary subdivision plans (2) now showing the alternative access point to Lot 7 from the Geraldine Fairlie Highway (SH 79), including providing a shared access point to the Howe Road allotments (Lots 1-6 and Lot 9). That access point will utilise an existing gate access which is to be upgraded to meet Waka Kotahi NZTA Diagram E standards.

Our email dated 13 October to Livi Whyte at NZTA, which was provided to Timaru District Council provides further background and photographs of the Lot 7 access point, and the proposed shared access details.

The legal width of the proposed right of way complies with the width and number of users in respect of the Timaru District Council Operative District Plan, General Rule Part D6 Table 6.6.2.(5) requirement of a minimum 8.0m legal width. The resultant number of users is six properties, noting that Lots 1 and 2 are to be amalgamated.

It has been discussed that some form of additional barrier to either restrict or prevent any vehicle access from the proposed Lots 1-9 to the Howe Road intersection with the State Highway is to be provided. At this stage any discussions with the Timaru District Council Land Transport Unit have not taken place in order to determine the appropriate method to restrict that access.



Item 2 – Assessment of the National Policy Statement for Highly Productive Land (NPS-HPL)

The extent of the LUC 3 land on the subject site is demonstrated below in Figure 1, obtained from Canterbury Maps.

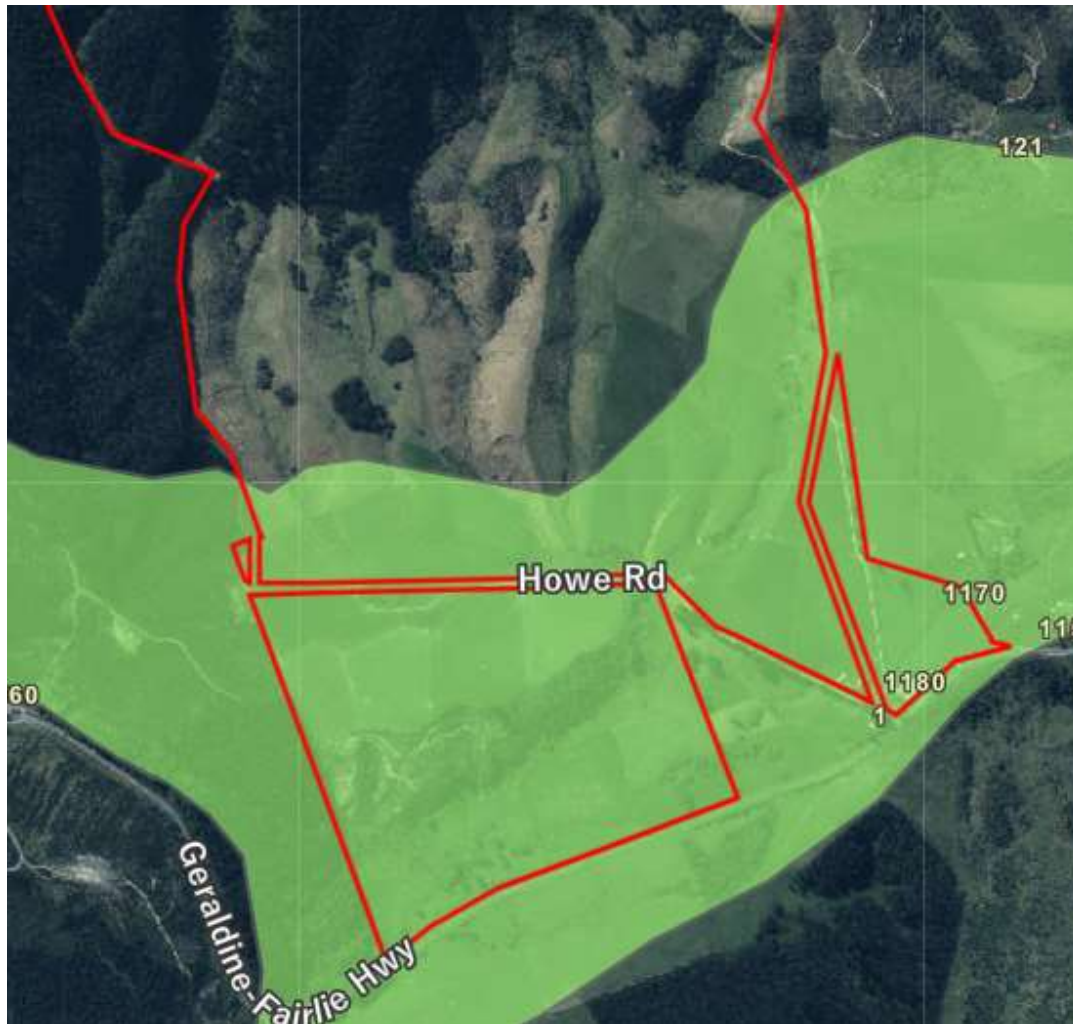


Figure 1 – LUC 3 land on the subject site, as identified on Canterbury Maps.

It is noted that boundary adjustments are provided for as a possible option for ensuring the productive capacity of the land is retained under clause 3.10(2) of the NPS-HPL. The current configuration of the allotments does not allow for the land to be utilised in a productive manner. The majority of the allotments have not been altered since they were created (pre-1900). At this time, the difficulties of contour and potential land use were not taken into account, with each parcel having Howe Road transect them. Therefore, while the allotments are a range of sizes, all generally larger than 4ha, in practice it would be difficult to utilise land 100 metres in width, in two sections, with changing topography. Therefore, the proposed boundary adjustment will see the boundaries following existing fencelines in most cases and ensures all allotments are not split across Howe Road.

The boundary adjustment is going to avoid the further fragmentation of LUC 3 land which does address concerns raised in both the NPS-HPL and the Proposed Timaru District Plan. It is considered that the definition of fragmentation as it relates to land would see the allotments split into multiple, smaller allotments, rather than a boundary being shifted. Boundary adjustments are provided for in the NPS-HPL.



A further consideration that must be made is to take into account what land will be lost to production as a result of the subdivision. In this case, as described above, the current configuration of the allotments is not practical if they were all held in individual ownership. While the allotments are generally smaller than the average lot size of the existing eight allotments, the creation of Lots 6 and 7, along with Lot 8 which is to be amalgamated with other parcels, secures larger areas of land that are able to be used as functional farming units that take into account topography and utilise existing fence lines.

The goal of the NPS-HPL is to ensure future food supply, which is why the NPS does not want to see productive land developed on. However there is no nett loss of productive land from the proposal, as eight residential dwellings could be established as of right today as a permitted activity. The amalgamation of Lots 1 and 2 will see that number decrease to seven once the boundary adjustment is given effect to.

The NPS-HPL also seeks to protect farming activities from the effects of reverse sensitivity. In this case, the surrounding land use will see forestry more than likely established to the north of the smaller allotments. It is considered that forestry does not create the same effects which typically sees complaints made. The site is also not situated near a township, so will therefore attract a niche area of the property market where a degree of sympathy with the surrounding environment will be required as there will not be the usual services or development that is typically found in peri-urban areas where sites of this size might otherwise be found.

General

We trust that this additional information now enables Council to proceed with the processing of 101.2022.149 and we await further Council correspondence in due course.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Melissa McMullan'.

Melissa McMullan
Planner

Email: melissa@mflnz.co.nz

Client No: 111952/02

15 February 2023

Blair Devlin
C/- Timaru District Council
PO Box 522
Timaru 7940

Email: blair@vivianespie.co.nz

Dear Blair

**RESOURCE CONSENT APPLICATION 101.2022.149
REQUEST FOR FURTHER INFORMATION
DEER GENETICS LIMITED
1180 FAIRLIE-GERALDINE HIGHWAY & HOWE ROAD**

Dear Blair

Further to our phone call on 14 February 2023 we provide the following supplementary information.

1.0 No complaints covenant

Our client has agreed to impose a no complaints covenant in relation to the harvesting of forestry.

2.0 Potential historical land contamination

Our client has confirmed there are no known sheep dips or sources of contamination that exist on the property. Please find attached email correspondence confirming this.

3.0 Objectives and Policies of the Proposed Timaru District Plan

The Objectives and Policies that apply to this application are discussed on the following pages.



Objectives	
GRUZ-01 Purpose of the General Rural Zone	
The General Rural Zone predominantly provides for primary production , including intensive primary production , as well as a limited range of activities that support primary production , including associated rural industry , and other activities that require a rural location.	This application is for a boundary adjustment, therefore residential development of nine allotments is currently allowed for, and will continue to be provided following the boundary adjustment. The boundary adjustment ensures this development occurs in the right areas when taking into account the constraints of the site.
GRUZ-02 Character and qualities of the General Rural Zone	
The character and qualities of the General Rural Zone comprise: <ol style="list-style-type: none"> 1. Large allotments with large areas of open space; and a working environment of mostly utilitarian buildings and structures where primary production generates noise, odour, light overspill and traffic, often on a cyclic and reasonable basis; and 2. higher levels of amenity immediately around sensitive activities and zone boundaries; and 3. vegetation, pasture, crops and forestry and livestock across a range of landscapes. 	The development has secured large tracts of rural land for continued productive purposes, with the proposed smaller allotments of a sufficient size where they are still able to meet setback requirements.
GRUZ-03 Protecting primary production	
The land resource of the General Rural Zone is not diminished by activities with no functional or operational need to locate in the General rural zone, and primary production is protected from sensitive activities .	All activities that will be carried out on Lots 6-9 are reasonably expected in the Rural Zone. Measures can be put in place to manage any reverse sensitivity concerns that may arise for the future development of Lots 1-5. The surrounding environment is also such that there are clearly no other residential activities in close proximity, therefore the site is unique and this will be taken into account by potential purchasers. It is considered that these properties will have an expectation that large scale rural activities will continue to be carried out in the surrounding environment.
GRUZ-04 Protecting sensitive activities and sensitive zones	



<p>Intensive primary production, mining, quarrying and other intensive activities generates no or minimal adverse effects on:</p> <ol style="list-style-type: none"> 1. sensitive activities; and 2. land close to Residential, Rural settlement, Māori Purpose and Open space zones. 	<p>There will be no mining or quarrying that will be carried out on site. There will be intensive primary production that is carried out, but that is expected within the receiving environment which is rural in nature. The primary activity undertaken is forestry due to the topography and the soil type and this activity will continue. The surrounding environment and services available to the property should be apparent to any potential purchaser when they carry out due diligence as part of the property purchase process. No complaints covenants will also protect these activities and allow them to continue.</p>
<p>GRUZ-05 Mining and quarrying</p>	
<p>Mining and quarrying occurs in the General Rural Zone where the resource exists and where it will have no or minimal adverse effects on the sensitive environments and sensitive activities.</p>	<p>Not Applicable</p>
<p>GRUZ-06 Conservation activities</p>	
<p>A range of conservation activities occur in the General Rural Zone.</p>	<p>Not Applicable</p>
<p>Policies</p>	
<p>GRUZ-P1 Primary production activities</p>	
<p>Enable a range of primary production activities, where they:</p> <ol style="list-style-type: none"> 1. allow for the ongoing productive use of land for present and future generations; or 2. maintain the character and qualities of the General Rural Zone; and 3. meet the standards and requirements to minimise adverse effects on sensitive activities and the environment. 	<p>As the application is for a boundary adjustment the proposed layout allows for the boundaries of titles to be shifted to be more practical this helps to secure the ongoing productive nature of the site as it keeps large areas of land secure for future use, while ensuring the residential development is situated in one area which will help to minimise widespread issues of reverse sensitivity arising.</p>

**GRUZ-P2****Character and qualities of the General Rural Zone**

The character and qualities of the zone are maintained by:

1. requiring a large minimum [allotment](#) size that ensures ample open space around [buildings](#); and
2. controlling the [height](#) and setbacks of [buildings](#) and [structures](#); and
3. ensuring activities that can generate significant adverse [effects](#) and [sensitive activities](#) are well separated from each other.

Lot 9 is a significant allotment that will continue to be utilised for forestry and agricultural purposes. The allotments will allow for residential units to be developed and still meet the setback requirements of the District Plan. While the allotments are small, they are situated within a wider environment where there is ample space between areas of built development. No complaints covenants are considered to help with the managing reverse sensitivity effects that might arise from the surrounding activities.

GRUZ-P3**Small scale [commercial activities](#)**

Provide for small-scale [commercial activities](#), where they:

1. support, or are ancillary to primary productive activities; or
2. are ancillary and subordinate to the [site's](#) principal [residential unit](#); and
3. are compatible or complimentary with the character and qualities of the Zone; and
4. are of size, scale and nature that will not compromise [primary production](#).

Not Applicable

GRUZ-P4**[Emergency services facilities](#)**

Allow for emergency service facilities but require that they are designed and located to minimise adverse [effects](#) on existing activities and the character and qualities of the Zone.

Not Applicable

GRUZ-P5**Protecting [primary production](#)**

Manage [sensitive activities](#) in the zone to ensure:

1. they are located to avoid adverse [effects](#) on [primary production](#); or

The applicant has agreed to impose a no complaints covenant on the allotments for when the forestry on Lot 9 is harvested. This activity is considered to be the primary activity that will take place in the surrounding area. While farming will also occur on Lots 6-8 it is considered the change in topography between the smaller allotments will help as intensive activities and sheds etc are more likely to occur closer to the road boundary. The no complaints covenant can also be extended to include farming activities in addition to forestry as well.



<p>2. if avoidance is not possible, the sensitive activity includes mitigation measures so that there is minimal potential for adverse effects on the sensitive activity from primary production activities.</p>	
<p>GRUZ-P6 Mining and quarrying activities</p>	
<p>1. Enable small scale quarry activities (up to 2,000m²), subject to requirements to protect the environment and sensitive activities;</p> <p>2. Only allow mining and other quarry activities in the General rural zone where:</p> <ol style="list-style-type: none"> a. adverse effects on sensitive _____ environment and sensitive activities are avoided, or if avoidance is not possible minimised; and b. adverse effects on primary production and other activities are managed in accordance with appropriate management plans; and c. vehicle access is suitable and safe, and traffic generation can be safely and efficiently accommodated by the surrounding road network; and d. adverse effects on protected rock art and archaeological sites are avoided; and e. adverse effects on local character and qualities are minimised; and f. sites are progressively rehabilitated to enable the establishment of a land use consistent with the surrounding area. 	Not Applicable
<p>GRUZ-P7 Industrial activities, rural industries and other activities</p>	
<p>1. Only allow rural industries and other activities (not listed in the rules) in the General Rural Zone where:</p> <ol style="list-style-type: none"> a. the activity <ol style="list-style-type: none"> i. was legally established use not permitted in the zone; or ii. supports primary production; or iii. has a functional or operational need for the activity to locate within the Zone; and b. the activity is compatible or complimentary with the character and qualities of the Zone; and 	Not Applicable.



- c. there is adequate [infrastructure](#) available to service the activity, including on-site servicing where reticulated services are not available; and
 - d. there is adequate [water](#) supply provided for firefighting purposes; and
 - e. the scale, location and intensity of the activity will not compromise the efficiency and safety of the roading network; and
 - f. the activity does not constrain existing [primary production](#) or the establishment of activities otherwise permitted within the General rural zone; and
 - g. any adverse [effects](#) on [primary production](#), [sensitive activities](#), zone boundaries or [sensitive environments](#) are avoided, and if avoidance is not possible, adverse [effects](#) are minimised.
2. Avoid other [industrial activities](#) unless:
- a. the matters under GRUZ-P7.1 above are complied with; and
 - b. the activity:
 - i. can demonstrate that it cannot be provided for in the General Industrial Zone, or an extension of the General Industrial Zone; or
 - ii. is of such a small scale or nature that all adverse [effects](#) on [primary production](#), [sensitive environment](#) or [sensitive activities](#) will be avoided.

GRUZ-P8

[Residential activities](#) (not including workers accommodation listed in [GRUZ P9](#))

Provide for [residential activities](#) in the General rural zone where:

- 1. fragmentation of rural [land](#) for non-[primary production](#) activities is avoided; and
- 2. the character and qualities of the General rural zone are maintained; and
- 3. the requirements of [GRUZ-P5](#) are met; and
- 4. any [minor residential unit](#) is ancillary and subordinate to the [site](#)'s principal [residential unit](#).

It is noted that today the applicant could apply for a building consent for nine dwellings on the existing nine titles as permitted activities. Lot 9 will continue to be used for forestry and primary production and Lots 6-8 are of sufficient size to carry out primary production activities. While Lots 1-5 will transect these two areas of primary production they do sit along the top of a ridge that separate these areas. Topography of the site means that these sites are best suited to residential development. The site is adjacent to a State Highway so there is the ability to access services easier than would otherwise be expected in the rural area.

**GRUZ-P9****Workers accommodation**

Provide for permanent workers accommodation and [seasonal workers accommodation](#) to support [primary production](#) where:

Not Applicable

1. the [site](#) has an area of least 40 hectares for permanent workers accommodation, or 20ha for [seasonal workers accommodation](#); or
2. on smaller [sites](#) where it can be demonstrated that it is required to meet the needs of the [site's primary production](#) activity; and
3. measures are put in place to ensure the workers accommodation cannot be subdivided off or sold separately to the [site](#); and
4. the necessary [infrastructure](#) is provided and adverse [effects](#) on adjoining [sites](#) are minimised; and
5. the requirements of [GRUZ-P5](#) are met, except for [seasonal workers accommodation](#).

GRUZ-P10**Conservation activities**

Enable a range of conservation activities where the character and qualities of the General Rural Zone are maintained.

Not Applicable



4.0 General

We trust that this additional information now enables Council to proceed with the processing of 101.222.149 and we await further Council correspondence in due course.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Melissa McMullan'.

Melissa McMullan
Planner

Email: melissa@mflnz.co.nz

MFL Admin

Subject: FW: Howe Road Subdivision

From: Kelly Bennett <velveter@xtra.co.nz>
Sent: Wednesday, February 15, 2023 2:53 PM
To: Melissa McMullan <melissa@mflnz.co.nz>
Cc: Andrew Rabbidge <andrew@mflnz.co.nz>
Subject: Re: Howe Road Subdivision

The smaller one on the left is an old dairy shed.
The bigger one on the right is an old house site no longer there.
We have owned the property for 15 years and the house and Dairy were not there when we purchased.
It has been a deer farm for close to 40 years
As far as I am aware there are no old sheep dips or dumping sites
Regards
Kelly

Sent from my iPhone

On 15/02/2023, at 2:23 PM, Melissa McMullan <melissa@mflnz.co.nz> wrote:

Hi Kelly,

We've had another question from the processing planner – as far as you're aware, are there any historical sheep dips, burn pits or buried rubbish etc that exist on your property? Primarily on the smaller sites. There's an environmental standard about contaminated land and historic agricultural activities like sheep dips are classified as contaminating activities due to the nature of the chemicals used.

I've looked at the historical aerial photographs available online, from what I can see there are two areas of historical built development (circled below), the image comes from the 1935-1939 sets of photos. Normally sheep dips are located near sheds for obvious reasons, but I can't identify anything straight off the bat. The aerial photographs aren't available for every decade, particularly in rural areas, and I haven't been able to see anything else that would cause concern.

<image002.png>

Feel free to give me a call if that is easier.

Kind Regards,

Melissa McMullan | Planner

<image001.jpg>

www.mflnz.co.nz | m: 027 277 7230 | p: (03) 684 7688 | e: melissa@mflnz.co.nz

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From: Kelly Bennett <velveter@xtra.co.nz>
Sent: Tuesday, February 14, 2023 5:50 PM
To: Melissa McMullan <melissa@mflnz.co.nz>
Cc: Andrew Rabbidge <andrew@mflnz.co.nz>
Subject: Re: Howe Road Subdivision

Yes more than happy with that
Thanks
Kelly

Sent from my iPhone

On 14/02/2023, at 4:29 PM, Melissa McMullan <melissa@mflnz.co.nz> wrote:

Hi Kelly,

Hope all is well with you, I've just left a message on your phone regarding the Howe Road subdivision. I've been talking to the planner who is processing the consent for Timaru District Council today and they were wondering if you would be willing to enforce a no complaints covenant when it comes to the forestry being harvested? I'm not sure what route is normally taken by the forestry trucks, but council are concerned they might use the right of way, or be travelling past the smaller allotments and people could complain. If you enforce a no complaints covenant this would stop anyone being able to complain, and is much easier to enforce than anything Council can do if a Consent Notice was put on the Title. Would you be comfortable with that?

There's still a few minor bits and pieces they want a bit more detail on (nothing substantive, all policy discussion) as the rules have changed since the application was submitted so we are just working on those comments at the moment.

Looking forward to hearing from you soon.

Kind Regards,

Melissa McMullan | Planner

<image001.jpg>

www.mflnz.co.nz | m: 027 277 7230 | p: (03) 684 7688 | e: melissa@mflnz.co.nz

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Waka Kotahi New Zealand Transport Agency Reference: 2022-0905

26 October 2022

Deer Genetics NZ Limited
C/- Milward Finlay Lobb Limited
PO Box 434
Timaru 7940
Attention: Catherine Bootheystone

Sent via: catherine@mflnz.co.nz

Dear Catherine,

EIGHT LOT SUBDIVISION – 1180 GERALDINE-FAIRLIE HIGHWAY (STATE HIGHWAY 79) AND HOWE ROAD, KAKAHU – DEER GENETICS NZ LIMITED

Thank you for your request for written approval from Waka Kotahi New Zealand Transport Agency (Waka Kotahi) under section 95E of the Resource Management Act 1991. Your proposal has been considered as follows:

Proposal

Resource consent is sought for the following activities:

- The proposal provides for the subdivision of eight existing titles to eight resultant titles, at 1180 Geraldine-Fairlie Highway. The eight resultant titles are understood to be as follows:
 - Lot 1 and 2 are vacant allotments and are separated by an unnamed unformed legal road but are to be amalgamated to create one title. The resultant title area will be approximately 1.86 hectares.
 - Lot 3 will have a net site area of approximately 3.10 hectares;
 - Lot 4 will have a net site area of approximately 4.45 hectares;
 - Lot 5 will have a net site area of approximately 5.40 hectares;
 - Lot 6 will have a net site area of approximately 18.80 hectares;
 - Lot 7 will have a net site area of approximately 25.49 and is immediately adjacent to State Highway 79.
 - Lot 8 has an approximately area of 7.45 hectares and encompasses the existing farm buildings. Lot 8 is proposed to be amalgamated with the residue title area on the opposite side of the unnamed legal road being Lot 3 DP 7114 and Lot 3 DP 74248. The resultant title will be in order of approximately 15.2 hectares.
 - Lot 9 will have a net site area of approximately 327.00 hectares and is the balance title areas.
- Each of the proposed allotments have indicative building platforms as shown on the application plans.
- Access for Lot 1-6 and Lot 9 will be obtained from an access point to Lot 7 from Geraldine-Fairlie Highway (State Highway 79). The access will be upgraded to meet the Diagram E standard from the Waka Kotahi NZ Transport Agency Planning Policy Manual (PPM). The proposed access will also meet the requirements of the Timaru District Council Operative Plan, General Rule Part D6 Table 6.6.2(5) requirements.
- Lot 8 will obtain access to State Highway 79 via the allotments to east (Lot 3 DP 7114 and Lot 3 DP 74348), which will be amalgamated to create one Record of Title.
- No access is proposed from the proposed allotments to the state highway from the unformed legal road, Howe Road, Waka Kotahi understands the applicant is working with Timaru District Council to determine an appropriate method to prevent passage at the intersection of Howe Road and the state highway.

Assessment

In assessing the proposed activity, Waka Kotahi notes the following:

- The existing roading environment includes:
 - The alignment of State Highway 79 is relatively flat and straight and has an average daily total of 1,892 vehicles a day (with 13% heavy traffic).
 - The proposed access for Lots 1 to 6, 7 and 9 will meet the minimum sight lines of 282m in both directions being 300-320m to the east and 350-400m to the west. In total, the access will be used by the seven resultant allotments to be used for rural and residential purposes.
 - The access for Lot 8 (being amalgamated with Lot 3 DP 71114 and Lot 3 DP 74348) has reduced sight distances but is existing in this location.
- Based on the information above, Waka Kotahi requests that the proposed access for Lot 7 to be shared by seven allotments is to be formed and upgraded to meet the requirements of a Diagram E access in the PPM.
- While it is acknowledged that Howe Road is an unformed legal road, the location of the intersection with the Geraldine-Fairlie Highway (State Highway 79) is not deemed appropriate for the intensified use of the proposed subdivision due to the reduced sight distances and the 100km/hr speed environment. On that basis, Waka Kotahi is supportive of the applicant working with the Council to find a permanent solution to restrict the use or permanently close the access of Howe Road.
- Based on a portion of Lot 7 and 8 being located with 100m of the edge of the carriageway of State Highway 79, it has been requested that the applicants volunteer a consent notice to be imposed on each title requiring any new buildings to be used for sensitive activities to be designed, constructed and maintained to achieve a design noise level of 40 dB LAeq(24) inside all habitable spaces. This is to mitigate any potential adverse effects associated with reverse sensitivity.

Conditions

In discussion with Waka Kotahi, your client has agreed to include the following conditions as part of the proposed subdivision resource consent application. The legal name of Waka Kotahi is the New Zealand Transport Agency; therefore, our full legal name is referred to in the conditions and approval.

Access Conditions

1. The vehicle crossing for proposed Lot 7, to be utilised by proposed Lots 1-6 and Lot 9 shall be upgraded in accordance with the New Zealand Transport Agency Diagram E standard as outlined in the Planning Policy Manual (2007) and to the satisfaction of the New Zealand Transport Agency Network Manager.
2. Prior to the issuing of a certificate pursuant to Section 224(c) of the Resource Management Act 1991, the consent holder shall provide to Council, correspondence from the New Zealand Transport Agency confirming that works in the State Highway, including the upgrading and formation of the vehicle crossing, has been constructed to the New Zealand Transport Agency standards.

Acoustic Condition

3. A consent notice pursuant to Section 221 of the Resource Management Act 1991 shall be registered against the Records of Title of proposed Lot 7 and Lot 8. This consent notice shall read as follows:
 - a. *Any new dwellings must be designed, constructed and maintained to achieve a design noise level of 40 dB LAeq(24h) inside all habitable spaces within 100 metres from the edge of the sealed road of State Highway 79.*

Advice notes:

Before you undertake any physical work on the state highway, including the formation of any vehicle crossing, you are legally required to apply to the New Zealand Transport Agency for a Corridor Access Request (CAR) and for that request to be approved.

Please submit your CAR to the Waka Kotahi CAR Manager via www.beforeudig.co.nz and/or www.submitica.co.nz a minimum of fourteen working days prior to the commencement of any works on the state highway; longer is advised for complex works.

Determination

On the basis of the above assessment of the proposed activity, Waka Kotahi NZ Transport Agency provides written approval under section 95E of the Resource Management Act 1991.

Expiry of this approval

Unless resource consent has been obtained this approval will expire two years from the date of this approval letter. This approval will lapse at that date unless prior agreement has been obtained from the New Zealand Transport Agency.

If you have any queries regarding the above or wish to discuss matters further, please feel free to contact Livi Whyte via email at livi.whyte@nzta.govt.nz or you can contact the environmental planning team at environmentalplanning@nzta.govt.nz.

Yours sincerely



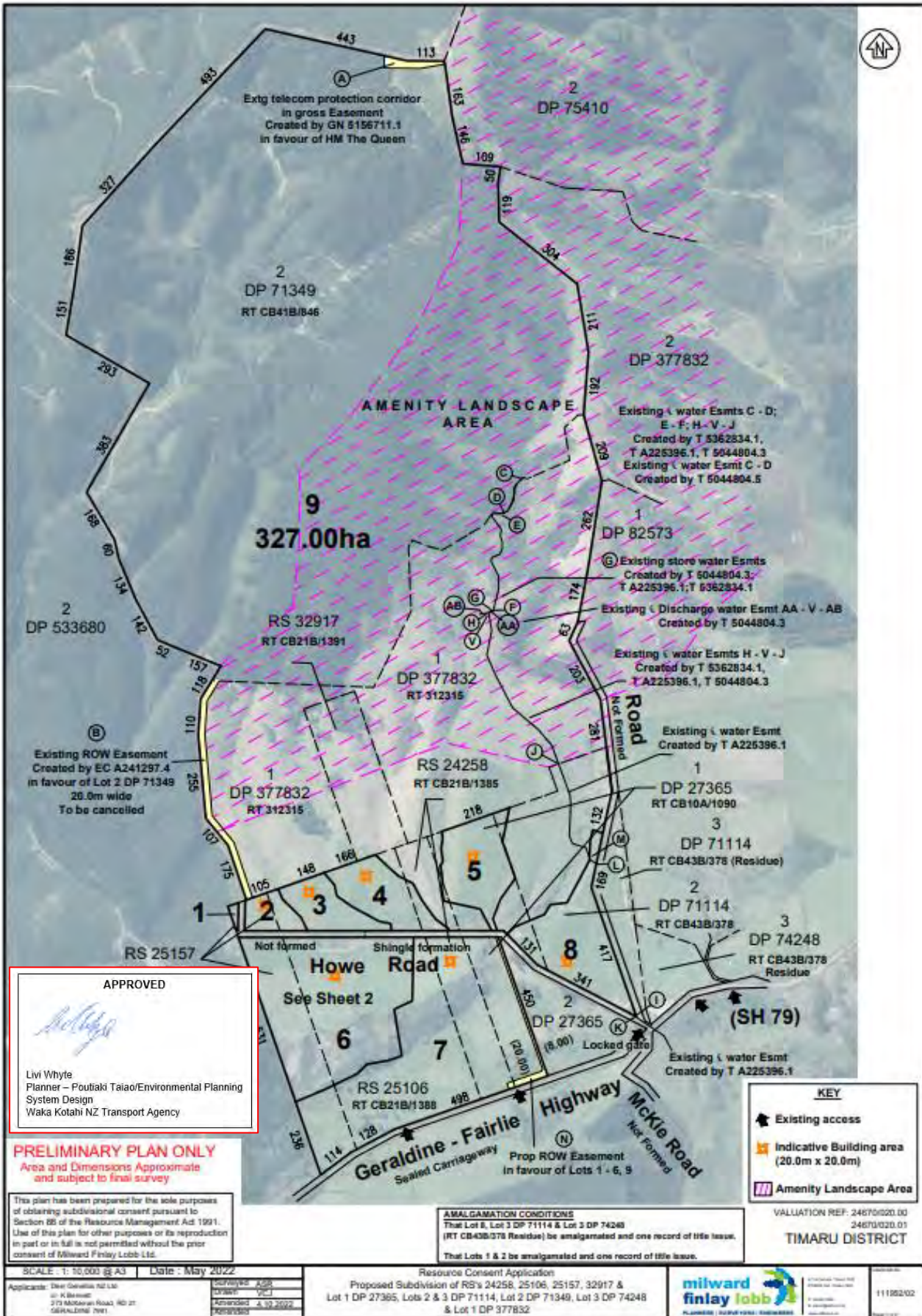
Livi Whyte
Planner

Poutiaki Taiao / Environmental Planning, System Design, on behalf of Waka Kotahi New Zealand Transport Agency.

Enclosed:

- Attachment 1: Proposed Scheme Plan
- Attachment 2: Diagram E of the Planning Policy Manual (PPM)

Attachment 1: Proposed Scheme Plan



APPROVED

[Signature]

Livi Whyte
 Planner – Poutaki Taiao/Environmental Planning
 System Design
 Waka Kotahi NZ Transport Agency

PRELIMINARY PLAN ONLY
 Area and Dimensions Approximate
 and subject to final survey

This plan has been prepared for the sole purpose of obtaining subdivisional consent pursuant to Section 86 of the Resource Management Act 1991. Use of this plan for other purposes or its reproduction in part or in full is not permitted without the prior consent of Milward Finlay Lobb Ltd.

AMALGAMATION CONDITIONS
 That Lot 8, Lot 3 DP 71114 & Lot 3 DP 74248 (RT CB43B/378 Residue) be amalgamated and one record of title issue.
 That Lots 1 & 2 be amalgamated and one record of title issue.

KEY

- Existing access
- Indicative Building area (20.0m x 20.0m)
- Amenity Landscape Area

VALUATION REF: 24670/020.00
 24670/020.01
TIMARU DISTRICT

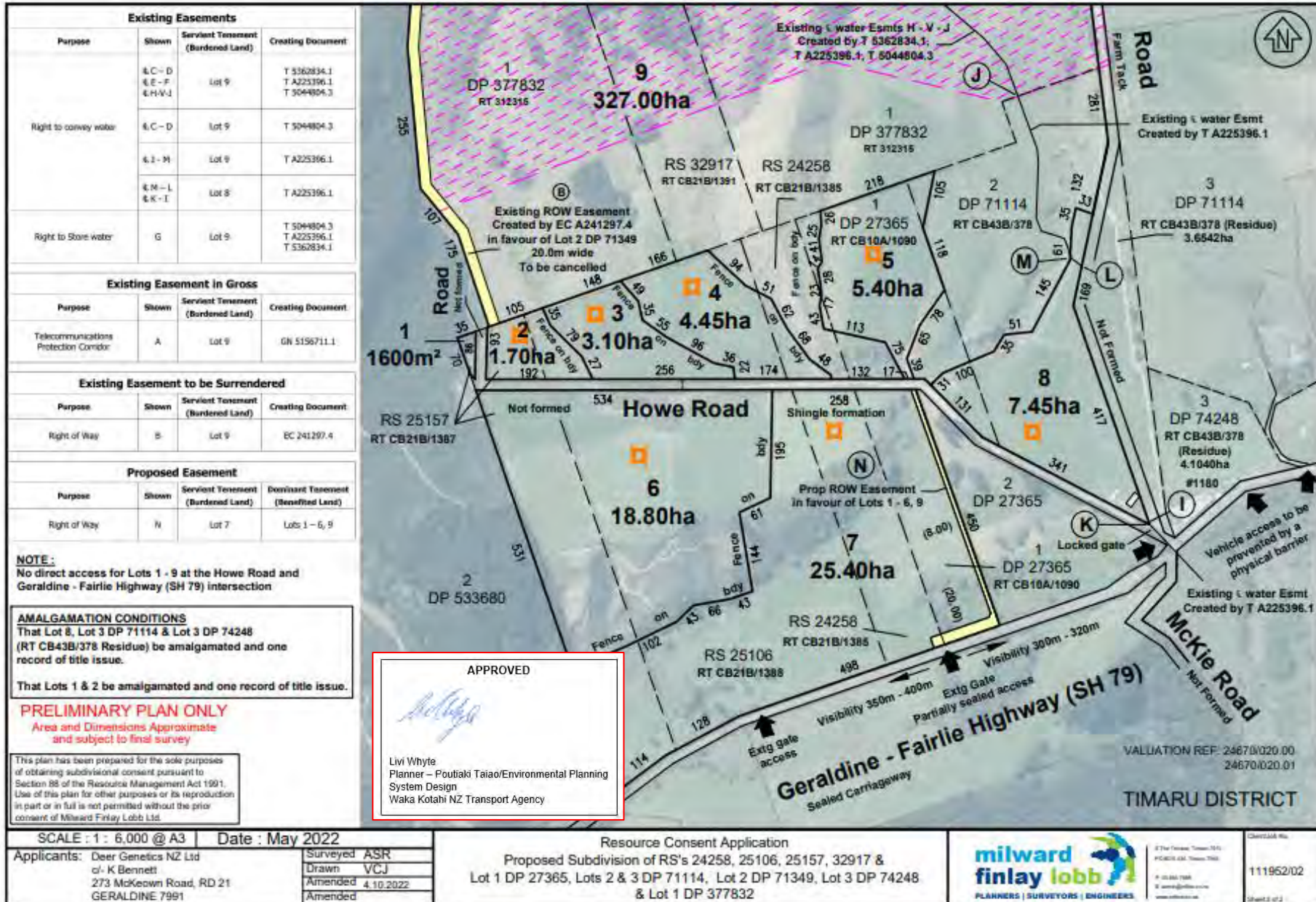
SCALE: 1: 50,000 @ A3	Date: May 2022
Applicant: Deer Genetics NZ Ltd c/o K Beckett 273 Motuarau Road, RD 27 GERALDINE 7601	Designer: ASB Checker: PCJ Approved: A. 10.2022 Registered:

Resource Consent Application
 Proposed Subdivision of RS's 24258, 25106, 25157, 32917 &
 Lot 1 DP 27365, Lots 2 & 3 DP 71114, Lot 2 DP 71349, Lot 3 DP 74248
 & Lot 1 DP 377832

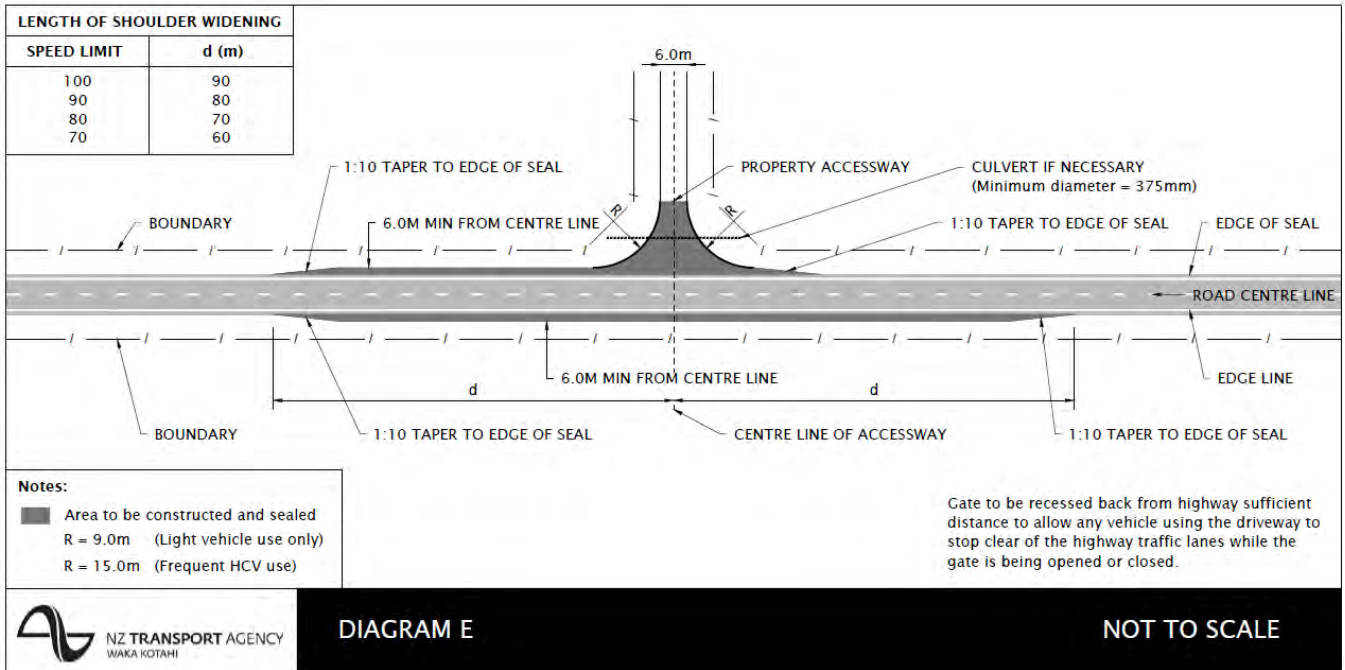
milward finlay lobb
 CONSULTANTS

111882/02

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Attachment 2: Diagram E of the Planning Policy Manual (PPM)





Te Runanga O Arowhenua Society Inc.



AORAKI
ENVIRONMENTAL
CONSULTANCY LTD

02 June 2022

Timaru District Council
C/o Vivian Espie Ltd
1/211B Glenda Drive
Frankton
QUEENSTOWN 9300
[delivered to: blair@vivianespie.co.nz]

Tēnā koe Blair,

SUBDIVISION CONSENT 101.2022.149 – 1180 GERALDINE-FAIRLIE HIGHWAY AND HOWE ROAD, KAKAHU

Te Rūnanga o Arowhenua (Arowhenua) and Aoraki Environmental Consultancy Limited (AEC) thank you for the opportunity to review the subdivision consent application 101.2022.149 submitted to Timaru District Council by Milward Finlay Lobb on behalf of Deer Genetics NZ Limited.

The application is located on the north side of Geraldine-Fairlie Highway at Kakahu, west of Geraldine. The site has frontage to Howe Road and un-named and unformed legal roads. The site falls within the Rural 1 Zone with an Amenity Landscape Area identified within the property. Located on the southern toe of the Four Peaks range, the Kakahu Forest adjoins the north western side of the property. The topography of the site consists of a number of natural drainage depressions with the rolling hills utilised for rural production whilst the steeper slopes consist of extensive exotic tree planting.

Arowhenua and AEC understand the proposed subdivision consent seeks to achieve simultaneous boundary alterations between eight existing Certificates of Title within the Rural 1 Zone. Proposed Lots 1 and 2 are to be vacant allotments with frontage to Howe Road. The lots are to be amalgamated and have an approximate area of 1,600 m² and 1.7 ha (total of 1.86 ha) respectively despite being physically separated by an un-named unformed legal road.

Proposed Lots 3 – 6 are to be created as vacant rural allotments with frontage to Howe Road. The allotments are to range in area from 3.10 ha to 18.80 ha in area. Proposed Lot 7 is to also be vacant with an approximate area of 25.40 ha. The allotment will have frontage to Howe Road to the north and Geraldine-Fairlie Highway to the south. Proposed Lot 8 is to encompass the existing farm buildings and vehicle access to Geraldine-Fairlie Highway. Proposed Lot 8 is to have an area of approximately 7.45 ha and will be amalgamated with Lot 3 DP 71114 and Lot 3 DP 74248 creating a 15.2 ha allotment. Lot 9 is to retain the balance area of 327 ha with access to Howe Road.

The site is located at the base of the Four Peaks Range, which according to the Timaru District Plan is recognised as being a significant amenity landscape and an outstanding landscape area within the district and worthy of protection in accordance with sections 6 and 7 of the Resource Management Act 1991 (RMA). The Four Peaks range, can be seen from the plains and main highways within South Canterbury, excluding west of Burkes Pass, making it a significant visual landmark.

Objective 3 and Policies 6 and 7 of the Natural Environment chapter specifically mention the protection of the Four Peaks Range from subdivision development that has the potential to degrade the character and values of the outstanding landscape. Additionally, the Four Peaks Range historically contained extensive remnants of indigenous vegetation, which was consistent with the natural character of river gorges and stream margins within these foothills, and this natural environment contributes significantly to the amenity values of the area.

The application does not provide a cultural or heritage assessment nor does it provide an assessment against Sections 6, 7 and 8 of the Resource Management Act 1991 (RMA). From a cultural perspective, it is well known

that the Four Peaks Range and surrounding foothills were a cultural pathway for rūnanga as they traversed the area to collect mahinga kai (food and gathering materials); therefore, the wider area/landscape is of great significance to Arowhenua. Te Kākaho is the correct spelling for the Kakahu River –a tributary of the Hae-Hae Te Moana River, which rises on the Four Peaks’ range and flows in a south-easterly direction, joining the Opihi River shortly before the latter reaches the sea. The Te Kākaho originates in the Four Peaks Range (south of the application site) and flows along the base of the range, east of the application site. The Te Kākaho and all of its tributaries and drainage depressions coming down off the surrounding hills were culturally significant as a kāinga mahinga kai (food-gathering place) where tuna (eels) were caught in addition to inaka (whitebait). Plants and tree roots such as pānako, tutu, aruhe (bracken fernroot) and kōrari (flax-stalks) were also gathered and used as a food source along with materials for weaving to create baskets, carrying items and clothes. For this reason, Arowhenua are concerned that the proposed development may see the loss of additional indigenous vegetation on the hillside.

East of the application site there are a number of identified archaeological sites containing ovens, quarry sites (used to gather rocks in which knives and weapons were created) and rock art on limestone outcrops. The location of such a number of sites demonstrates the importance of the area to Arowhenua who used rivers and valleys to navigate the area as they walked trails seasonally between Arowhenua and Te Manahuna (Mackenzie District) to gather food resources. Consequently, the creation of large tracks and the undertaking of earthworks that may scar the face of the hills is a concern to Arowhenua as this will ultimately impact on the visual appearance of the hill side.

Due to the number of archaeological sites in the surrounding area and those already identified between the application site and the Te Kākaho/Kakahu River, Arowhenua rūnanga are concerned the proposed subdivision will involve significant earthworks (future building platforms), which may destroy archaeological sites and artefacts that have not yet been discovered.

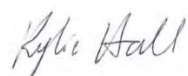
If the Council is of an opinion to grant the subdivision consent, Arowhenua and AEC would like to see conditions imposed on the consent that seek to protect the cultural and landscape values associated with the area. This involves ensuring large cuts are not made into the hill and left visible to those on the plains.

It is recommended the following conditions (or similar wording) are utilised:

- Accidental Discovery Protocol condition – have imposed as a condition of consent rather than an advisory note. The reason for this is that an advisory note is not enforceable. It is simply a note to remind the consent holder that an action is advisable. For this reason, a condition will require the applicant to actually follow the correct protocol if a discovery is found.
- A condition is imposed to ensure sediment and control measures are put in place during the construction of driveways, rights of way, and building platforms.
- A condition is imposed to ensure earthworks scars on the landscape are planted or mitigated in some manner to ensure the visual appearance of the earthworks is minimised. Plantings will also assist with bank stability on the steeper slopes.
- A condition requiring suitable stormwater management around residential living areas. This is to ensure slips and erosion do not occur during heavy rain periods.

Please contact the writer if you have any questions.

Ngā mihi,



Kylie Hall

Principal Planner (MNZPI)

Aoraki Environmental Consultancy Limited

Mobile: 027 622 3460 | Office: 03 684 8723



Form 9
**Application for
 Resource Consent or Fast-Track Resource
 Consent**

Resource
 Consent No.

Sections 87AAC, 88 of the Resource Management Act 1991

To Timaru District Council

I, **Deer Genetics NZ Limited**

C/- Kelly Bennett, 273 McKeown Road, Woodbury, RD 21, Geraldine

[Full name, full address]

apply for the following type(s) of resource consent: **Subdivision Consent / Land Use Consent / Fast-track Consent** *(Circle one or both)*

If the application qualifies as a fast-track application under section 87AAC, please select one of the following:

I opt out of the fast-track consent process.

OR

I do not opt out of the fast-track consent process

**Select one*

The activity to which the application relates (the **proposed activity**) is as follows:

The purpose of this subdivision is to achieve simultaneous boundary alterations between eight existing Records of Title within the Rural 1 and 2 Zones.

This is a Discretionary activity in terms of the Council’s Operative District Plan for Subdivision Consent, as detailed in the attached report.

[Describe the proposed activity]

The site at which the proposed activity is to occur is as follows:

1180 Geraldine – Fairlie Highway (State Highway 79) and Howe Road, Kakahu

RS 24258	RT CB21B/1385	8.1948 hectares more or less
RS 25106	RT CB21B/1388	32.5164 hectares
RS 25157	RT CB21B/1387	10.1171 hectares
RS 32917	RT 21B/1391	8.0937 hectares
Lot 1 DP 27365	RT CB10A/1090	12.5604 hectares
Lot 2 DP 71349	RT CB41B/846	217.3200 hectares
Lots 2 & 3 DP 71114 & Lot 3 DP 74248	RT CB43B/378	24.9372 hectares
Lot 1 DP 377832	RT 312315	79.7230 hectares

Valuation Reference: 24670/020.00 and 24670/020.01

[Describe the site, including—

- (a) its location, as it is commonly known and in a way that will enable it to be easily identified (e.g., the street address, the legal description, the name of any relevant stream, river, or other water body to which the application relates, proximity to any well-known landmark, the grid reference (if known)); and*
- (b) its natural and physical characteristics and any adjacent uses that may be relevant to the consideration of the application.]*

The full name and addresses of each owner or occupier (other than the applicant) of the site to which the application relates are as follows:

Please select **one** of the following:

There are no other activities that are part of the proposal to which this application relates.

OR

The other activities that are part of the proposal to which the application relates are as follows:

.....
[Describe the other activities that are part of the proposal to which the application relates. For any activities that are permitted activities, explain how the activity complies with the requirements, conditions, and permissions for the permitted activity so that a resource consent is not required for that activity under section 87A(1) of the Resource Management Act 1991.]

Please select **one** of the following:

No additional resource consents are needed for the proposal to which this application relates.

OR

The following additional resource consents are needed for the proposal to which this application related and have/have not* been applied for:

.....
*[Give details] * Select one*

I attach an assessment of the proposed activity's effect on the environment that—

- (a) includes the information required by clause 6 of Schedule 4 of the Resource Management Act 1991; and
- (b) addresses the matters specified in clause 7 of Schedule 4 of the Resource Management Act 1991; and
- (c) includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.

I attach an assessment of the proposed activity against the matters set out in Part 2 of the Resource Management Act 1991.

Refer to the attached report.

I attach an assessment of the proposed activity against any relevant provisions of a document referred to in section 104(1)(b) of the Resource Management Act 1991, including the information required by clause 2(2) of Schedule 4 of that Act.

Refer to the attached report and supporting documents.

If the application is affected by section 124 or 165ZH(1)(c) of the Resource Management Act 1991 (which relate to existing resource consents), specify the value of the investment of the existing consent holder.

OR

N/A

If the proposed activity is to occur in an area within the scope of a planning document prepared by a customary marine title group under section 85 of the Marine and Coastal Area (Takutai Moana) Act 2011, attach an assessment of the proposed activity against the resource management matters set out in the relevant planning document.

I have attached an assessment as required above; **OR**

N/A

Subdivision only, I attach information that adequately defines the following:

the position of all new boundaries; and

the areas of all new allotments; and

the locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips; and

the locations and areas of any existing esplanade reserves, esplanade strips, and access strips; and

the locations and areas of any parts of the bed of a river or lake to be vested in the territorial authority under section 237A of the Resource Management Act 1991; and

the locations and areas of any land within the coastal marine area (which is to become part of the common marine and coastal area under section 237A of the Resource Management Act 1991); and

the locations and areas of land to be set aside as new roads.

If the application relates to reclamation, attach information that shows the area proposed to be reclaimed, including its location, the position of all new boundaries (if practicable), and the portion of the area (if any) to be set aside as an esplanade reserve or esplanade strip.

I have attached information as required above; **OR**

N/A

I attach the following further information required to be included in this application by the District Plan, the Regional Plan, the Resource Management Act 1991, or any regulations made under that Act.

- **Report and Assessment of Effects**
- **Plan of Subdivision**
- **Records of Title CB21B/1385, CB21B/1388, CB21B/1387, CB21B/1391, CB10A/1090, CB41B/846, CB43B/378, RT 312315 and Current Interests**
- **SO 19582, DP 71114, DP 71349, DP 74248 and DP 377832**
- **Locality / Zone Map Number 14**
- **Quickmap plot with contours**
- **Canterbury Maps Aerial Photograph dated 10 May 2022 at a scale of 1:11,000 @ A3**
- **Google Earth Aerial photograph**
- **Timaru District Council Soil Contamination letters (10) dated 18 May 2022**
- **Environment Canterbury’s Listed Land Use Reports (2) dated 13 May 2022**
- **Deposit Subdivision Consent Application Fee of \$728.00 including GST – Please invoice MFL**

Compliance with the Requirements of the National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil to Protect Human Health:

Is an activity described on the Hazardous Activities or Industries List (HAIL) currently being undertaken on the piece of land to which this application applies?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Has an activity described on the HAIL ever been undertaken on the piece of land to which this application applies?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is it more likely than not that an activity described on the HAIL is being or has been undertaken on the piece of land to which this application applies?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<i>If ‘No’ to any of the above, you do not need to answer the five questions in the following table. If ‘Yes’ to any of the above, please answer the following questions:</i>	
1. Is the activity you propose to undertake removing or replacing a fuel storage system or parts of it?	Yes <input type="checkbox"/> No <input type="checkbox"/>
2. Is the activity you propose to undertake sampling soil?	Yes <input type="checkbox"/> No <input type="checkbox"/>
3. Is the activity you propose to undertake disturbing soil?	Yes <input type="checkbox"/> No <input type="checkbox"/>
4. Is the activity you propose to undertake subdividing land?	Yes <input type="checkbox"/> No <input type="checkbox"/>
5. Is the activity you propose to undertake changing the use of the land?	Yes <input type="checkbox"/> No <input type="checkbox"/>
<i>If also ‘Yes’ to any of the above five activities, then the NES for Assessing and Managing Contaminants in Soil to Protect Human Health is likely to apply.</i>	

The NES for Assessing and Managing Contaminants in Soil to Protect Human Health along with the HAIL list is available on www.mfe.govt.nz.

To establish whether the site is, or will be, classified as a HAIL site, I have (please tick one or both):

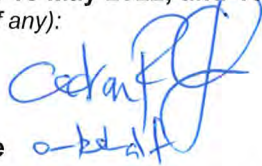
- Used the most up-to-date information as described in Regulation 6(2) of the NES; OR
- Attached a Preliminary Site Investigation Report, as described in Regulation 6(3) of the NES in the application.

Describe how the HAIL information has been obtained, from local authorities or a certified professional:

Refer to the attached Timaru District Council correspondence (10) and Environment Canterbury's LLUR Reports (2) dated 18 May 2022, and 13 May 2022, respectively.

(attach correspondences, if any):

Andrew Scott Rabbidge



Signature (Applicant/person authorised to sign on behalf of applicant*)

Date

25/05/2022

A signature is not required if the application is made by electronic means.

**Select one*

Contact Details

For correspondence during the consent process:

Contact Person: **Andrew Rabbidge**

[Name and designation, if applicable]

Electronic Address: andrew@mflnz.co.nz

Postal Address:

Deer Genetics NZ Limited

C/- Milward Finlay Lobb Limited

PO Box 434

Timaru 7940

(Or alternative method of service under section 352 of the Act)

Telephone: **03 684 7688**

Note an electronic address for service must be provided if you are applying for a fast-track resource consent application.

For the applicant:

Name: **Kelly Bennett**

Phone: **03 692 2982**

Mobile: **027 532 4215**

Email: velveter@xtra.co.nz



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Subdivision Consent Application and Assessment of Environmental Effects

On behalf of Deer Genetics NZ Limited, we apply for a resource consent in respect of RS 24258, 25106, 25157, 32917, Lot 1 DP 27365, Lots 2 and 3 DP 71114, Lot 2 DP 71349, Lot 3 DP 74248 and Lot 1 DP 377832. In accordance with Section 88 and Schedule 4 of the Resource Management Act 1991, we provide the following information:

1.0 Overview

The purpose of this subdivision is to achieve simultaneous boundary alterations between eight existing Records of Title within the Rural 1 Zone within the Kakahu area.

1.1 Applicant and Registered Owner

Deer Genetics NZ Limited

c/- Kelly Bennett

273 Howe Road

Woodbury

RD 21

Geraldine 7991

1.2 Location

Legal Description	Record of Title	Area, more or less	Address
RS 24258	RT CB21B/1385	8.1948 hectares	Geraldine- Fairlie Hwy (SH 79) and Howe Rd
RS 25106	RT CB21B/1388	32.5164 hectares	
RS 25157	RT CB21B/1387	10.1171 hectares	
RS 32917	RT 21B/1391	8.0937 hectares	No frontage
Lot 1 DP 27365	RT CB10A/1090	12.5604 hectares	Geraldine- Fairlie Hwy (SH 79) and Howe Rd
Lot 2 DP 71349	RT CB41B/846	217.3200 hectares	Howe Road
Lots 2 and 3 DP 71114 and Lot 3 DP 74248	RT CB43B/378	24.9372 hectares	1180 Geraldine- Fairlie Hwy (SH 79), Howe Rd and un-named legal road
Lot 1 DP 377832	RT 312315	79.7230 hectares	un-named legal road

1.3 Valuation References

24670/020.00 and 246070/020.01



1.4 Type of Resource Consent

This application seeks to achieve a subdivision (boundary alterations) for a **Discretionary Activity**.

2.0 Existing Environment

2.1 Subject Site

The subject sites are located on the north side of Geraldine - Fairlie Highway (State Highway 79) at Kakahu, west of Geraldine. The sites also have frontage to Howe Road and un-named and unformed legal roads.

The sites fall within the Rural 1 Zone with an Amenity Landscape Area identified within the property, as indicated on the enclosed Planning Map No.14.

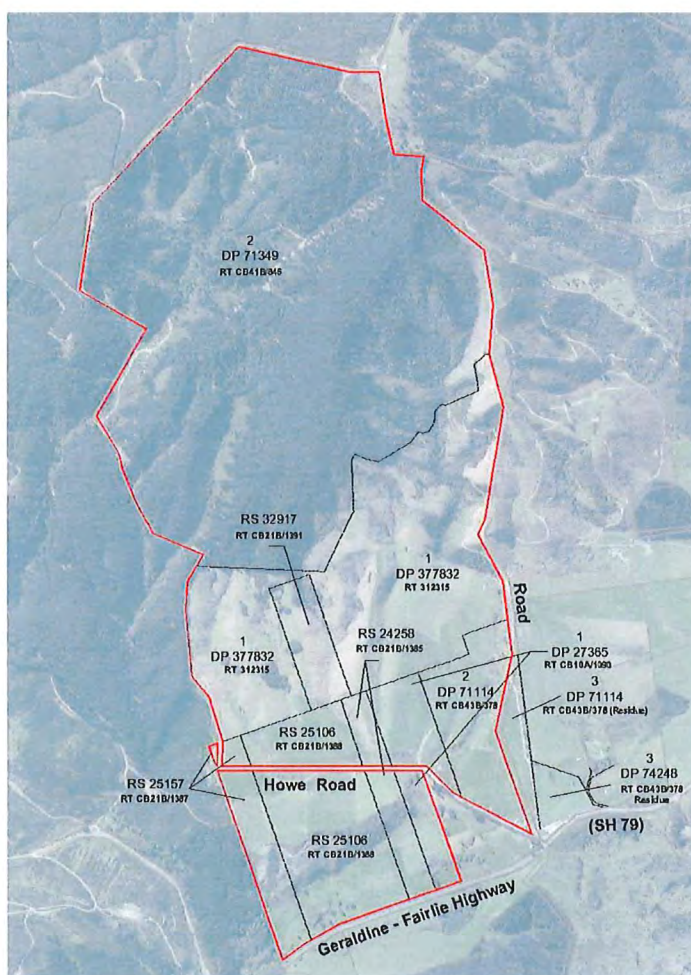


Figure 1: The subject area is outlined above with a red line.

The land adjoining either side of Howe Road would be described as rolling downs, from there rising steeply towards the northern boundary of the subject site. The Kakahu Forest adjoins the north western side of the property. Give the natural topography, a number of natural drainage depressions also traverse the subject site.



The rolling downs land is rural production land and there is extensive exotic tree planting on the steeper land. Lot 2 DP 71114 and Lot 3 DP 74248 encompasses existing farm sheds.



Figure 2: Property view from the State Highway

The purpose of the boundary alteration is to rearrange the existing internal boundaries in order to recognise the rural production land and the potential of future building sites, as the current title boundaries do not recognise the topography. The balance area (Lot 9) which is in order of approximately 327 hectares, is intended for forestry purposes.

Geraldine - Fairlie Highway (SH 79) has a sealed carriageway formed to usual rural State Highway Standards.

Howe Road has an all-weather farm track which terminates prior to the end of the road reserve. The unnamed legal road adjoining the eastern boundary of the property is generally unformed, apart from some farm access tracks.

2.2 Surrounding Environment

The surrounding environment is characterised by a combination of rural living allotments, smaller and larger rural production allotments, and steeper forestry land.

3.0 Proposal

It is now intended to subdivide the existing eight titles into eight resultant titles, further details of which are as follows.

3.1 Allotments

Lots 1 and 2 are to be amalgamated and have approximate areas of 1,600 square metre and 1.70 hectares, respectively. Lots 1 and 2 are vacant allotments with frontage to Howe Road and are separated by an unnamed un-formed legal road. The resultant title area being approximately 1.86 hectares.



Lot 3 which has an approximate area of 3.10 hectares is a vacant rural site with frontage to Howe Road.

Lot 4 which has an approximate area of 4.45 hectares is a vacant rural site with frontage to Howe Road.

Lot 5 which has an approximate area of 5.40 hectares is a vacant rural site with frontage to Howe Road.

Lot 6 which has an approximate area of 18.80 hectares is a vacant rural site with frontage to Howe Road.

Lot 7 which has an approximate area of 25.40 hectares is a vacant rural site with frontage to Howe Road to the north and Geraldine-Fairlie Highway (State Highway 79) to the south.

Lot 8 which has an approximate area of 7.45 hectares which encompasses existing farm buildings has frontage to Howe Road and an un-named unformed legal road. Lot 8 is to be amalgamated with the residue title area on the opposite side of the unformed un-named legal road, being Lot 3 DP 71114 and Lot 3 DP 74248 (Residue RT CB43B/378 - 7.7582 hectares), which encompasses existing farm buildings at 1180 Geraldine-Fairlie Highway (State Highway 79). The resultant title will be in the order of approximately 15.2 hectares and will achieve further legal and physical frontage via the existing well formed accesses to Geraldine-Fairlie Highway (State Highway 79).

Lot 9 has an approximate area of 327.00 hectares is the balance title areas with frontage to both Howe Road and the un-named unformed legal roads.

3.2 Physical Access

Vehicle access will be provided to all the resultant eight allotments from Howe Road.

It is acknowledged that Lot 7 also has frontage to Geraldine-Fairlie Highway (State Highway 79), however there is no intention to provide any vehicle access to that allotment from State Highway 79. It is also noted that there are no existing gate accesses to the State Highway along this frontage.

Geraldine – Fairlie Highway (State Highway 79) has a sealed carriageway formed to usual Waka Kotahi New Zealand Transport Agency and Timaru District Council Rural Standards.

Howe Road has an all-weather farm track formation which terminates prior to the end of the legal road. Howe Road does not fall within the maintenance schedule by the Timaru District Council. Prior to the intersection point of Howe Road and the unformed un-named legal road there is a locked gate, utilised only by the applicant. The adjoining property (Lot 2 DP 27365 – 1 Howe Road) on the northwest side of the State Highway and Howe Road intersection utilises the access point from Howe Road prior to that gate.



Figure 2: Geraldine - Fairlie Highway (State Highway 79) and Howe Road intersection.

The un-named unformed legal road adjoining the eastern boundary of the property encompasses at times, along the northern portion a formed farm track.

Bearing in mind the foregoing, Council's usual corner splay at the intersection of Howe Road and the un-named unformed legal roads have not been provided as part of this development.

The existing access points to the State Highway at 1180 Geraldine - Fairlie Highway (State Highway 79) from Lot 3 DP 74248 (Residue RT CB43B/378), which Lot 8 is to be amalgamated along with Lot 3 DP 71114 (Residue RT CB43B/378) remain unaffected by the proposed boundary alterations.



Figure 3: 1180 Geraldine - Fairlie Highway (State Highway 79) existing western access point.



Figure 4: 1180 Geraldine - Fairlie Highway (State Highway 79) existing eastern access point.

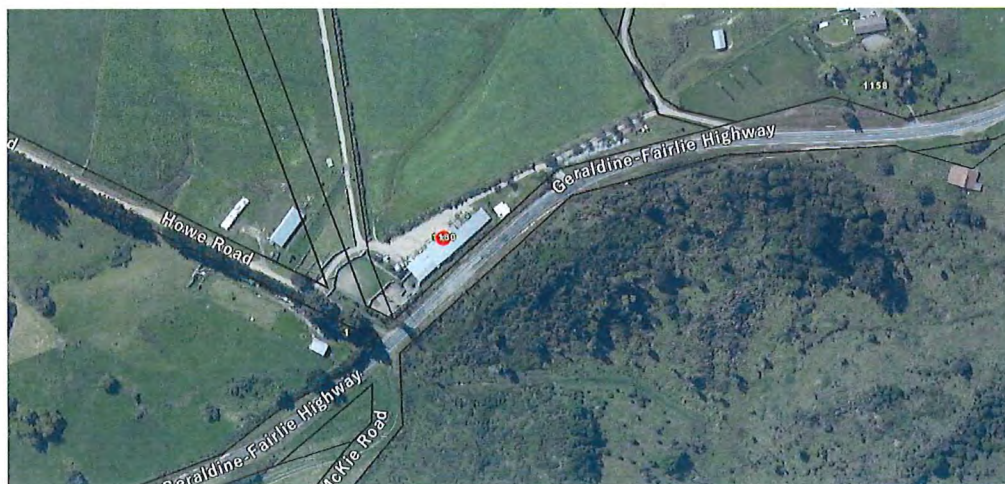


Figure 5: Aerial view of Howe Road and access to the farm buildings on Lot 8 and Lot 3 DP 74248 - 1180 Geraldine - Fairlie Highway (State Highway 79)

The existing right of way created by Easement Certificate (EC) A241297.4 (a copy is enclosed) over Lot 1 DP 377832 in favour of Lot 2 DP 71349 – labelled as “A” on the enclosed preliminary plan is to merge by ‘Unity of Seisin’ and is to be cancelled.

Any additional traffic which may result from this boundary alteration is considered less than minor and should have little (if any) effect on traffic movement, circulation or traffic volumes in this area bearing in mind that this application is for a boundary adjustment between eight existing titles and that all land with frontage to Howe Road is owned by the applicant with the exception of Lot 2 DP 27365.



3.3 Telecommunications and Electricity

Due to the application being boundary adjustments between existing Records of Title, independent services are not required at this time for the resultant allotments in terms of Council's Operative District Plan. However, should these be required at some time in the future, it is anticipated that they could be achieved from the existing infrastructure in this locality. These will however ultimately need to be confirmed with local service providers, on an as needed basis.

3.4 Three Waters

Water supply for the subject land is obtained from a private water community scheme, which is administered by the local land owners.

At this stage water supply for the proposed vacant rural allotments, will be by private means (either a water bore or rainwater collection) in accordance with the Timaru District Plan.

Unless protected by easements, any private cross boundary water services between the allotments are to be disconnected as part of this subdivision in the usual manner in due course.

In respect of a possible future dwellings on the proposed rural allotments, it is considered that the allotment areas comply with Part D General Rule 6.3.12 (3) (b) of the Timaru District Plan to ensure that a range of wastewater options are available. Sewage disposal is considered to be best dealt with at the time of future building consent application and no further action is considered to be necessary at this stage.

We also note that in terms of the Canterbury Land and Water Regional Plan, on-site effluent disposal within allotments having an area less than 4 hectares (Lots 1 and 2 which are to be amalgamated, and Lot 3) is currently a restricted discretionary activity. For Lots 4-9, having an area in excess of 4 hectares, on site domestic wastewater disposal is classified as a permitted activity.

Council's usual policy of issuing consent notices for water supply and onsite effluent disposal in accordance with District Plan requirements is anticipated and requested as conditions of subdivision consent.

There is no piped stormwater infrastructure in this locality and surface runoff and roof discharge is disposed of onto the ground from where it finds its way into the drainage channels and swales in the locality. No further action is necessary with respect to stormwater disposal as part of this application, with any future stormwater disposal to land subject to compliance with the Canterbury Land and Water Regional Plan.

3.5 Easements

The existing water supply, water storage and stormwater easements over Lots 7, 8 and 9 remain unaffected by the proposed boundary alterations.



An existing Telecommunications Protection Corridor (Easement in Gross) in favour of H M The Queen created by Gazette Notice 5156711.1 and marked as "A" on SO 19582 (copies are enclosed) adjoins the northern boundary of the balance title, Lot 9, is well clear of proposed internal boundaries and remains unaffected by the proposed subdivision (boundary alterations).

As mentioned previously, the existing right of way created by EC A241297.4 over Lot 9 is to be cancelled by 'Unity of Seisin'.

Easements will be provided to protect any existing or new water supply lines. All new easements will be confirmed at the time of Council's Section 223 certification pursuant to the Resource Management Act 1991 in the usual manner.

3.6 Existing Right of Way to be Cancelled

The existing right of way (created by EC A241297.4) over the underlying allotment, Lot 1 DP 377832 in favour of Lot 2 DP 71349 is to be cancelled by 'Unity of Seisin'.

We note that as the creation of the right of way at the time of DP 71349 was a condition imposed by Council, a revocation of this conditional easement will need to be considered and approved by Council pursuant to Section 243(e) of the Resource Management Act 1991.

3.7 Existing Consent Notices to be Cancelled

Lot 1 DP 377832 is subject to existing consent notices imposed by the Timaru District Council in respect of potable water supply for domestic purposes and access. Refer to the attached copies of CONO A467746.1 and CONO 7248520.1.

To avoid confusion with the new allotments numbers and the new internal boundaries, we would now request Council approval to cancel that existing consent notice pursuant to Section 221(3) of the Resource Management Act 1991.

We confirm that the resultant title, Lot 9, will now have direct frontage and physical access to Howe Road.

4.0 Compliance with District Plan

In terms of Council's Operative District Plan, the subject property is zoned Rural 1. The proposal is a boundary alteration between eight existing Records of Title, and no further titles will be achieved by the proposed subdivision.

An area of Amenity Landscape is identified on Council's Planning Map No. 14 within the subject property. This area is solely within Lot 9 and remains unaffected by the proposed boundary adjustments.



The application is classified as a **Discretionary Activity** under the Timaru District Plan, Part D General Rule 6.3.5 (iii) which provides for:

“Adjustments of boundaries of two or more separately saleable existing allotments which have separate certificates of title and where the number of allotments is not increased.”

Due to the corner splays not being provided at the intersections of Howe Road and the un-named unformed legal roads, this is also classified as a **Discretionary Activity** in terms of the District Plan under General Rule 6.3.5 (i).

4.1 Proposed Amalgamation Conditions

The following proposed amalgamation conditions will need to be verified by Council with Land Information New Zealand in the usual manner. Suggested amalgamation conditions are as follows:

- *“That Lots 1 and 2 be amalgamated and that one record of title issue”.*
- *“That Lot 8, Lot 3 DP 71114 and Lot 3 DP 74248 (Residue RT C343B/378) be amalgamated and one record of title issue”.*

5.0 Assessment of Environmental Effects – Section 4 Clause 6 of the Resource Management Act 1991

The below items are considered to deal with the essential information relating to the proposed subdivision and the likely effects resulting from it. As required in terms of the Schedule 4 to the Resource Management Act 1991, consideration has been given to the following various matters identified in Clause 6.

5.1 Consultation with Affected Parties

The subject property has frontage to Geraldine - Fairlie Highway (State Highway 79). There is no intention to provide any new access points to the State Highway, nor are there any existing gate accesses to Lot 7. Furthermore, there is no change to the existing access points from the balance title parcel to the east Lot 3 DP 74248 (Residue RT CB43B/378), therefore it is considered that no further consultation with Waka Kotahi NZ Transport Agency is warranted at this time.

Overall, with the proposal being a boundary alteration between eight existing records of title and resulting in the creation of no additional titles (and therefore permitted primary dwellings), effects resulting from this are considered to be less than minor and no consultation is considered to be necessary with other parties or organisations.

5.2 Amenity Values

There are no existing dwellings on the subject titles.



On the basis of setting out to achieve a boundary alteration between eight existing Records of Title, it is therefore considered that there will be no loss to the rural amenity due to the proposed subdivision not increasing the number of permitted primary dwellings in terms of the District Plan.

An area Amenity Landscape is identified on Council's Planning Map No.14 within the subject property. This area remains unaffected as there are no new proposed boundaries within the Amenity Landscape Area.

On this basis, any adverse effects in terms of rural amenity are considered to be less than minor.

5.3 Intensification of Development

This is a further matter to be considered in terms of Council's Operative District, Objectives and Policies, this being identified in Council's District Plan as Issue 1.2.1.

With the application setting out to achieve boundary alterations which will retain the status quo of a total of eight Records of Title, it is not considered that there are any effects resulting from intensification of development associated with the proposed subdivision that need to be considered further.

It is not considered that the proposal will have adverse effects in the rural area in regard to rural water supply, upgrading of roads, adverse effects from effluent disposal or the loss of rural amenity because of the intensity of residential development.

The new internal boundaries are a significant improvement on the existing allotment boundaries which do not recognise the natural topography.

5.4 Landscape and Environment

The proposal recognises the topography, the existing ongoing farming activities and access, and the existing situation of eight Record of Titles on which dwellings can be established as a permitted activity.

The subject property retains the rural characteristics typical of the surrounding land within the Kakahu and Gapes Valley area which typically comprises of large mixed farming units, interspersed with smaller productive units and rural lifestyle sites.

Bearing in mind the foregoing, any adverse effects in terms of the rural amenity and rural landscape of the site and surrounding environment are considered to be less than minor.

5.5 Esplanade Provisions

There are no waterways or streams within the subject property and no further action is required with respect to esplanade reserves or strips in terms of the District Plan.



5.6 Flood Risk and Natural Hazards

The subject land is rolling downs to steeper contours rising from the State Highway towards Waitohi Hill typical of the surrounding Kakahu / Gapes Valley area. The subject land is not identified in Council's Flood Hazard Plans.

The whole of the subject land appears to be stable with no indication of flooding from overland flow paths, subsidence, rock fall, liquefaction, land slide or slippage, and the proposed boundary alterations are unlikely to have any significant effect with respect to Section 106(1)(a) of the Resource Management Act 1991.

5.7 Soil Contaminants

In terms of the National Environmental Standard for Assessing and Managing Contaminates in Soil to Protect Human Health (Regulations 2011) the proposal can be assessed as follows.

In accordance with those requirements an investigation of records pertaining to the historical land use, and reference to Council's Operative District Plan and Environment Canterbury's Regional Plan has been completed (correspondence attached).

It is concluded that there is no record or physical indication on site of activities within the Hazardous Activities and Industries List (HAIL) within the smaller rural allotments (Lots 1-5).

With Lots 6-9 remaining as Rural Production land, those allotments are exempt from compliance with the above National Environmental Standard.

Based on the foregoing, it is therefore concluded that it is highly unlikely that there will be a risk to human health resulting from the proposed boundary alterations and the subdivision is therefore considered to be permitted in terms of the above National Environmental Standard.

5.8 Filled Sites

With reference to Council's property database, there are no known areas of significant fill within the subject properties.

5.9 Existing Building

The existing shed within Lot 8 is as generally indicated on the enclosed preliminary subdivision plan and aerial photograph and is well clear of the proposed internal boundaries.



5.10 Open Space and Recreation Contribution

Due to there being no additional titles being achieved by the simultaneous boundary alterations, there will be no requirement for any Council Open Space and Recreation contributions in terms of the District Plan.

5.11 Cumulative Effects

Case law has established the potential of cumulative effects (*Dye v Auckland Regional Council CA86/01*), albeit that no two applications are ever likely to be the same.

Bearing in mind the proposed boundary alterations are specifically provided for under Part D, General Rule 6.3.5 (iii) of the Timaru District Plan as a Discretionary Activity, it is considered that this application can be considered by Council in isolation without serious concerns about cumulative effects.

6.0 Sustainable Management

In terms of the Resource Management Act 1991, one of the prime purposes of the Act is to promote the sustainable management of natural and physical resources. Part 2 of The Act states:

“Sustainable management means managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic and cultural wellbeing and for their health and safety while:

- *avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

In achieving the purpose of the Act, the consent authority shall have particular regard to:

- *the maintenance and enhancement of amenity values*
- *the maintenance and enhancement of the quality of the environment”*

The Act defines amenity values as:

“Amenity values means those natural or physical qualities and characteristics of an area that contribute to people’s appreciation of its pleasantness, aesthetic, coherence and cultural and recreational attributes.”

Given that no additional titles are generated by the proposal, it is considered that the boundary alterations would not be inconsistent with the surrounding rural character and amenity, and accordingly the proposal is consistent with Part 2 of the Resource Management Act 1991.



7.0 Assessment of Effects - Schedule 4 Clause 7 of the Resource Management Act 1991

The above items are considered to deal with the essential matters relating to the proposal and the likely effects resulting from it. As required in terms of the Schedule 4 of the Resource Management Act 1991, consideration has been given to the following various matters identified in Clause 7 as follows.

- a any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, and cultural effects:
- b any physical effect on the locality, including landscape and visual effects:
- c any effect on eco-systems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:
- d any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual or cultural value, for future or present generations:
- e any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants:
- f any risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of hazardous substances or hazardous installations.

Subject to the Timaru District Council imposing consent conditions, it is difficult to imagine that granting consent to this proposal would establish a significant precedent and accordingly the cumulative effect is considered to be less than minor.

8.0 General

While recognising that the application is a discretionary activity in terms of Council's Operative District Plan, the proposal is a boundary alteration that is specifically provided for under General Rule 6.3.5(iii) and no further titles are being achieved. Based on the foregoing assessment, any effects associated with the proposal are considered to be less than minor.

We believe that the foregoing deals with the various matters which are required to be addressed in terms of Council's Operative District Plan and the Resource Management Act 1991. We now request that the application be considered and approved by Council as a non-notified **Discretionary Activity** in the usual manner.



8.1 Address for Service

Deer Genetics NZ Limited
C/- Milward Finlay Lobb Limited
PO Box 434
Timaru 7940

8.2 Contact for Site Visit

Kelly Bennett
Telephone: 03 692 2982
Mobile: 027 532 4215
Email: velveter@xtra.co.nz

Prepared by:

Catherine Bootherstone
NZCLS - Land Survey Technician

Reviewed by:

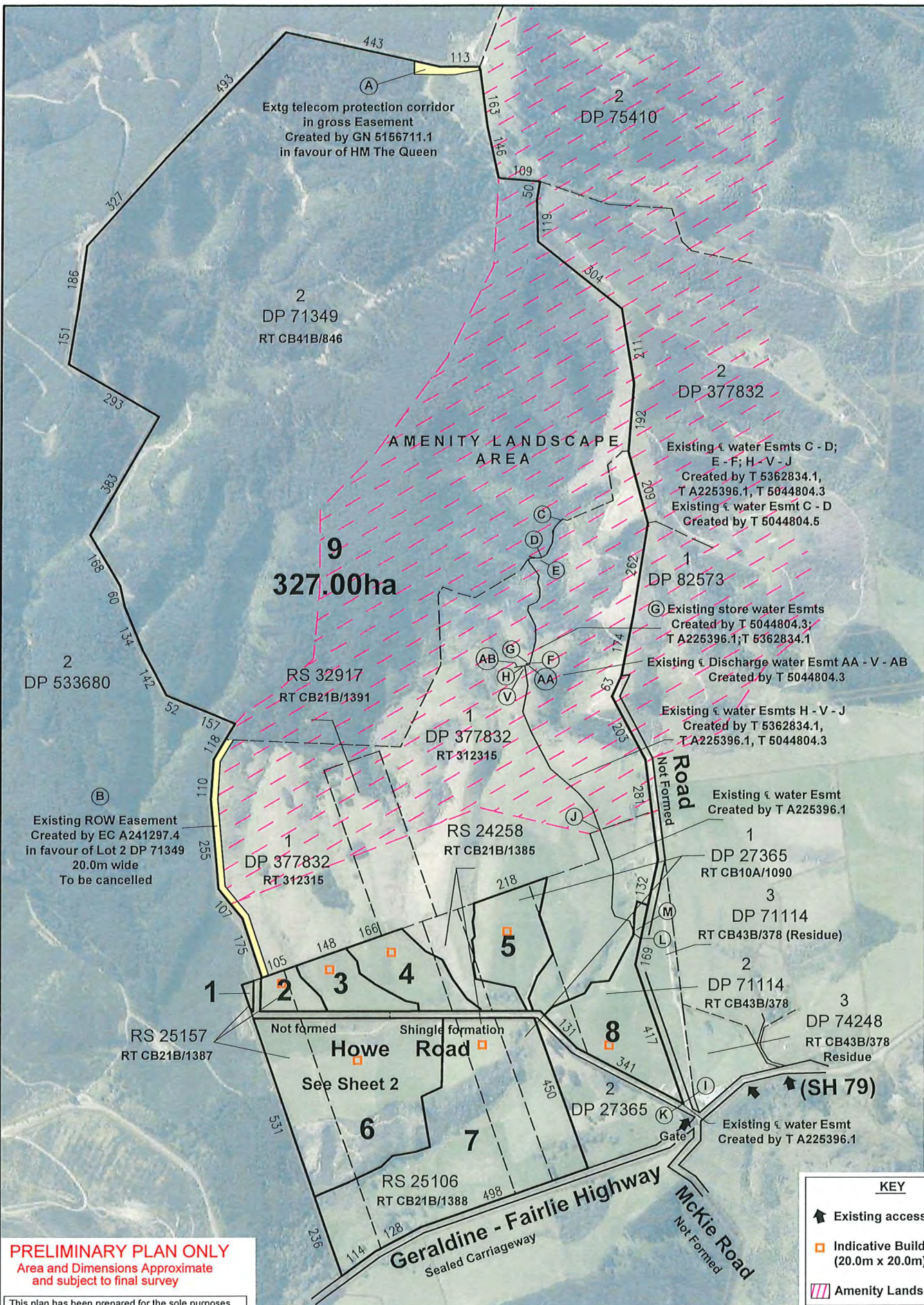
Andrew Rabbidge
BSurv (credit), RPSurv, Assoc NZPI, MS+SNZ, CSNZ
Licensed Cadastral Surveyor
Director, Milward Finlay Lobb Limited

24 May 2022



Attachments

- Plan of Subdivision
- Records of Title CB21B/1385, CB21B/1388, CB21B/1387, CB21B/1391, CB10A/1090, CB41B/846, CB43B/378, RT 312315 and Current Interests
- SO 19582, DP 71114, DP 71349, DP 74248 and DP 377832
- Locality / Zone Map Number 14Quickmap plot with contours
- Canterbury Maps Aerial Photograph dated 10 May 2022 at a scale of 1:11,000 @ A3
- Google Earth Aerial photograph
- Timaru District Council Soil Contamination letters (10) dated 18 May 2022
- Environment Canterbury's Listed Land Use Reports (2) dated 13 May 2022



PRELIMINARY PLAN ONLY
 Area and Dimensions Approximate
 and subject to final survey

This plan has been prepared for the sole purposes of obtaining subdivisional consent pursuant to Section 88 of the Resource Management Act 1991. Use of this plan for other purposes or its reproduction in part or in full is not permitted without the prior consent of Milward Finlay Lobb Ltd.

AMALGAMATION CONDITIONS
 That Lot 8, Lot 3 DP 71114 & Lot 3 DP 74248 (RT CB43B/378 Residue) be amalgamated and one record of title issue.
 That Lots 1 & 2 be amalgamated and one record of title issue.

KEY

- Existing access
- Indicative Building area (20.0m x 20.0m)
- Amenity Landscape Area

VALUATION REF: 24670/020.00
 24670/020.01
TIMARU DISTRICT

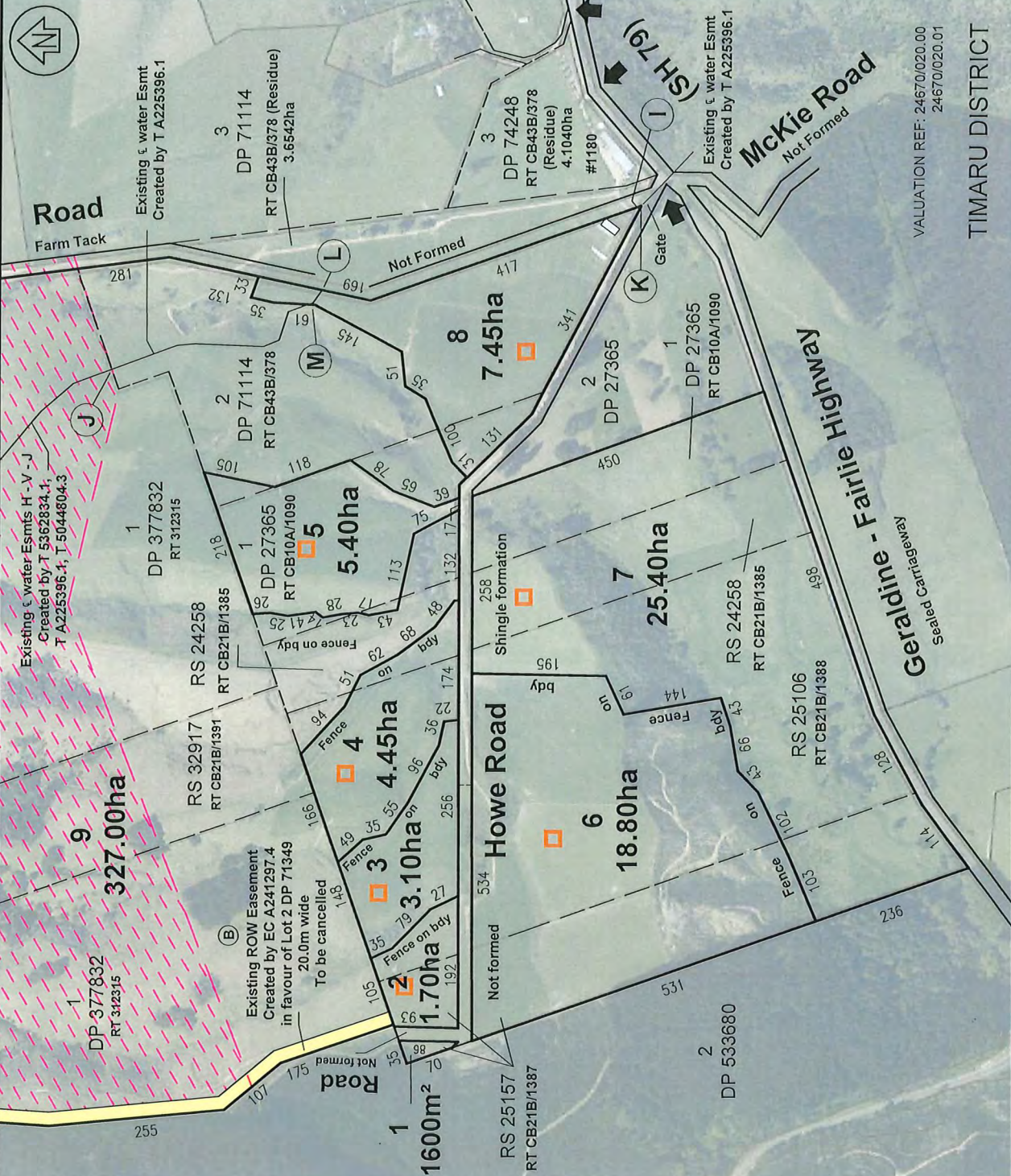
SCALE: 1: 10,000 @ A3 Date: May 2022
 Applicants: Deer Genetics NZ Ltd
 c/- K Bennett
 273 McKeown Road, RD 21
 GERALDINE 7991

Surveyed	ASR
Drawn	VCJ
Amended	
Amended	

Resource Consent Application
 Proposed Subdivision of RS's 24258, 25106, 25157, 32917 &
 Lot 1 DP 27365, Lots 2 & 3 DP 71114, Lot 2 DP 71349, Lot 3 DP 74248
 & Lot 1 DP 377832



111952/02
 Sheet 1 of 2



Existing Easements		
Purpose	Shown	Servient Tenement (Burdened Land)
Right to convey water	⊕ C - D ⊕ E - F ⊕ H - J	Lot 9
	⊕ C - D	Lot 9
	⊕ J - M	Lot 9
Right to Store water	⊕ M - L ⊕ K - I	Lot 8
	G	Lot 9

Existing Easement in Gross		
Purpose	Shown	Servient Tenement (Burdened Land)
Telecommunications Protection Corridor	A	Lot 9

Existing Easement to be Surrendered		
Purpose	Shown	Servient Tenement (Burdened Land)
Right of Way	B	Lot 9

AMALGAMATION CONDITIONS
That Lot 8, Lot 3 DP 71114 & Lot 3 DP 74248 (RT CB43B/378 Residue) be amalgamated and one record of title issue.

That Lots 1 & 2 be amalgamated and one record of title issue.

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Area and Dimensions Approximate and subject to final survey

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SCALE : 1 : 6,000 @ A3 Date : May 2022

Applicants: Deer Genetics NZ Ltd
c/- K Bennett
273 McKeown Road, RD 21
GERALDINE 7991

Surveyed ASR
Drawn VCJ
Amended
Amended

Resource Consent Application
Proposed Subdivision of RS's 24258, 25106, 25157, 32917 & Lot 1 DP 27365, Lots 2 & 3 DP 71114, Lot 2 DP 71349, Lot 3 DP 74248 & Lot 1 DP 377832

Client/Job No.
111952/02
Sheet 2 of 2

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milward finlay lobb
PLANNERS | SURVEYORS | ENGINEERS

VALUATION REF: 24670/020.00
24670/020.01

TIMARU DISTRICT

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




R. W. Muir
Registrar-General
of Land

Identifier **CB21B/1385**
Land Registration District **Canterbury**
Date Issued 26 June 1980

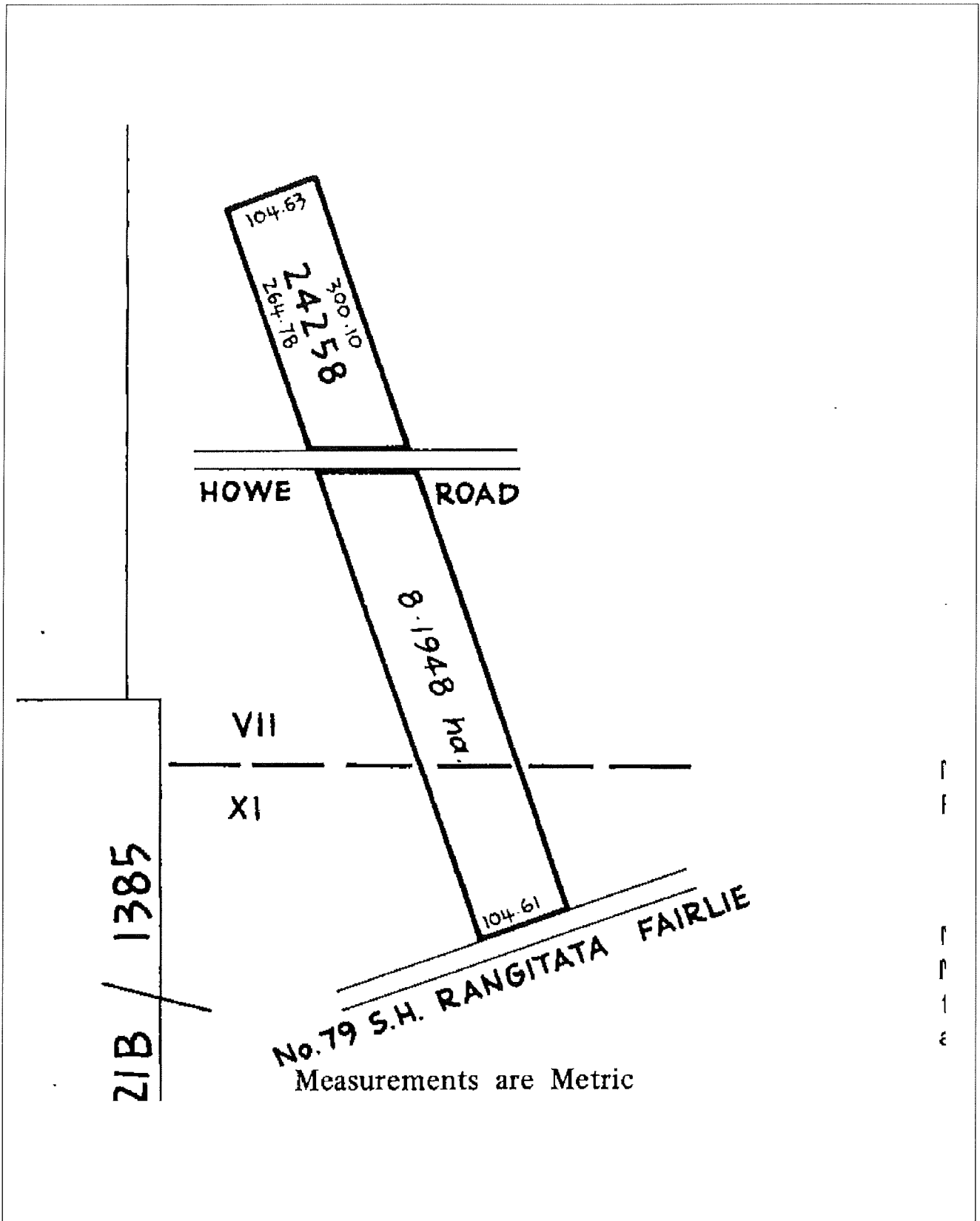
Prior References
CB113/158

Estate	Fee Simple
Area	8.1948 hectares more or less
Legal Description	Rural Section 24258

Registered Owners
Deer Genetics NZ Limited

Interests

8186150.3 Mortgage to Bank of New Zealand - 5.8.2009 at 9:59 am
11006098.6 Mortgage to Donald Wallace Bennett and Anne Marie Bennett - 28.2.2018 at 12:37 pm





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




R. W. Muir
Registrar-General
of Land

Identifier **CB21B/1388**
Land Registration District **Canterbury**
Date Issued 26 June 1980

Prior References

CB132/198

Estate	Fee Simple
Area	32.5164 hectares more or less
Legal Description	Rural Section 25106

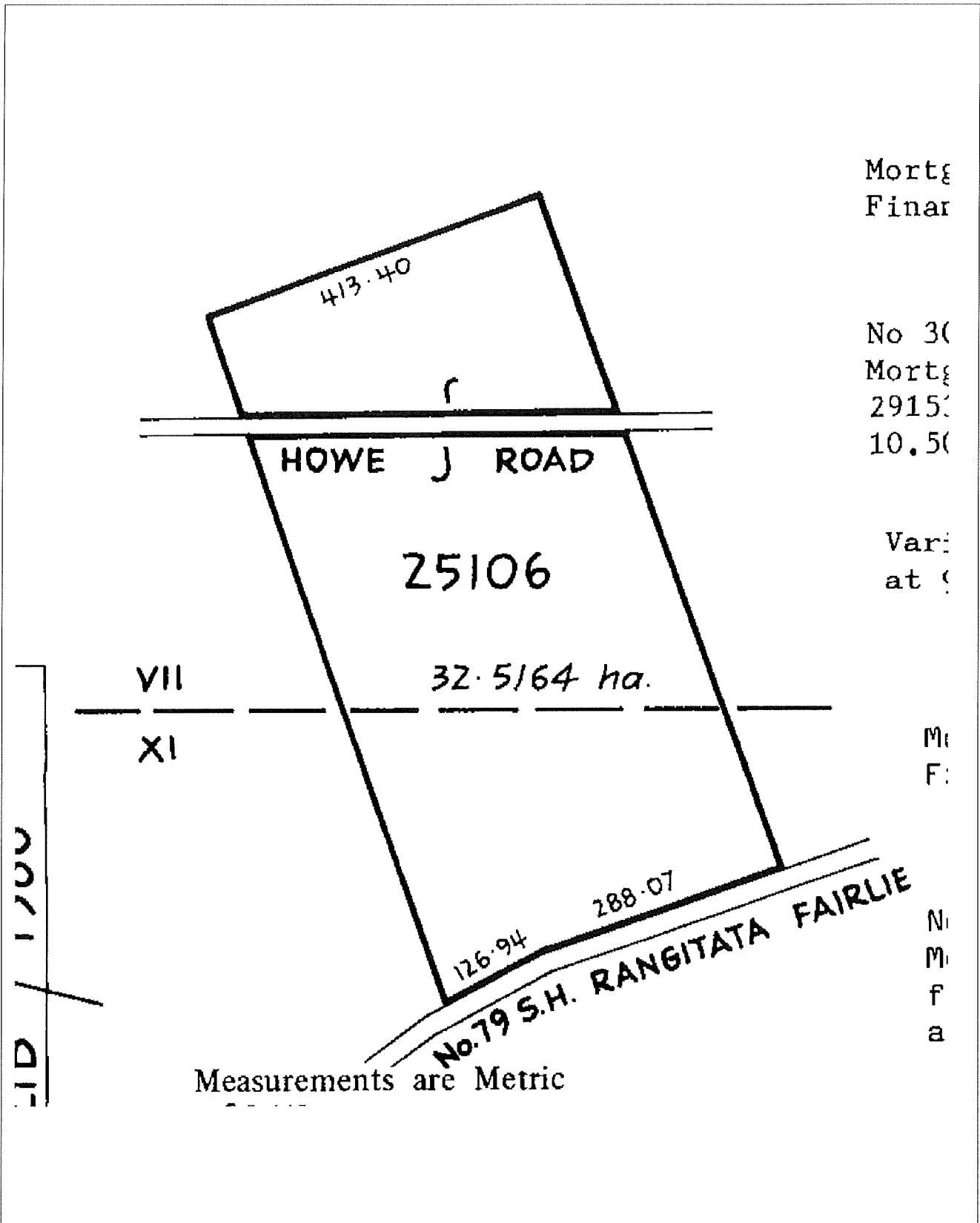
Registered Owners

Deer Genetics NZ Limited

Interests

8186150.3 Mortgage to Bank of New Zealand - 5.8.2009 at 9:59 am

11006098.6 Mortgage to Donald Wallace Bennett and Anne Marie Bennett - 28.2.2018 at 12:37 pm





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




R.W. Muir
Registrar-General
of Land

Identifier **CB21B/1387**
Land Registration District **Canterbury**
Date Issued 26 June 1980

Prior References

CB104/150

Estate	Fee Simple
Area	10.1171 hectares more or less
Legal Description	Rural Section 25157

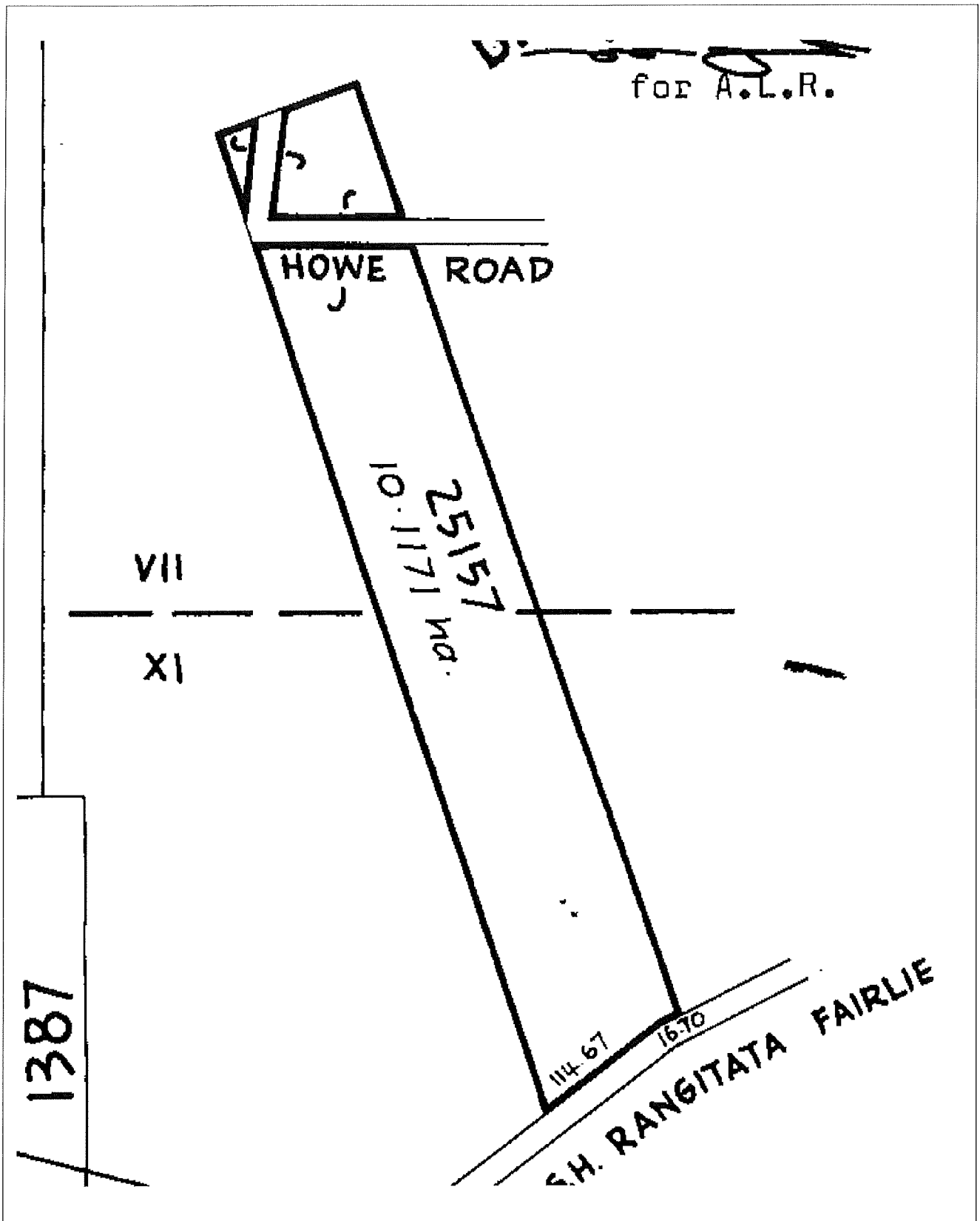
Registered Owners

Deer Genetics NZ Limited

Interests

8186150.3 Mortgage to Bank of New Zealand - 5.8.2009 at 9:59 am

11006098.6 Mortgage to Donald Wallace Bennett and Anne Marie Bennett - 28.2.2018 at 12:37 pm





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



Identifier CB21B/1391
Land Registration District Canterbury
Date Issued 26 June 1980

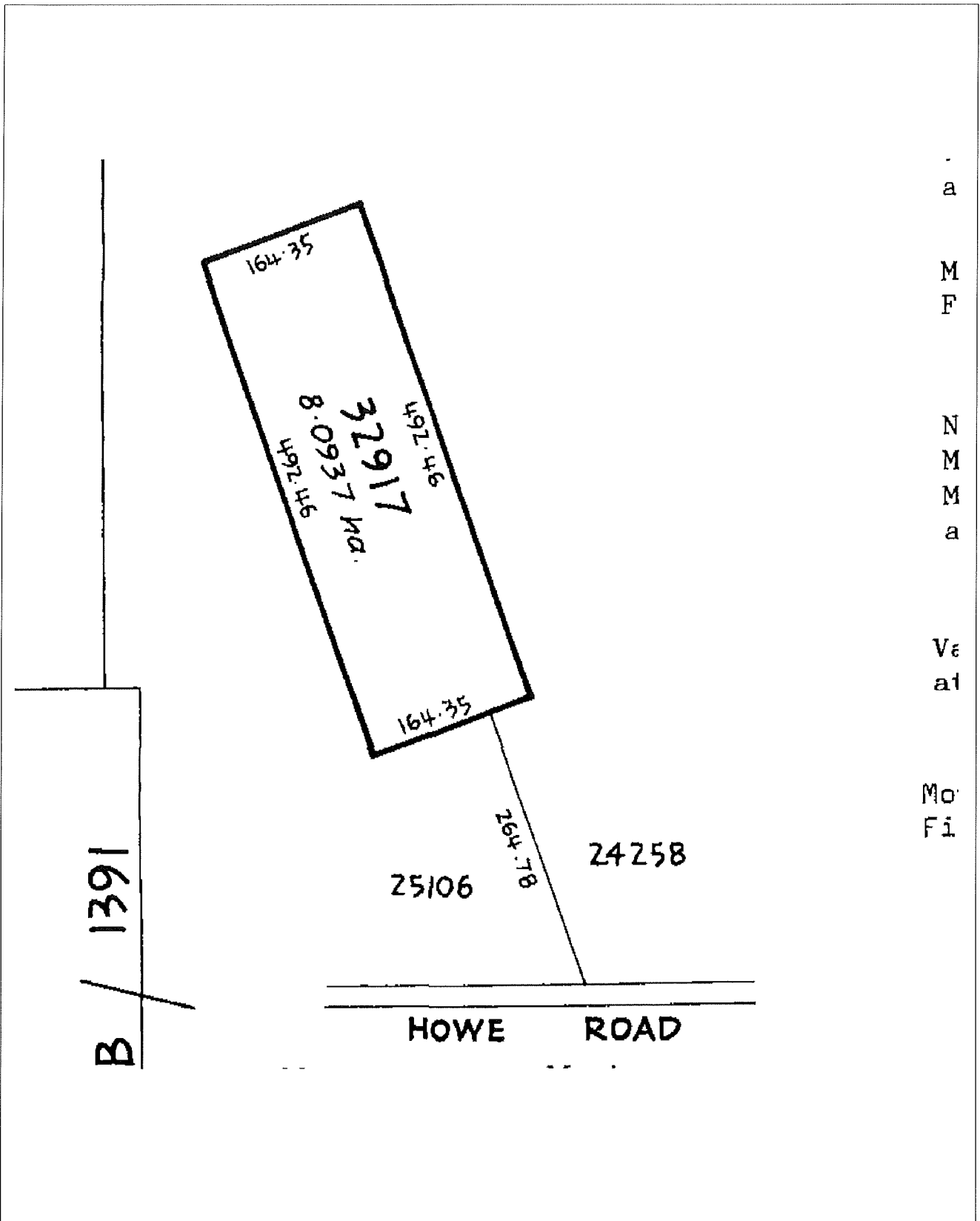
Prior References
CB102/103

Estate	Fee Simple
Area	8.0937 hectares more or less
Legal Description	Rural Section 32917

Registered Owners
Deer Genetics NZ Limited

Interests

8186150.3 Mortgage to Bank of New Zealand - 5.8.2009 at 9:59 am
11006098.6 Mortgage to Donald Wallace Bennett and Anne Marie Bennett - 28.2.2018 at 12:37 pm





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




R. W. Muir
Registrar-General
of Land

Identifier **CB10A/1090**
Land Registration District **Canterbury**
Date Issued 13 October 1970

Prior References

CB135/262 CB135/263

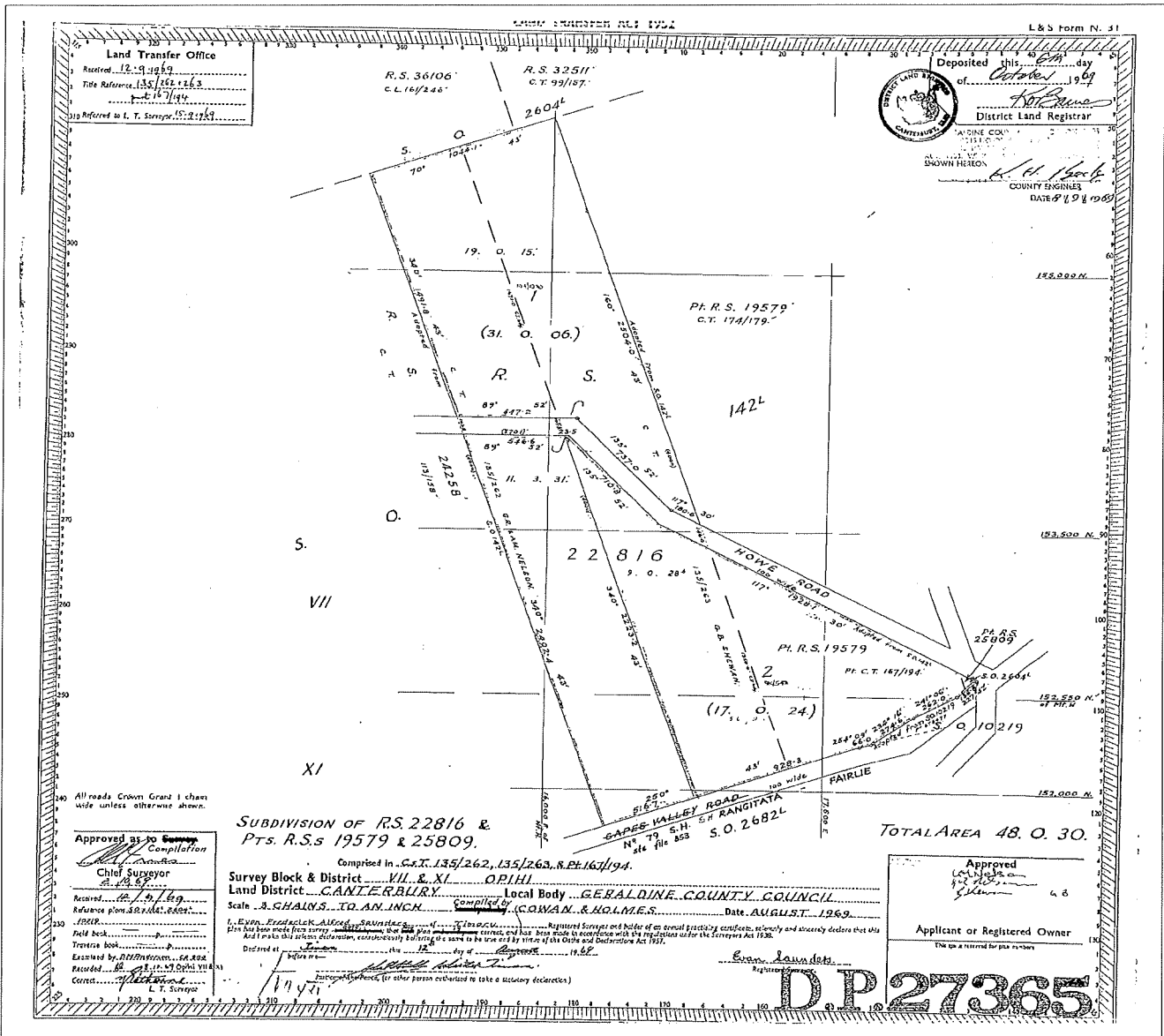
Estate Fee Simple
Area 12.5604 hectares more or less
Legal Description Lot 1 Deposited Plan 27365

Registered Owners

Deer Genetics NZ Limited

Interests

8186150.3 Mortgage to Bank of New Zealand - 5.8.2009 at 9:59 am
11006098.6 Mortgage to Donald Wallace Bennett and Anne Marie Bennett - 28.2.2018 at 12:37 pm





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



Identifier **CB41B/846**
Land Registration District **Canterbury**
Date Issued **06 June 1996**

Prior References
CB32B/876

Estate Fee Simple
Area 217.3200 hectares more or less
Legal Description Lot 2 Deposited Plan 71349

Registered Owners
Deer Genetics NZ Limited

Interests

Subject to Section 8 Mining Act 1971

Subject to Section 5 Coal Mines Act 1979

621998 Compensation Certificate pursuant to Section 17 Public Works Amendment Act 1948 - 10.4.1964 at 9.25 am

8F/694 Deed of Easement - 17.2.1969 at 11.16 am

Type	Servient Tenement	Easement Area	Dominant Tenement
Right of way	Lot 1 Deposited Plan 25819	Yellow marked R.O.W.	Lot 2 Deposited Plan 71349 - herein

336746.1 Compensation Certificate pursuant to Section 17 Public Works Amendment Act 1948 - 27.7.1981 at 9.54 am

A225396.1 Transfer creating the following easements - 13.3.1996 at 1.32 pm

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Convey water	Lot 2 Deposited Plan 71349 - herein	part herein	Lot 2 Deposited Plan 27365 - CT CB9K/542	
Store water	Lot 2 Deposited Plan 71349 - herein	part herein	Lot 2 Deposited Plan 27365 - CT CB9K/542	

A241297.1 Certificate pursuant to Section 321(3) (c) Local Government Act 1974 (DP) - 6.6.1996 at 1.45 pm

A241297.4 Easement Certificate specifying the following easements - 6.6.1996 at 1.45 pm

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way	Lot 1 Deposited Plan 71349 - CT CB41B/845	L DP 71349	Lot 2 Deposited Plan 71349 - herein	

The easements specified in Easement Certificate A241297.4 when created will be subject to Section 243(a) Resource Management Act 1991

5044804.5 Transfer creating the following easements - 28.5.2001 at 9:00 am

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Convey water	Lot 2 Deposited Plan 82573 - CT CB47D/103	B-C DP 71349	Lot 2 Deposited Plan 71349 - herein	N/A

5044804.8 Transfer creating the following easements - 28.5.2001 at 9:00 am

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction

Identifier**CB41B/846**

Convey water	Lot 2 Deposited Plan 71349 - herein	A-B, C-D DP 71349	Lot 1 Deposited Plan 73261 - CT CB42B/664	N/A
Convey water	Lot 2 Deposited Plan 71349 - herein	A-B, C-D DP 71349	Lot 2 Deposited Plan 73261 - CT CB42B/665	N/A
Convey water	Lot 2 Deposited Plan 71349 - herein	A-B, C-D DP 71349	Lot 3 Deposited Plan 73261 - CT CB42B/666	N/A
Convey water	Lot 2 Deposited Plan 71349 - herein	A-B, C-D DP 71349	Lot 3 Deposited Plan 74248 and Lot 3, 2 Deposited Plan 71114 - CT CB43B/378	N/A
Convey water	Lot 2 Deposited Plan 71349 - herein	A-B, C-D DP 71349	Lot 2 Deposited Plan 82573 - CT CB47D/103	N/A
Convey water	Lot 2 Deposited Plan 71349 - herein	A-B, C-D DP 71349	Part Rural Section 28876 and Part Rural Section 36245 and Lot 1 Deposited Plan 3366 and Rural Section 36244 - CT CB616/86	N/A

5044804.9 Transfer creating the following easements - 28.5.2001 at 9:00 am

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Convey water	Lot 2 Deposited Plan 71349 - herein	A-B, C-D DP 71349	Lot 1 Deposited Plan 37203 - CT CB16A/3	N/A
Convey water	Lot 2 Deposited Plan 71349 - herein	A-B, C-D DP 71349	Lot 3 Deposited Plan 54680 - CT CB32F/215	N/A
Convey water	Lot 2 Deposited Plan 71349 - herein	A-B, C-D DP 71349	Part Rural Section 11383 and Part Rural Section 20465 and Rural Section 20143 and Rural Section 8794 and Part Rural Section 20584 and Rural Section 18375 and Rural Section 18374 and Part Rural Section 32973 and Rural Section 28530 and Part Rural Section 25477 and Part Lot 2 Deposited Plan 715 and Part Rural Section 32929 and Part Rural Section 27605 and Part Rural Section 19629 and Part Rural Section 32881 - CT CB35A/761	N/A

Subject to a Telecommunication Protection Corridor easement in gross over part herein marked A on SO Plan 19582 to Her Majesty The Queen created by Gazette Notice 5156711.1 (2002 page 447) - 19.2.2002 at 9:00 am

5252585.1 Application pursuant to Section 25(1) State-Owned Enterprises Act 1986 whereby Telecom New Zealand Limited is registered as grantee of the easements acquired by Gazette Notice 5156711.1 - 17.6.2002 at 9:00 am

Subject to a right to convey water over parts marked A-B, C-D DP 71349 created by Transfer 5781128.6 - 30.10.2003 at 9:00 am

9486465.1 Notice pursuant to Section 195(2) Climate Change Response Act 2002 - 28.8.2013 at 4:29 pm

11006098.2 Mortgage to Bank of New Zealand - 28.2.2018 at 12:37 pm

11006098.3 Mortgage to Donald Wallace Bennett and Anne Marie Bennett - 28.2.2018 at 12:37 pm



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



Identifier **CB43B/378**
Land Registration District **Canterbury**
Date Issued 19 September 1997

Prior References
 CB21B/1390 CB41B/161

Estate Fee Simple
Area 24.9372 hectares more or less
Legal Description Lot 2-3 Deposited Plan 71114 and Lot 3
 Deposited Plan 74248

Registered Owners
 Deer Genetics NZ Limited

Interests

Subject to Section 241 (2) Resource Management Act 1991 by Timaru District Council (affects DP 71114 and 74248)

Subject to a right to convey water over part Lots 2 and 3 DP 71114 herein marked A-B, C-D, E-F, F-H & I-J DP 71114 appurtenant to Lot 2 DP 27365 CT CB9K/542 created by Transfer A225396.1 - 13.3.1996 at 1.32 pm

A321357.4 Transfer creating the following easements - 9.10.1997 at 1.11 pm

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Convey water	Lot 3 Deposited Plan 74248 - herein	D-E DP 74248	Part Rural Section 36245	
Convey water	Lot 3 Deposited Plan 74248 - herein	D-E DP 74248	Rural Section 36244	
Convey water	Lot 3 Deposited Plan 74248 - herein	D-E DP 74248	Lot 1 Deposited Plan 3366 - CT CB616/86	

5044804.3 Transfer creating the following easements - 28.5.2001 at 9:00 am

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Convey water	Lot 3 Deposited Plan 74248 and Lot 3, 2 Deposited Plan 71114 - herein	E-F-G-H-J-K-L-M-N-O-P-Q-R-S-T and AB-AA-AC,AD-AE DP 48380	Lot 3 Deposited Plan 54680 - CT CB32F/215	N/A

Identifier**CB43B/378**

Convey water	Lot 3 Deposited Plan 74248 and Lot 3, 2 Deposited Plan 71114 - herein	E-F-G-H-J-K-L-M-N-O-P-Q-R-S-T and AB-AA-AC,AD-AE DP 48380	Part Rural Section 11383 and Part Rural Section 20465 and Rural Section 20143 and Rural Section 8794 and Part Rural Section 20584 and Rural Section 18375 and Rural Section 18374 and Part Rural Section 32973 and Rural Section 28530 and Part Rural Section 25477 and Part Lot 2 Deposited Plan 715 and Part Rural Section 32929 and Part Rural Section 27605 and Part Rural Section 19629 and Part Rural Section 32881 - CT CB35A/761	N/A
Convey water	Lot 3 Deposited Plan 74248 and Lot 3, 2 Deposited Plan 71114 - herein	E-F-G-H-J-K-L-M-N-O-P-Q-R-S-T and AB-AA-AC,AD-AE DP 48380	Lot 1 Deposited Plan 73261 - CT CB42B/664	N/A
Convey water	Lot 3 Deposited Plan 74248 and Lot 3, 2 Deposited Plan 71114 - herein	E-F-G-H-J-K-L-M-N-O-P-Q-R-S-T and AB-AA-AC,AD-AE DP 48380	Lot 2 Deposited Plan 73261 - CT CB42B/665	N/A
Convey water	Lot 3 Deposited Plan 74248 and Lot 3, 2 Deposited Plan 71114 - herein	E-F-G-H-J-K-L-M-N-O-P-Q-R-S-T and AB-AA-AC,AD-AE DP 48380	Lot 3 Deposited Plan 73261 - CT CB42B/666	N/A
Convey water	Lot 3 Deposited Plan 74248 and Lot 3, 2 Deposited Plan 71114 - herein	E-F-G-H-J-K-L-M-N-O-P-Q-R-S-T and AB-AA-AC,AD-AE DP 48380	Part Rural Section 28876 and Part Rural Section 36245 and Lot 1 Deposited Plan 3366 and Rural Section 36244 - CT CB616/86	N/A

5044804.4 Transfer creating the following easements - 28.5.2001 at 9:00 am

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Convey water	Lot 3 Deposited Plan 74248 and Lot 3, 2 Deposited Plan 71114 - herein	AB-AA-Z-Y-X-W-V-U DP 48380	Lot 1 Deposited Plan 37203 - CT CB16A/3	N/A
Convey water	Lot 3 Deposited Plan 74248 and Lot 3, 2 Deposited Plan 71114 - herein	AB-AA-Z-Y DP 48380	Part Rural Section 28876 and Part Rural Section 36245 and Lot 1 Deposited Plan 3366 and Rural Section 36244 - CT CB616/86	N/A

5044804.8 Transfer creating the following easements - 28.5.2001 at 9:00 am

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
------	-------------------	---------------	-------------------	-----------------------

Identifier

CB43B/378

Convey water	Lot 2 Deposited Plan 71349 - CT CB41B/846	A-B, C-D DP 71349	Lot 3 Deposited Plan 74248 and Lot 3, 2 Deposited Plan 71114 - herein	N/A
--------------	--	----------------------	--	-----

Subject to a right to convey water over part marked A-B and C-D on DP 71114 and D-E on DP 74248 created by Transfer 5362834.1 - 3.10.2002 at 1:40 pm

Subject to a right to convey water over part Lot 3 DP 71114 marked A and over part Lot 2 DP 71114 marked B on DP 341172 created by Easement Instrument 6298243.2 - 3.2.2005 at 9:00 am

8186150.3 Mortgage to Bank of New Zealand - 5.8.2009 at 9:59 am

11006098.6 Mortgage to Donald Wallace Bennett and Anne Marie Bennett - 28.2.2018 at 12:37 pm



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



Identifier 312315
Land Registration District Canterbury
Date Issued 26 February 2007

Prior References

CB47D/103

Estate	Fee Simple
Area	79.7230 hectares more or less
Legal Description	Lot 1 Deposited Plan 377832

Registered Owners

Deer Genetics NZ Limited

Interests

Subject to Section 8 Mining Act 1971 (affects the part formerly Lot 1 DP 75410)

Subject to Section 5 Coal Mines Act 1979 (affects the part formerly Lot 1 DP 75410)

621998 Compensation Certificate pursuant to Section 17 Public Works Amendment Act 1948 by Her Majesty the Queen - 10.4.1964 at 9.25 am (affects the part formerly Lot 1 DP 75410)

Appurtenant to the part formerly Lot 1 DP 75410 is a right of way created by Deed of Easement 8F/694 - 17.2.1969 at 11:16 am

336746.1 Compensation Certificate pursuant to Section 17 Public Works Amendment Act 1948 by Her Majesty the Queen - 27.7.1981 at 9.54 am (affects the part formerly Lot 1 DP 75410)

Subject to a right to convey water over part marked C-D, E-F, H-V-J, G and a right to store water over part marked G both on DP 377832 created by Transfer A225396.1 - 13.3.1996 at 1:32 pm

Subject to a right of way over part marked B on DP 377832 specified in Easement Certificate A241297.4 - 6.6.1996 at 1:45 pm

The easements specified in Easement Certificate A241297.4 are subject to Section 243 (a) Resource Management Act 1991

A467746.1 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 by The Timaru District Council - 27.7.2000 at 9.00 am

Subject to a right to convey water over part marked C-D, E-F, H-V-J and a right to discharge water over part marked AA-V-AB and a right to store water over part marked G all on DP 377832 created by Transfer 5044804.3 - 28.5.2001 at 9:00 am

Subject to a right to convey water over part marked C-D on DP 377832 created by Transfer 5044804.5 - 28.5.2001 at 9:00 am

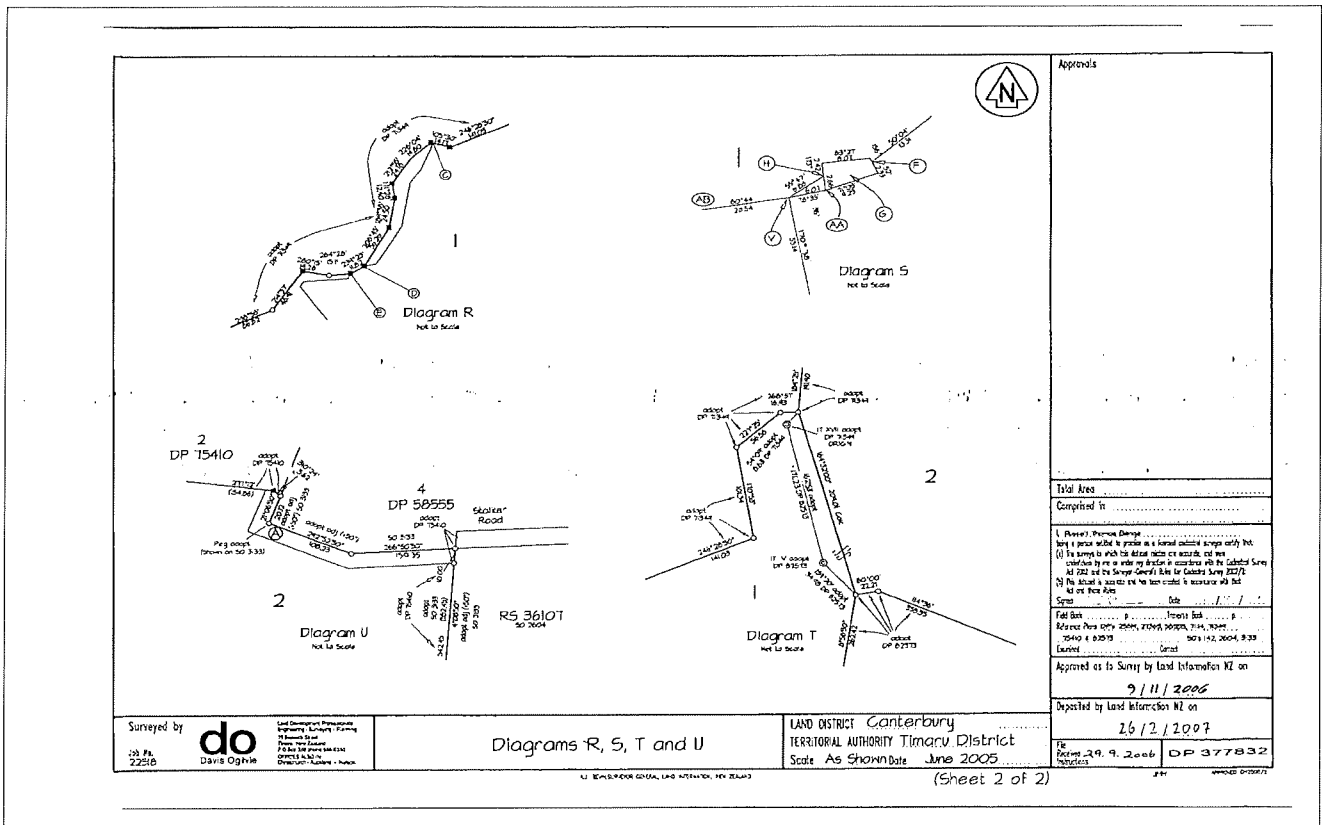
Appurtenant hereto is a right to convey water created by Transfer 5044804.8 - 28.5.2001 at 9:00 am

Subject to a right to convey water over part herein marked C-D, E-F, H-V-J, G and a right to store water over part marked G both on DP 377832 created by Transfer 5362834.1 - 3.10.2002 at 1:40 pm

7248520.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 26.2.2007 at 9:00 am

8186150.3 Mortgage to Bank of New Zealand - 5.8.2009 at 9:59 am

11006098.6 Mortgage to Donald Wallace Bennett and Anne Marie Bennett - 28.2.2018 at 12:37 pm



Approvals	
Total Area	
Comprised in	
<p>1. (Plotted) Physical Damage here & parcel within its position as a formal outline, except only that (a) the survey is made by the Surveyor General or his assistants, and was conducted by me or under my direction in accordance with the Substantive Survey Act 1922 and the Surveyor General's Rules for Conducting Surveys 1927/28 (b) No actual or assumed easement has been created in accordance with this Act or these Rules</p>	
Scale	As Shown
Field Book	Surveyor's Book
Reference Plans	1074, 2004, 2104, 2004, 2114, 2004
2040 & 2050	2011, 2004, 2004, 2004
Location	Canterbury
Approved as to Survey by Land Information NZ on	
9/11/2006	
Deposited by Land Information NZ on	
16/12/2007	
File Number	DP 377832
Page	2 of 2

Surveyed by **do**
 Davis Ogilvie
 Land Information Professional
 Registered Land Surveyor
 225 F.S.
 2251B

Diagrams R, S, T and U

LAND DISTRICT Canterbury
 TERRITORIAL AUTHORITY Timaru District
 Scale As Shown date June 2005

(Sheet 2 of 2)



View Instrument

Instrument Type Deed of Easement
Instrument Number 8F/694
Status Registered
Completion Date
Date & Time Lodged 17/02/1969 11:16:00

Lodged By
Lodged For
Approved By

Affected Computer Registers	Land District
CB41B/846	Canterbury
CB43B/1200	Canterbury
CB47C/20	Canterbury
CB47D/102	Canterbury
CB47D/103	Canterbury

*** End of Report ***

A 225396-1 TE

IN THE MATTER of the Land
Transfer Act 1952

A N D

IN THE MATTER of Caveat
Registered Number
A153599/1

MILLON HOLDINGS 23 LIMITED the Caveator under and by virtue of
Caveat No. A153599/1 consents to the registration of a Memorandum
of Transfer over Certificate of Title 32B/876 creating a right
to convey water in favour of all of the land contained in
Certificate of Title 9K/542.

DATED at *Christchurch* this *8th* day of *December* 1995

SIGNED for and on behalf of)
MILLON HOLDINGS 23 LIMITED)

BD Walsh

BEVERLEY DAWN WALSH
Legal Executive
Christchurch

[Signature]
Director

IN THE MATTER of the Land
Transfer Act 1952

A N D

IN THE MATTER of Caveat
Registered Number
A153599/1

CONSENT OF CAVEATOR

GRESSON WALLACE DORMAN & MILL
SOLICITORS
TIMARU

M10102



CERTIFICATE OF NON-REVOCATION OF DELEGATION OF POWER OF ATTORNEY

I, FRANK DAVID THOMAS Area Risk Manager of Canterbury Area Office, Christchurch in New Zealand formerly known as Area Risk Manager of Canterbury Area and Christchurch Area Offices, Christchurch **HEREBY CERTIFY** that:

1) By Deed dated 17 November 1992 deposited in the Lands and Deeds Registry Office at:

Auckland	as No.	C.437380.1	Hokitika	as No.	093356.1
Blenheim	as No.	166109.1	Invercargill	as No.	205198.1
Christchurch	as No.	A.033435.1	Napier	as No.	583965.1
Dunedin	as No.	821467.1	Nelson	as No.	322991.1
Gisborne	as No.	G.190113.1	New Plymouth	as No.	396792.1
Hamilton	as No.	B.116233.1	Wellington	as No.	B.273065.1

(the Power of Attorney), The National Bank of New Zealand Limited (the Bank) did constitute and appoint that person for the time being and from time to time appointed by the Bank to act as the Chief Executive of the Bank (the Attorney) to be the attorney or agent of the Bank to represent and act for, and in the name of, the Bank for all objects and purposes, and with the powers and authorities, set out in the Schedule to the Power of Attorney.

2) The Power of Attorney empowers the Attorney to delegate from time to time, either generally or specifically in writing, to any officer or employee of the Bank or of any other company in the Lloyds Bank Group for the time being, or any other person that the Attorney considers an appropriate delegate, all or any powers and authorities given to the Attorney under the provisions of paragraph 12 of the Schedule to the Power of Attorney (but not further or otherwise) so that that delegate will have, and be able to exercise, all those powers and authorities (but without power to delegate) as fully and effectually as the Attorney would have done.

3) By instrument dated 29 October 1993 deposited in the Lands and Deeds Registry Office at:

Auckland	as No.	C.563755	Hokitika	as No.	097123
Blenheim	as No.	172603	Invercargill	as No.	217124
Christchurch	as No.	A.094799.2	Napier	as No.	601815.1
Dunedin	as No.	847961	Nelson	as No.	334890
Gisborne	as No.	195438.1	New Plymouth	as No.	407862
Hamilton	as No.	B.184818.1	Wellington	as No.	B.355496.1

JOHN ANTHONY ANDERSON of Wellington, being the then Chief Executive of the Bank, delegated all of the powers and authorities given to him under the provisions of paragraph 12 of the Schedule to the Power of Attorney to me (among others).

4) At the date of this Certificate, I have not received any notice of the revocation of that delegation of powers and authorities to me or notice of the winding-up of the Bank or other revocation of the Power of Attorney.

DATED at Christchurch this 6th day of December 1995

Annexure Schedule

Insert below:—

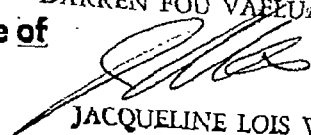
"Mortgage", "Transfer", "Lease" etc.

Transfer dated 15th November 1995 page 3 of 3 pages.

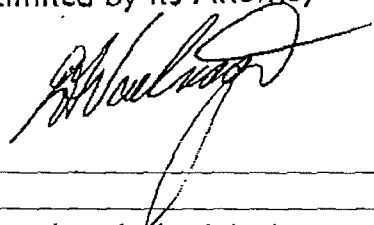
Terms, Conditions, Covenants or Restrictions in Respect of the Right to Store Water:

1. The right to store water referred to herein shall be the right for the dominant tenement at all times to store water within the area so defined together with any other person lawfully entitled so to do and for that purpose to erect a suitable receptacle for that purpose and with the right for the registered proprietor for the time being of the dominant tenement with or without servants, agents, workman and with all necessary tools, plant and equipment to enter upon the servient tenement for the purpose of erecting and maintaining and repairing the said receptacle PROVIDED THAT the erecting, repairing and maintaining of such receptacle shall be carried out in such a way that as little inconvenience as possible is caused to the servient tenement.
2. All differences and disputes which shall arise between the parties hereto, or their successors in Title or any of them touching or concerning the easements hereby created or any act or thing to be done suffered or omitted in pursuance hereof or touching or concerning the constructions of these presents shall be referred to arbitration in accordance with the Arbitration Act 1908 or any amendment thereto or re-enactment thereof for the time being in force.

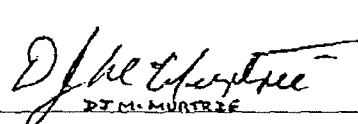
Signed by
The National Bank of New Zealand Ltd
By its attorney DARREN FOU VAELUAGA
In the presence of


JACQUELINE LOIS WILLS
BANK OFFICER CHRISTCHURCH

The National Bank of New Zealand Limited by its Attorney



If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.


D. M. MURRAY


J. H. STUBBS

The Common Seal of WRIGHTSON FARMERS FINANCE LIMITED was hereto affixed in the presence of


Director


Secretary

Annexure Schedule

Insert below "Mortgage", "Transfer", "Lease" etc

Transfer

Dated 15 November 1995

Page 2 of 3 Pages

Continuation of "Estate or Interest or Easement to be created":

The Transferee shall have the right to convey water over the land in Certificate of Title 32B/876 along the line marked A - B - C - D - E - F - G - H - J - K - L - M - N - O - P - Q - R - S - T - AC - U - V - W - X - Y - Z on Survey Office Plan 16421 AND FURTHER over the land in Certificate of Title 21B/1389 along the line marked A - B - C - D - E, over the land in Certificate of Title 21B/1386 along the line marked E - F - G - H - J - K - L - M - N - O - P - Q - R - S - T - AB - AA - AC - AD - AE on Deposited Plan 48380 being forever appurtenant to the land of the Transferee contained in Certificate of Title 9K/542

(b) to store water in land contained in Certificate of Title 32B/876 (The Servient Tenement) in the area marked A.C. on Survey Office Plan 16421 being forever appurtenant to the land of the Transferee contained in Certificate of Title 9K/542 THE NATIONAL BANK OF NEW ZEALAND LIMITED as Mortgagee under and by virtue of Memoranda of Mortgage 291538/2, 306508/2 and 735404/1 HEREBY CONSENTS to the creation of the within Easement.

Signed by The National Bank of New Zealand Ltd By its attorney FRANK DAVID THOMAS In the presence of

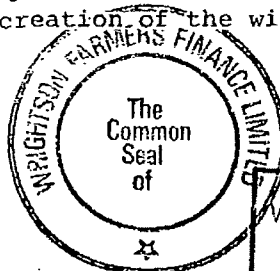
The National Bank of New Zealand Limited by its Attorney

JACQUELINE LOIS WILLS BANK OFFICER CHRISTCHURCH

(The Dominant Tenement)

WRIGHTSON FARMERS FINANCE LIMITED the Mortgagee under and by virtue of Memorandum of Mortgage 757836/1 HEREBY CONSENTS to the creation of the within Easement.

The Common Seal of WRIGHTSON FARMERS FINANCE LIMITED was hereto affixed in the presence of



Director Secretary

Witnessed by: J R STEVENSON Solicitor Manager 47 Warehouse Ave Karon WELLINGTON

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

Handwritten signatures of John Hubert Stubbs and another party.

JOHN HUBERT STUBBS Solicitor Timaru

TRANSFER
Land Transfer Act 1952

If there is not enough space in any of the panels below, the two page form incorporating the Annexure Schedule should be used: no other format will be received.

Land Registration District

Canterbury

Certificate of Title No. All or Part? Area and legal description — *Insert only when part or Stratum, CT*

32B	876	All
21B	1386	All
21B	1389	All

Transferor Surnames must be underlined

DONALD JOHN McMURTRIE of Fairlie, Farmer

Transferee Surnames must be underlined

WITHYCOMBE FARM LIMITED at Christchurch

Estate or interest or Easement to be created: *Insert e.g. Fee simple; Leasehold in Lease No.; Right of way etc.*

Easement of Right to Convey Water
(continued on Page 2 Annexure Schedule)

Consideration

\$1.00

Operative Clause

For the above consideration (receipt of which is acknowledged) the TRANSFEROR TRANSFERS to the TRANSFEREE all the transferor's estate and interest in the land in the above Certificate(s) of Title and if an easement is described above such is granted or created.

Dated this 15 day of November 1995

Attestation

DJ to W. Stubbs

Signed in my presence by the Transferor
Signature of Witness

Witness to complete in BLOCK letters
(unless typewritten or legibly stamped)

Witness name JOHN HUBERT STUBBS
Solicitor

Occupation Timaru

Address

Signature, or common seal of Transferor

Certified correct for the purposes of the Land Transfer Act 1952

Certified that Part 1A of the Land Settlement Promotion and Land Acquisition Act 1952 does not apply
Certified that no conveyance duty is payable by virtue of Section 24(1) of the Stamp and Cheque Duties Act 1971.
(DELETE IN APPLICABLE CERTIFICATE)

J. Stubbs

Solicitor for the Transferee

Approved by Registrar-General
of Land under No. 1995/1003

DOC 04711

TRANSFER

Land Transfer Act 1952

Read the **DISTRICT LAND REGISTRY** of the date and at the
place mentioned below.



Assistant Land Registrar
of the District of Canterbury

Law Firm Acting
Tripp Rolleston & Co Solicitors Timaru

Auckland District Law Society
REF: 4'30

**FEE PAID HEREON
AVAILABLE
TO 4/3/96
A.L.R.**

1.32 13.MAR96 A 225396
PARTICULARS ENTERED IN REGISTER
LAND REGISTRY CANTERBURY
ASST. LAND REGISTRAR.....

This page is for Land Registry Office use only
(except for "Law Firm Acting")



Approved by the District Land Registrar, South Auckland No. 351560
Approved by the District Land Registrar, North Auckland, No. 4380/81
Approved by the Registrar-General of Land, Wellington, No. 436748.1/81

A241297.4 EC

EASEMENT CERTIFICATE

(IMPORTANT: Registration of this certificate does not of itself create any of the easements specified herein).

I/We **DONALD JOHN McMURTRIE** formerly of Fairlie, now of Geraldine, Farmer

being the registered proprietor(s) of the land described in the Schedule hereto hereby certify that the easements specified in that Schedule, the servient tenements in relation to which are shown on a plan of survey deposited in the Land Registry Office at Christchurch on the day of 19 under No. 71349 are the easements which it is intended shall be created by the operation of section 90A of the Land Transfer Act 1952.

SCHEDULE DEPOSITED PLAN NO.

Nature of Easement (e.g., Right of Way, etc.)	Servient Tenement		Dominant Tenement Lot No.(s) or other Legal Description	Title Reference
	Lot No.(s) or other Legal Description	Colour, or Other Means of Identification, of Part Subject to Easement		
Right of Way	1	"L"	2	41B/845 41B/846

State whether any rights or powers set out here are in addition to or in substitution for those set out in the Seventh Schedule to the Land Transfer Act 1952.

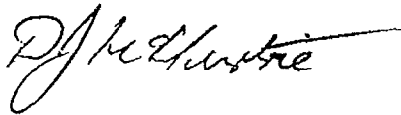
1. Rights and powers:

2. Terms, conditions, covenants, or restrictions in respect of any of the above easements:

Dated this 25 day of May 19 46

Signed by the above-named

DONALD JOHN McMURTRIE



in the presence of

Witness 

Occupation JOHN HUBERT STUBBS
Solicitor

Address Timaru

Registration of Transfer A234529/6
creates the easement relative to Lt 2 DP 71349
27/2/1997 at 10.18 a.m.
[Signature]

EASEMENT CERTIFICATE

(IMPORTANT): Registration of this certificate does not of itself create any of the easements specified herein.

*Correct for the purposes of the
Land Transfer Act*

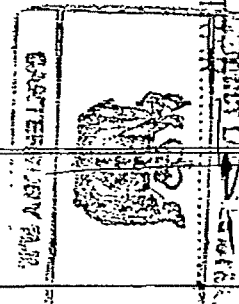
[Signature]
Solicitor for the registered proprietor

THE WITHIN EASEMENTS WHEN CREATED WILL BE SUBJECT TO SECTION 223 (2) RESOURCE MANAGEMENT ACT 1991

PARTICULARS ENTERED IN REGISTER
LAND REGISTRY CANTEBRIDY
ASST. LAND REGIST.

REGISTER
[Signature]
11.45 06 JUN 96 A 241297

Tripp Rolleston & Co
Solicitors
Timaru



U ⊗

A 321357.4 TE

TRANSFER

Land Transfer Act 1952

This page does not form part of the Transfer.

TRANSFER
Land Transfer Act 1952

If there is not enough space in any of the panels below, cross-reference to and use the approved Annexure Schedule: no other format will be received.

Land Registration District

Canterbury

Certificate of Title No. All or Part? Area and legal description — Insert only when part or Stratum, CT

43B	378	All	
42D	782	All	

Transferor Surnames must be underlined

DONALD JOHN McMURTRIE formerly of Fairlie now of Geraldine, Farmer

Transferee Surnames must be underlined

WITHYCOMBE FARM LIMITED at Christchurch

10MXH1	19/09/1997	2003432
NZ Stamp Duty -		Stamp
Self assessed dut		\$0.00

Estate or Interest or Easement to be created: Insert e.g. Fee simple; Leasehold in Lease No.; Right of way etc.

Easement of Right to Convey Water
(continued on page 2 Annexure Schedule)

Consideration

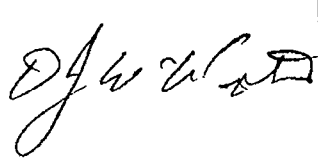
\$1.00

Operative Clause

For the above consideration (receipt of which is acknowledged) the TRANSFEROR TRANSFERS to the TRANSFEE all the transferor's estate and interest in the land in the above Certificate(s) of Title and if an easement is described above such is granted or created.


Dated this 1 day of September 1997

Attestation

	Signed in my presence by the Transferor
	Signature of Witness
	Witness to complete in BLOCK letters (unless handwritten or legibly stamped)
	Witness name JOHN HUBERT STUBBS
	Occupation Solicitor Timaru
Address	
Signature or common seal of Transferor	

Certified correct for the purposes of the Land Transfer Act 1952

Certified that Part IIA of the Land Settlement Promotion and Land Acquisition Act 1952 does not apply.
Certified that no conveyance duty is payable by virtue of Section 241 of the Stamp and Cheque Duties Act 1971.
(DELETE INAPPLICABLE CERTIFICATE)


Solicitor for the Transferee

Annexure Schedule

TRANSFER

Dated

Transfer

Page

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of

2

Pages

Continuation of "Estate or Interest or Easement to be created":

The Transferee shall have the right to convey water over the land in Certificate of Title 43B/378 along the line marked D - E on Deposited Plan 74248 and over the land in Certificate of Title 42D/782 along the line marked E - F forever appurtenant to the land of the Transferee contained in Certificate of Title 616/86

W.M.H.
A.H.D.

~~THE NATIONAL BANK OF NEW ZEALAND LIMITED~~ as Mortgagee and by virtue of Memoranda of Mortgage 291538/2, 306508/2 and 75404/1 HEREBY CONSENTS to the creation of the within Easement.

~~WRIGHTSON FARMERS FINANCE LIMITED~~ as Mortgagee and by virtue of Memorandum of Mortgage 757836/1 HEREBY CONSENTS to the creation of the within Easement.

Attestation

<p>Director</p> <p><i>D.H. Denham</i></p> <p>DH DENHAM Director</p> <p>Director</p> <p><i>Ada Denham</i></p> <p>Signature of Transferee Ada Denham Director</p>	<p>Signed on behalf of the Transferee by</p>
---	--

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

D.J. W. Stone *D.H. Denham* *Ada Denham*

Approved by Registrar-General
of Land under No. 1995/1004

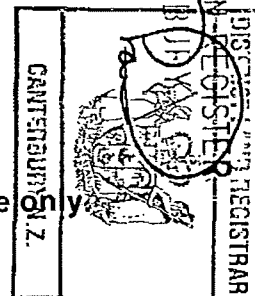
TRANSFER

Land Transfer Act 1952

Law Firm Acting

Auckland District Law Society
REF: 4135

This page is for Land Registry Office use Only
(except for "Law Firm Acting")



11.11 09.OCT197 A 321357.4
PARTICULARS ENTERED IN REGISTER
LAND REGISTRY CANTEBURY
ASST LAND REGISTRAR





DocID: 210316648

TRANSFER

Land Transfer Act 1952

This page does not form part of the Transfer.

TRANSFER
Land Transfer Act 1952

If there is not enough space in any of the panels below, cross-reference to and use the approved Annexure Schedule: no other format will be received.

Land Registration District

Canterbury

Certificate of Title No. All or Part? Area and legal description — *Insert only when part or Stratum, CT*

47D 43B	103 H99	All AH	[Handwritten notes]
24B	1389	AH	
43B	378	All	

Transferor Surnames must be underlined

DONALD JOHN MCMURTRIE ✓

Transferee Surnames must be underlined

DAVID HENRY DENHAM, ROSEMARY JANE DENHAM and SIMON JAMES DORMAN
MICHAEL DOUGLAS BROWN and THERESA MARY BROWN
GEORGE THOMAS WINGROVE
COKER CORPORATION LIMITED
~~GERALD ISAIAH HENRY HARGREAVES and MARGARET SUSAN HARGREAVES~~

Estate or Interest or Easement to be created: *Insert e.g. Fee simple; Leasehold in Lease No.; Right of way etc.*

Right to convey water, Right to discharge water, Right to store water (continued on pages 2, 3 and 4 Annexure Schedule)

Consideration


ONE DOLLAR (\$1.00)

Operative Clause

For the above consideration (receipt of which is acknowledged) the TRANSFEROR TRANSFERS to the TRANSFEE all the transferor's estate and interest described above in the land in the above Certificate(s) of Title and if an easement is described above such is granted or created.

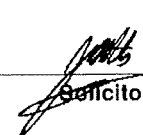
Dated this 1 day of November 2000

Attestation

	Signed in my presence by the Transferor Signature of Witness
	Witness to complete in BLOCK letters (unless typewritten or legibly stamped) Witness name JOHN HUBERT STUBBS Occupation Solicitor Timaru Address
Signature, or common seal of Transferor	

Certified correct for the purposes of the Land Transfer Act 1952

Certified that no conveyance duty is payable by virtue of Section 24(1) of the Stamp and Cheque Duties Act 1971. (DELETE INAPPLICABLE CERTIFICATE)


 Solicitor for the Transferee

ASB BANK LIMITED

CERTIFICATE OF NON-REVOCAION OF POWER OF ATTORNEY

I, Colin John Beard of Auckland in New Zealand, Acting Team Supervisor Administration, Lending Services of ASB Bank Limited.

HEREBY CERTIFY

1. THAT I hold the appointment of Acting Team Supervisor Administration, Lending Services of ASB Bank Limited at Auckland (hereinafter called "the Bank").
2. THAT by Deed dated 22 April 1997 copies of which are deposited in the Land Transfer Office at:

Auckland	as No. D.150760.2	(Auckland Registry)
Blenheim	as No. 191138.2	(Marlborough Registry)
Christchurch	as No. A305652.2	(Canterbury Registry)
Dunedin	as No. 930853.2	(Otago Registry)
Gisborne	as No. G.215840.2	(Poverty Bay Registry)
Hamilton	as No. B.419239.2	(South Auckland Registry)
Hokitika	as No. 107522.2	(Westland Registry)
Invercargill	as No. 250427.2	(Southland Registry)
Napier	as No. 658881.2	(Hawkes Bay Registry)
Nelson	as No. 368274.2	(Nelson Registry)
New Plymouth	as No. 441840.2	(Taranaki Registry)
Wellington	as No. B.600585.2	(Wellington Registry)

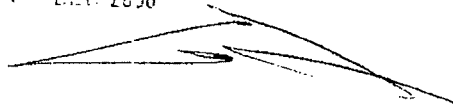
I, as holder of the appointment described in paragraph 1 hereof was constituted and appointed as attorney of the Bank on terms and subject to the conditions set out in the said Deed.

3. THAT as at the date hereof, I have not received any notice or information of the revocation of that appointment by winding up or dissolution of the Bank or otherwise.

SIGNED this

day of

01 DEC 2000



Annexure Schedule

Insert below:-

"Mortgage", "Transfer", "Lease" etc

Transfer

dated

1 November 2000

page

5

of

5

pages

ASB Bank Limited the mortgagee of the land in Titles 47D/103 and 43B/378 under and by virtue of Memorandum of Mortgage A347512.6 doth hereby consent to the rights to convey water and to discharge water and to store water contained in the within Transfer.

Dated this 1 day of December 2000

SIGNED by ASB BANK LIMITED by its Attorney

COLIN JOHN BEARD

in the presence of:

Witness:

Sheila Ann Williams
AUCKLAND

Bank Officer,

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

Handwritten initials/signature

Annexure Schedule

Insert below:-

"Mortgage", "Transfer", "Lease" etc

Transfer

dated

1 November 2000

page

4

of


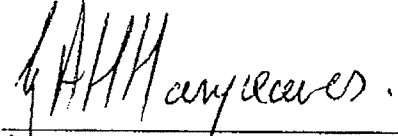
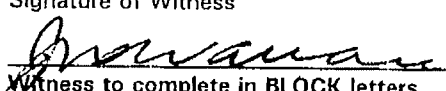
45

pages

The Transferee GERALD ALISTAIR HENRY HARGREAVES and MARGARET SUSAN HARGREAVES shall have the right to convey water over the land in Certificate of Title ~~43B/1199~~^{47D/103} along the lines marked B-C and D-E and G-H-I on Deposited Plan 71349 and over the land in Certificate of Title ~~21B/1389~~^{47D/103} along the line marked A-B-C-D-E on Deposited Plan 48380, and over the land in Certificate of Title 43B/378 along the line marked E-F-G-H-J-K-L-M-N-O-P-Q-R-S-T and AB-AA-AC and AD-AE Deposited Plan 48380 forever appurtenant to the land of the Transferee GERALD ALISTAIR HENRY HARGREAVES and MARGARET SUSAN HARGREAVES contained in Certificate of Title 35A/761

The right to discharge water over the land in Certificate of Title ~~43B/1199~~^{47D/103} along the line marked AA-V-AB on Survey Office Plan 16421 forever appurtenant to the land of the Transferee GERALD ALISTAIR HENRY HARGREAVES and MARGARET SUSAN HARGREAVES contained in Certificate of Title 35A/761

The right to store water on the land in Certificate of Title ~~43B/1199~~^{47D/103} in the area marked AC on Survey Office Plan 16421 forever appurtenant to the land of the Transferee GERALD ALISTAIR HENRY HARGREAVES and MARGARET SUSAN HARGREAVES contained in Certificate of Title 35A/761

  Signature of Transferee	Signed in my presence by the Transferee GERALD ALISTAIR HENRY <u>HARGREAVES</u> and MARGARET SUSAN <u>HARGREAVES</u> Signature of Witness  Witness to complete in BLOCK letters (unless typewritten or legibly stamped) Witness name JAMES LEYBOJRNE WALLACE Occupation SOLICITOR Address TIMARU
---	---

The words "Right to Store Water" mean the full free uninterrupted unrestricted and perpetual right for the Transferee (hereinafter called "the grantee") his servants tenants agents workmen licensees and invitees to store water conveyed to that part of the land in Certificate of Title ~~43B/1199~~^{47D/103} ("servient tenement") marked "AC" on Survey Office Plan 16421 and for that purpose to lay erect install or construct such structure(s) and other accessories necessary or desirable for such storage and to enter such part of the servient tenement as may be necessary for the purpose of installing erecting maintaining and repairing such structure(s) and accessories with all materials tools implements vehicles and machinery as may be necessary for the purpose. In order to construct or maintain or repair any such structure(s) and accessories the grantee shall have the full free uninterrupted and unrestricted right liberty and privilege with any tools implements machinery vehicles or equipment whatsoever necessary for the purpose to enter upon the servient tenement at any reasonable time in daylight hours by such route as is reasonable in the circumstances and to remain there for any repairing maintaining and renewing of the structure(s) and other accessories or any part thereof, and opening up the soil of that land to such an extent as may be necessary and reasonable in that regard, subject to the condition that as little disturbance as possible is caused to the surface of the servient tenement and that the surface is restored as nearly as possible to its original condition and any other damage done by reason of the aforesaid operation is repaired.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

D. J. ... M. B. ... *W. R. C.* *G.* *L.*
R. S. D. *D. H. D.* *G. W. ...*

Annexure Schedule

Insert below:-

"Mortgage", "Transfer", "Lease" etc

Transfer

dated 1 November 2000


page 3

of 45 pages

Continuation of "Estate or Interest or Easement to be created":

The Transferee GEORGE THOMAS WINGROVE shall have the right to convey water over the land in Certificate of Title ^{47D/103}~~43B/1199~~ along the lines marked B-C and D-E and G-H-I on Deposited Plan 71349 and over the land in Certificate of Title ~~21B/1389~~ along the line marked A-B-C-D-E on Deposited Plan 48380, and over the land in Certificate of Title 43B/378 along the line marked E-F-G-H-J-K-L-M-N-O-P-Q-R-S-T and AB-AA-AC and AD-AE Deposited Plan 48380 forever appurtenant to the land of the Transferee GEORGE THOMAS WINGROVE contained in Certificates of Title 42B/665 and 42B/666


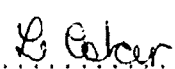
The right to discharge water over the land in Certificate of Title ^{47D/103}~~43B/1199~~ along the line marked AA-V-AB on Survey Office Plan 16421 forever appurtenant to the land of the Transferee GEORGE THOMAS WINGROVE contained in Certificates of Title 42B/665 and 42B/666
The right to store water on the land in Certificate of Title ~~43B/1199~~ in the area marked AC on Survey Office Plan 16421 forever appurtenant to the land of the Transferee GEORGE THOMAS WINGROVE contained in Certificates of Title 42B/665 and 42B/666

 Signature of Transferee	Signed in my presence by the Transferee <u>GEORGE THOMAS WINGROVE</u> Signature of Witness
	Witness to complete in BLOCK letters (unless typewritten or legibly stamped)
	Witness name: <u>ROBERT FORBES</u> Occupation: <u>SOLICITOR</u> Address: <u>TIMARU</u>

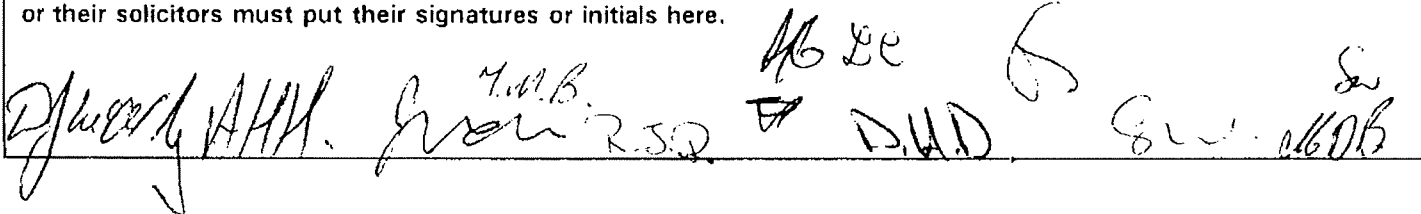
The Transferee COKER CORPORATION LIMITED shall have the right to convey water over the land in Certificate of Title ^{47D/103}~~43B/1199~~ along the lines marked B-C and D-E and G-H-I on Deposited Plan 71349 and over the land in Certificate of Title ~~21B/1389~~ along the line marked A-B-C-D-E on Deposited Plan 48380, and over the land in Certificate of Title 43B/378 along the line marked E-F-G-H-J-K-L-M-N-O-P-Q-R-S-T and AB-AA-AC and AD-AE Deposited Plan 48380 forever appurtenant to the land of the Transferee COKER CORPORATION LIMITED contained in Certificate of Title 32F/215

The right to discharge water over the land in Certificate of Title ^{47D/103}~~43B/1199~~ along the line marked AA-V-AB on Survey Office Plan 16421 forever appurtenant to the land of the Transferee COKER CORPORATION LIMITED contained in Certificate of Title 32F/215

The right to store water on the land in Certificate of Title ^{47D/103}~~43B/1199~~ in the area marked AC on Survey Office Plan 16421 forever appurtenant to the land of the Transferee COKER CORPORATION LIMITED contained in Certificate of Title 32F/215

 <u>REJ. COKER</u> Director  <u>LA COKER</u> Director Signature of Transferee	Signed on behalf of Transferee <u>COKER CORPORATION LIMITED</u> by Signature of Witness
	Witness to complete in BLOCK letters (unless typewritten or legibly stamped)
	Witness name: <u>ROMEO MARGARITIS</u> Occupation: <u>SOLICITOR</u> Address: <u>CHRISTCHURCH</u>

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.



Annexure Schedule

TRANSFER

Dated

5 November 2000

Page

2

of

15

Pages

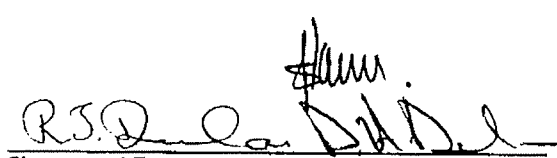
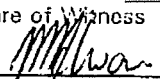
Continuation of "Estate or Interest or Easement to be created":

* 47D/103

The Transferee DAVID HENRY DENHAM, ROSEMARY JANE DENHAM and SIMON JAMES DORMAN shall have the right to convey water over the land in Certificate of Title 43B/4199 along the lines marked B-C and D-E and G-I-I on Deposited Plan 71349 and over the land in Certificate of Title 21B/4389 along the line marked A-B-C-D-E on Deposited Plan 48380, and over the land in Certificate of Title 43B/378 along the line marked E-F-G-H-J-K-L-M-N-O-P-Q-R-S-T and AB-AA-AC and AD-AE Deposited Plan 48380 forever appurtenant to the land of the Transferee DAVID HENRY DENHAM, ROSEMARY JANE DENHAM and SIMON JAMES DORMAN contained in Certificate of Title 616/86

The right to discharge water over the land in Certificate of Title 43B/4199 along the line marked AA-V-AB on Survey Office Plan 16421 forever appurtenant to the land of the Transferee DAVID HENRY DENHAM, ROSEMARY JANE DENHAM and SIMON JAMES DORMAN contained in Certificate of Title 616/86

The right to store water on the land in Certificate of Title 43B/4199 in the area marked AC on Survey Office Plan 16421 forever appurtenant to the land of the Transferee DAVID HENRY DENHAM, ROSEMARY JANE DENHAM and SIMON JAMES DORMAN contained in Certificate of Title 616/86

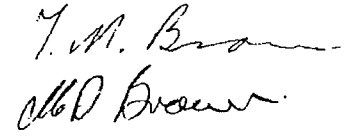
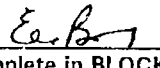
 <p>Signature of Transferee</p>	<p>Signed in my presence by the Transferee DAVID HENRY DENHAM, ROSEMARY JANE DENHAM and SIMON JAMES DORMAN</p> <p>Signature of Witness</p>  <p>Witness to complete in BLOCK letters (unless typewritten or legibly stamped)</p> <p>Witness name MEGAN ANNE McEWAN</p> <p>Occupation LEGAL SECRETARY</p> <p>Address 12 THE TERRACE TIMARU</p>
--	---

* 47D/103

The Transferee MICHAEL DOUGLAS BROWN and THERESA MARY BROWN shall have the right to convey water over the land in Certificate of Title 43B/4199 along the lines marked B-C and D-E and G-I-I on Deposited Plan 71349 and over the land in Certificate of Title 21B/4389 along the line marked A-B-C-D-E on Deposited Plan 48380, and over the land in Certificate of Title 43B/378 along the line marked E-F-G-H-J-K-L-M-N-O-P-Q-R-S-T and AB-AA-AC and AD-AE Deposited Plan 48380 forever appurtenant to the land of the Transferee MICHAEL DOUGLAS BROWN and THERESA MARY BROWN contained in Certificate of Title 42B/664

The right to discharge water over the land in Certificate of Title 43B/4199 along the line marked AA-V-AB on Survey Office Plan 16421 forever appurtenant to the land of the Transferee MICHAEL DOUGLAS BROWN and THERESA MARY BROWN contained in Certificate of Title 42B/664

The right to store water on the land in Certificate of Title 43B/4199 in the area marked AC on Survey Office Plan 16421 forever appurtenant to the land of the Transferee MICHAEL DOUGLAS BROWN and THERESA MARY BROWN contained in Certificate of Title 42B/664

 <p>Signature of Transferee</p>	<p>Signed in my presence by the Transferee MICHAEL DOUGLAS BROWN and THERESA MARY BROWN</p> <p>Signature of Witness</p>  <p>Witness to complete in BLOCK letters (unless typewritten or legibly stamped)</p> <p>Witness name Solicitor Timaru</p> <p>Occupation</p> <p>Address</p>
--	--

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

Handwritten signatures and initials of the parties and witnesses, including 'M. De' and 'R.S.D. and M.A. Brown'.

Approved by Registrar-General
of Land under No. 1995/1004

TRANSFER

Land Transfer Act 1952

Law Firm Acting

Auckland District Law Society
REF: 4135

This page is for Land Registry Office use only.
(except for "Law Firm Acting")

E 5044804.4 GRANT OF EASEMENT W/1
CPY-01/01.PGS-006.25/05/01.10:07



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TRANSFER

Land Transfer Act 1952

This page does not form part of the Transfer.

TRANSFER
Land Transfer Act 1952

If there is not enough space in any of the panels below, cross-reference to and use the approved Annexure Schedule; no other format will be received.

Land Registration District

Canterbury

Certificate of Title No. All or Part? Area and legal description — *Insert only when part or Stratum, CT*

43B	1199	All	[Handwritten description]
21B	1389	All	
43B	378	All	

Transferor Surnames must be underlined

DONALD JOHN MCMURTRIE

Transferee Surnames must be underlined

DAVID HENRY DENHAM, ROSEMARY JANE DENHAM and SIMON JAMES DORMAN
GERALD ALISTAIR HENRY HARGREAVES and MARGARET SUSAN HARGREAVES

Estate or Interest or Easement to be created: *Insert e.g. Fee simple; Leasehold in Lease No.; Right of way etc.*

Right to convey water (continued on page 2 Annexure Schedule)

Consideration

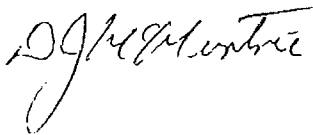
ONE DOLLAR (\$1.00)

Operative Clause

For the above consideration (receipt of which is acknowledged) the TRANSFEROR TRANSFERS to the TRANSFEEE all the transferor's estate and interest described above in the land in the above Certificate(s) of Title and if an easement is described above such is granted or created.


Dated this 31 day of March 2000

Attestation

	Signed in my presence by the Transferor Signature of Witness
	Witness to complete in BLOCK letters (unless typewritten or legibly stamped)
	Witness name JOHN HUBERT STUBBS Occupation Solicitor Timaru Address
Signature, or common seal of Transferor	

Certified correct for the purposes of the Land Transfer Act 1952

Certified that no conveyance duty is payable by virtue of Section 24(1) of the Stamp and Cheque Duties Act 1971.
(DELETE INAPPLICABLE CERTIFICATE)


 Solicitor for the Transferee

ASB BANK LIMITED

CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

I, Colin John Beard of Auckland in New Zealand, Acting Team Supervisor Administration, Lending Services of ASB Bank Limited.

HEREBY CERTIFY

1. THAT I hold the appointment of Acting Team Supervisor Administration, Lending Services of ASB Bank Limited at Auckland (hereinafter called "the Bank").

2. THAT by Deed dated 22 April 1997 copies of which are deposited in the Land Transfer Office at:

Auckland	as No. D.150760.2	(Auckland Registry)
Blenheim	as No. 191138.2	(Marlborough Registry)
Christchurch	as No. A305652.2	(Canterbury Registry)
Dunedin	as No. 930853.2	(Otago Registry)
Gisborne	as No. G.215840.2	(Poverty Bay Registry)
Hamilton	as No. B.419239.2	(South Auckland Registry)
Hokitika	as No. 107522.2	(Westland Registry)
Invercargill	as No. 250427.2	(Southland Registry)
Napier	as No. 658881.2	(Hawkes Bay Registry)
Nelson	as No. 368274.2	(Nelson Registry)
New Plymouth	as No. 441840.2	(Taranaki Registry)
Wellington	as No. B.600585.2	(Wellington Registry)

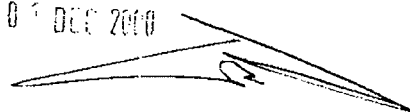
I, as holder of the appointment described in paragraph 1 hereof was constituted and appointed as attorney of the Bank on terms and subject to the conditions set out in the said Deed.

3. THAT as at the date hereof, I have not received any notice or information of the revocation of that appointment by winding up or dissolution of the Bank or otherwise.

SIGNED this

day of

01 DEC 2000



Annexure Schedule

Insert below:-

"Mortgage", "Transfer", "Lease" etc

Transfer

dated

31st March 2000

page

3

of

3

pages

ASB Bank Limited the mortgagee of the land in Title 43B/378 under and by virtue of Memorandum of Mortgage A347512.6 doth hereby consent to the right to convey water contained in the within Transfer.

Dated this 1 day of December 2000

SIGNED by ASB BANK LIMITED by its Attorney

GOLIN JOHN BEARD

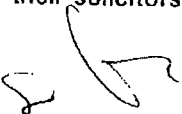
in the presence of:

Witness

Bank Officer,

Sheila Ann Williams
AUCKLAND

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.



Annexure Schedule

TRANSFER

Dated

31 March 2000

Page

2

of

3

Pages

Continuation of "Estate or Interest or Easement to be created":

The Transferee DAVID HENRY DENHAM, ROSEMARY JANE DENHAM and SIMON JAMES DORMAN shall have the right to convey water over the land in Certificate of Title 43B/378 along the line marked AB-AA-Z-Y on Deposited Plan 48380 forever appurtenant to the land of the Transferee DAVID HENRY DENHAM, ROSEMARY JANE DENHAM and SIMON JAMES DORMAN contained in Certificate of Title 616/86

<p style="text-align: center;"><i>[Signature]</i></p> <p style="text-align: center;"><u>R.J.D. & D.H.D.</u></p> <p>Signature of Transferee</p>	<p>Signed in my presence by the Transferee <u>DAVID HENRY DENHAM</u>, <u>ROSEMARY JANE DENHAM</u> and <u>SIMON JAMES DORMAN</u></p> <p>Signature of Witness</p> <p style="text-align: center;"><i>[Signature]</i></p> <p>Witness to complete in BLOCK letters (unless typewritten or legibly stamped)</p> <p>Witness name MEGAN ANNE McEWAN</p> <p>Occupation LEGAL SECRETARY</p> <p>Address 12 THE TERRACE TIMARU</p>
--	---

The Transferee GERALD ALISTAIR HENRY HARGREAVES and MARGARET SUSAN HARGREAVES shall have the right to convey water over the land in Certificate of Title 43B/378 along the line marked AB-AA-Z-Y-X-~~W~~ Deposited Plan 48380 forever appurtenant to the land of the Transferee GERALD ALISTAIR HENRY HARGREAVES and MARGARET SUSAN HARGREAVES contained in Certificate of Title 16A/3

<p style="text-align: center;"><i>[Signature]</i></p> <p style="text-align: center;"><u>G.A.H. & M.H.</u></p> <p>Signature of Transferee</p>	<p>Signed in my presence by the Transferee <u>GERALD ALISTAIR HENRY HARGREAVES</u> and <u>MARGARET SUSAN HARGREAVES</u></p> <p>Signature of Witness</p> <p style="text-align: center;"><i>[Signature]</i></p> <p>Witness to complete in BLOCK letters (unless typewritten or legibly stamped)</p> <p>Witness name JAMES LEYBOURNE WALLACE</p> <p>Occupation SOLICITOR</p> <p>Address TIMARU</p>
--	---

The Timaru District Council the caveator under and by virtue of Caveat 63818/3 affecting Title 16A/3 doth hereby consent to the within easement transfer.

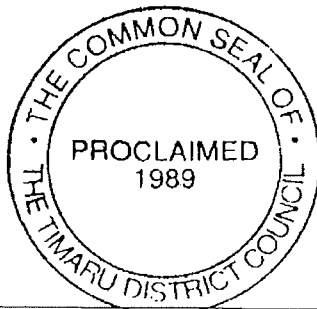
The Common Seal of the Timaru District Council is Affixed hereto in the presence of:

[Signature]

Mayor

[Signature]

Chief Executive



If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

[Handwritten signatures and initials]

Approved by Registrar-General
of Land under No. 1995/1004

TRANSFER

Land Transfer Act 1952

Law Firm Acting

Auckland District Law Society
REF: 4135

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(except for "Law Firm Acting")

E 5044804.5 GRANT OF EASEMENT W/1
CPY-01/01.PGS-005.25/05/01.10:10



DocID: 210316650

TRANSFER

Land Transfer Act 1952

This page does not form part of the Transfer.

TRANSFER
Land Transfer Act 1952

If there is not enough space in any of the panels below, cross-reference to and use the approved Annexure Schedule: no other format will be received.

Land Registration District

Canterbury

Certificate of Title No. All or Part? Area and legal description — *Insert only when part or Stratum, CT*

43B 47D	H99 103	All All	
------------	------------	------------	--

Transferor Surnames must be underlined

DONALD JOHN MCMURTRIE

Transeree Surnames must be underlined

MILLOM HOLDINGS 23 LIMITED

Estate or Interest or Easement to be created: *Insert e.g. Fee simple; Leasehold in Lease No.; Right of way etc.*

Right to convey water (continued on page 2 Annexure Schedule)

Consideration


ONE DOLLAR (\$1.00)

Operative Clause


For the above consideration (receipt of which is acknowledged) the TRANSFEROR TRANSFERS to the TRANSFEREE all the transferor's estate and interest described above in the land in the above Certificate(s) of Title and if an easement is described above such is granted or created.

Dated this 1 day of November 2000

Attestation

	Signed in my presence by the Transferor Signature of Witness Witness to complete in BLOCK letters (unless handwritten or legibly stamped) Witness name JOHN HUBERT STUBBS Occupation Solicitor Timaru Address
Signature, or common seal of Transferor	

Certified correct for the purposes of the Land Transfer Act 1952
 Certified that no conveyance duty is payable by virtue of Section 24(1) of the Stamp and Cheque Duties Act 1971.
 (DELETE INAPPLICABLE CERTIFICATE)


 Solicitor for the Transeree

ASB BANK LIMITED

CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

I, Colin John Beard of Auckland in New Zealand, Acting Team Supervisor Administration, Lending Services of ASB Bank Limited.

HEREBY CERTIFY

1. THAT I hold the appointment of Acting Team Supervisor Administration, Lending Services of ASB Bank Limited at Auckland (hereinafter called "the Bank").

2. THAT by Deed dated 22 April 1997 copies of which are deposited in the Land Transfer Office at:

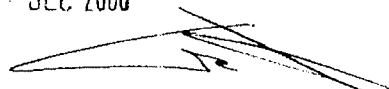
Auckland	as No. D.150760.2	(Auckland Registry)
Blenheim	as No. 191138.2	(Marlborough Registry)
Christchurch	as No. A305652.2	(Canterbury Registry)
Dunedin	as No. 930853.2	(Otago Registry)
Gisborne	as No. G.215840.2	(Poverty Bay Registry)
Hamilton	as No. B.419239.2	(South Auckland Registry)
Hokitika	as No. 107522.2	(Westland Registry)
Invercargill	as No. 250427.2	(Southland Registry)
Napier	as No. 658881.2	(Hawkes Bay Registry)
Nelson	as No. 368274.2	(Nelson Registry)
New Plymouth	as No. 441840.2	(Taranaki Registry)
Wellington	as No. B.600585.2	(Wellington Registry)

I, as holder of the appointment described in paragraph 1 hereof was constituted and appointed as attorney of the Bank on terms and subject to the conditions set out in the said Deed.

3. THAT as at the date hereof, I have not received any notice or information of the revocation of that appointment by winding up or dissolution of the Bank or otherwise.

SIGNED this _____ day of _____

01 DEC 2000



Annexure Schedule

TRANSFER

Dated

i November 2000

Page

2

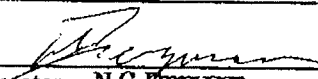
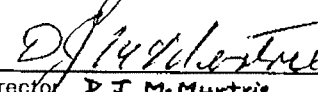
of

2

Pages

Continuation of "Estate or Interest or Easement to be created":

The Transferee shall have the right to convey water over the land in Certificate of Title ^{47D/103} 43B/1199 along the lines marked B-C on Deposited Plan 71349 forever appurtenant to the land of the Transferee contained in Certificate of Title 41B/846

<p style="text-align: center;"> _____ Director N C Ferguson</p> <p style="text-align: center;"> _____ Director D J McMurtrie</p> <p>_____ Signature of Transferee</p>	<p>Signed on behalf of Transferee MILLOM HOLDINGS 23 LIMITED by Signature of Witness</p> <p>Witness to complete in BLOCK letters <i>(unless typewritten or legibly stamped)</i></p> <p>Witness name _____ Occupation _____ Address _____</p>
---	---

ASB Bank Limited the mortgagee of the land in Title 47D/103 under and by virtue of Memorandum of Mortgage A347512.6 doth hereby consent to the right to convey water contained in the within Transfer.

Dated this i day of December 2000

SIGNED by ASB BANK LIMITED by its Attorney

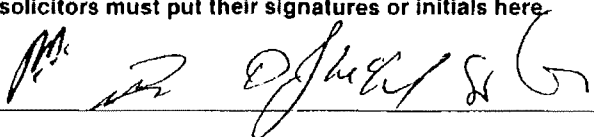

COLIN JOHN BEARD
in the presence of:

Witness:

Bank Officer,


Shelo Ann Williams
AUCKLAND

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.



Approved by Registrar-General
of Land under No. 1995/1004

TRANSFER

Land Transfer Act 1952

Law Firm Acting

Auckland District Law Society
REF: 4135

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(except for "Law Firm Acting")

E 5044004.0 GRANT OF EASEMENT HI
CPY-01/01.PG5-005.25/05/01.10:13



DocID: 210316654

TRANSFER

Land Transfer Act 1952

This page does not form part of the Transfer.

TRANSFER
Land Transfer Act 1952

If there is not enough space in any of the panels below, cross-reference to and use the approved Annexure Schedule: no other format will be received.

Land Registration District

Canterbury

Certificate of Title No. All or Part? Area and legal description — *Insert only when part or Stratum, CT*

41B	846	All	
-----	-----	-----	--

Transferor Surnames must be underlined

MILLOM HOLDINGS 23 LIMITED

Transferee Surnames must be underlined

DONALD JOHN MCMURTRIE
DAVID HENRY DENHAM, ROSEMARY JANE DENHAM and SIMON JAMES DORMAN
MICHAEL DOUGLAS BROWN and THERESA MARY BROWN
GEORGE THOMAS WINGROVE

Estate or Interest or Easement to be created: *Insert e.g. Fee simple; Leasehold in Lease No.; Right of way etc.*

Right to convey water (continued on page 2 and 3 Annexure Schedule)

Consideration

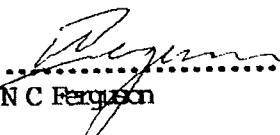
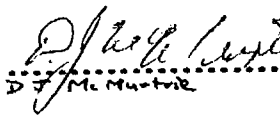
ONE DOLLAR (\$1.00)

Operative Clause


For the above consideration (receipt of which is acknowledged) the TRANSFEROR TRANSFERS to the TRANSFEE all the transferor's estate and interest described above in the land in the above Certificate(s) of Title and if an easement is described above such is granted or created.

Dated this 1 day of November 2000

Attestation

 N C Ferguson  D J McMurtrie	Signed ^{on behalf of} in my presence by the Transferor by its directors Signature of Witness
	Witness to complete in BLOCK letters (unless typewritten or legibly stamped) Witness name Occupation Address
Signature, or common seal of Transferor	

Certified correct for the purposes of the Land Transfer Act 1952
 Certified that no conveyance duty is payable by virtue of Section 24(1) of the Stamp and Cheque Duties Act 1971.
 (DELETE INAPPLICABLE CERTIFICATE)


 Solicitor for the Transferee

Annexure Schedule

Insert below:-

"Mortgage", "Transfer", "Lease" etc

Transfer

dated

1st November 2000

page

3

of


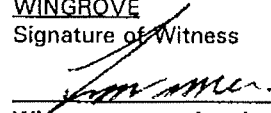
3

pages

Continuation of "Estate or Interest or Easement to be created":

The Transferee GEORGE THOMAS WINGROVE shall have the right to convey water over the land in Certificate of Title 41B/846 along the lines marked A-B and C-D on Deposited Plan 71349 forever appurtenant to the land of GEORGE THOMAS WINGROVE contained in Certificates of Title 42B/665 and 42B/666

Attestation

 Signature of Transferee	Signed in my presence by the Transferee <u>GEORGE THOMAS WINGROVE</u>
	Signature of Witness  Witness to complete in BLOCK letters (unless typewritten or legibly stamped)
	Witness name <u>ROBERT HOWARD</u>
	Occupation <u>SOLICITOR</u>
	Address <u>TIMARU</u>

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

M.A.B. *[Signature]* *[Signature]* *R.S.D.* *D.V.D.* *[Signature]*

Annexure Schedule

TRANSFER

Dated

1 November 2000

Page

2

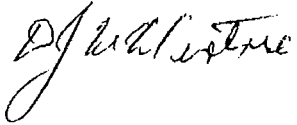

of

3

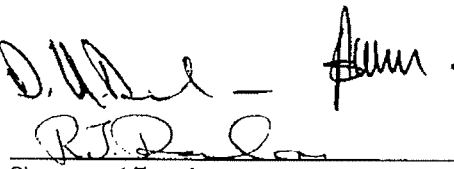
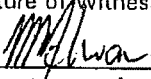
Pages

Continuation of "Estate or Interest or Easement to be created":

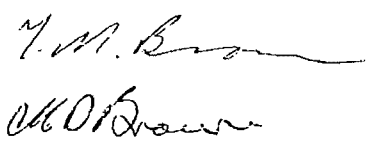

The Transferee DONALD JOHN MCMURTRIE shall have the right to convey water over the land in Certificate of Title 41B/846 along the lines marked A-B and C-D on Deposited Plan 71349 forever appurtenant to the land of DONALD JOHN MCMURTRIE contained in Certificates of Title ~~42B/1199, 21B/1389~~ and 43B/378
47D/103 *72.*

 <hr style="border: 0; border-top: 1px solid black; margin-top: 10px;"/> Signature of Transferee	Signed in my presence by the Transferee DONALD JOHN <u>MCMURTRIE</u> Signature of Witness  <hr style="border: 0; border-top: 1px solid black; margin-top: 5px;"/> Witness to complete in BLOCK letters (unless typewritten or legibly stamped) <div style="text-align: right;">✓</div> Witness name <u>HUBERT STUBBS</u> Occupation <u>Solicitor</u> Address <u>Timaru</u>
--	--

The Transferee DAVID HENRY DENHAM, ROSEMARY JANE DENHAM and SIMON JAMES DORMAN shall have the right to convey water over the land in Certificate of Title 41B/846 along the lines marked A-B and C-D on Deposited Plan 71349 forever appurtenant to the land of DAVID HENRY DENHAM, ROSEMARY JANE DENHAM and SIMON JAMES DORMAN contained in Certificates of Title 616/86

 <hr style="border: 0; border-top: 1px solid black; margin-top: 10px;"/> Signature of Transferee	Signed in my presence by the Transferee DAVID HENRY <u>DENHAM</u> , ROSEMARY JANE <u>DENHAM</u> and SIMON JAMES <u>DORMAN</u> Signature of Witness  <hr style="border: 0; border-top: 1px solid black; margin-top: 5px;"/> Witness to complete in BLOCK letters (unless typewritten or legibly stamped) <div style="text-align: right;">✓</div> Witness name <u>MEGAN ANNE McEWAN</u> Occupation <u>LEGAL SECRETARY</u> Address <u>12 THE TERRACE</u> <u>TIMARU</u>
--	---

The Transferee MICHAEL DOUGLAS BROWN and THERESA MARY BROWN shall have the right to convey water over the land in Certificate of Title 41B/846 along the lines marked A-B and C-D on Deposited Plan 71349 appurtenant to the land of MICHAEL DOUGLAS BROWN and THERESA MARY BROWN contained in Certificate of Title 42B/664

 <hr style="border: 0; border-top: 1px solid black; margin-top: 10px;"/> Signature of Transferee	Signed in my presence by the Transferee MICHAEL DOUGLAS <u>BROWN</u> and THERESA MARY <u>BROWN</u> Signature of Witness  <hr style="border: 0; border-top: 1px solid black; margin-top: 5px;"/> Witness to complete in BLOCK letters (unless typewritten or legibly stamped) <div style="text-align: right;">✓</div> Witness name <u>G. Bradley</u> Occupation <u>Solicitor</u> Address <u>Timaru</u>
--	---

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

D.J. MCMURTRIE *M.A.B.* *R.S.D.* *M.E.* *D.H.D.* *S.W.*

Approved by Registrar-General
of Land under No. 1995/1004

TRANSFER

Land Transfer Act 1952

Law Firm Acting

Auckland District Law Society
REF: 4135

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(except for "Law Firm Acting")



DocID: 210316659

TRANSFER

Land Transfer Act 1952

This page does not form part of the Transfer.

TRANSFER
Land Transfer Act 1952

If there is not enough space in any of the panels below, cross-reference to and use the approved Annexure Schedule: no other format will be received.

Land Registration District

Canterbury

Certificate of Title No. All or Part? Area and legal description — *Insert only when part or Stratum, CT*

41B	846	All	
-----	-----	-----	--

Transferor Surnames must be underlined

MILLOM HOLDINGS 23 LIMITED

Transferee Surnames must be underlined

COKER CORPORATION LIMITED
GERALD ALISTAIR HENRY HARGREAVES and MARGARET SUSAN HARGREAVES

Estate or Interest or Easement to be created: *Insert e.g. Fee simple; Leasehold in Lease No.; Right of way etc.*

Right to convey water (continued on page 2 Annexure Schedule)

Consideration

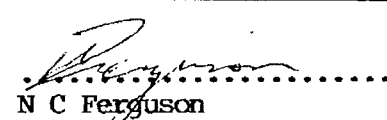
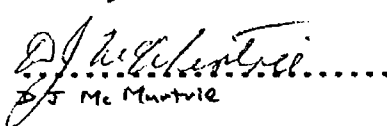
ONE DOLLAR (\$1.00)

Operative Clause


For the above consideration (receipt of which is acknowledged) the TRANSFEROR TRANSFERS to the TRANSFEE all the transferor's estate and interest described above in the land in the above Certificate(s) of Title and if an easement is described above such is granted or created.

Dated this 1 day of November 2000

Attestation

 N C Ferguson	Signed ^{on behalf of} in my presence by the Transferor by its directors Signature of Witness
 J Mc Murrie	Witness to complete in BLOCK letters (unless typewritten or legibly stamped) Witness name Occupation Address
Signature, or common seal of Transferor	

Certified correct for the purposes of the Land Transfer Act 1952
 Certified that no conveyance duty is payable by virtue of Section 24(1) of the Stamp and Cheque Duties Act 1971
 (DELETE INAPPLICABLE CERTIFICATE)


Solicitor for the Transferee

Annexure Schedule

TRANSFER

Dated

5 November 2000

Page

2

of

2

Pages

Continuation of "Estate or Interest or Easement to be created":

The Transferee COKER CORPORATION LIMITED shall have the right to convey water over the land in Certificate of Title 41B/846 along the lines marked A-B and C-D on Deposited Plan 71349 forever appurtenant to the land of the Transferee COKER CORPORATION LIMITED contained in Certificate of Title 32F/215

<p style="text-align: right;"><i>[Signature]</i> REJ COKER</p> <p>Director</p> <p style="text-align: right;"><i>[Signature]</i> LR COKER</p> <p>Director</p> <hr/> <p>Signature of Transferee</p>	<p>Signed on behalf of the Transferee <u>COKER CORPORATION LIMITED</u></p> <p>Signature of Witness</p> <hr style="border: 1px solid black;"/> <p>Witness to complete in BLOCK letters (unless typewritten or legibly stamped)</p> <p>Witness name ROMEO MARGARITIS ✓</p> <p>Occupation SOLICITOR</p> <p>Address CHRISTCHURCH</p>
--	--

The Transferee GERALD ALISTAIR HENRY HARGREAVES and MARGARET SUSAN HARGREAVES shall have the right to convey water over the land in Certificate of Title 41B/846 along the lines marked A-B and C-D on Deposited Plan 71349 forever appurtenant to the land of the Transferee GERALD ALISTAIR HENRY HARGREAVES and MARGARET SUSAN HARGREAVES contained in Certificates of Title 16A/3 and 35A/761

<p style="text-align: right;"><i>[Signature]</i></p> <p style="text-align: right;"><i>[Signature]</i></p> <hr/> <p>Signature of Transferee</p>	<p>Signed in my presence by the Transferee <u>GERALD ALISTAIR HENRY HARGREAVES</u> and <u>MARGARET SUSAN HARGREAVES</u></p> <p>Signature of Witness</p> <p style="text-align: right;"><i>[Signature]</i></p> <hr style="border: 1px solid black;"/> <p>Witness to complete in BLOCK letters (unless typewritten or legibly stamped)</p> <p>Witness name JAMES LEYBOURNE WALLACE</p> <p>Occupation SOLICITOR</p> <p>Address TIMARU</p>
--	--

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

[Signature]
[Signature]
[Signature]
[Signature]
[Signature]

Approved by Registrar-General
of Land under No. 1995/1004

TRANSFER

Land Transfer Act 1952

Law Firm Acting

Auckland District Law Society
REF. 4135

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(except for "Law Firm Acting")

TRANSFER
Land Transfer Act 1952



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Land Registration District

CANTERBURY

Certificate of Title No. All or Part? Area and legal description -- *Insert only when part or Stratum, CT*

47D	103	All	
43B	378	All	

E 5362834.1 Grant of Eas

Cpy - 01/02, Pgs - 008, 03/10/02, 13:50



DocID: 210662286

Transferor Sumames must be underlined or in CAPITALS

Donald John McMURTRIE

Transferee Sumames must be underlined or in CAPITALS

Trevor Arnold MORGAN, Monika Rehmunde MORGAN and Keith RICHARDSON

Estate or Interest or Easement to be created: *Insert e.g. Fee simple; Leasehold in Lease No; Right of way etc.*

Easement Right to Convey Water
(continued on Page 2 Annexure Schedule)

Consideration

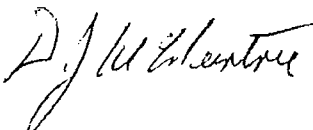
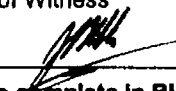
\$1.00

Operative Clause

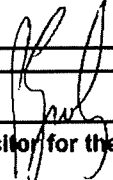
For the above consideration (receipt of which is acknowledged) the TRANSFEROR TRANSFERS to the TRANSFEREE all the transferor's estate and interest described above in the land in the above Certificate(s) of Title and if an easement is described above such is granted or created.

Dated this 9 day of July 2002

Attestation

	Signed in my presence by the Transferor Signature of Witness 
	Witness to complete in BLOCK letters (unless typewritten or legibly stamped) Witness name Occupation Address
JOHN HUBERT STUBBS Solicitor Timaru	
Signature, or common seal of Transferor	

Certified correct for the purposes of the Land Transfer Act 1952
 Certified that no conveyance duty is payable by virtue of Section 24(1) of the Stamp and Cheque Duties Act 1971.
 (DELETE INAPPLICABLE CERTIFICATE)


 Solicitor for the Transferee

ASB BANK LIMITED

CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

I, COLIN JOHN BEARD of Auckland in New Zealand, Manager Loan Security Alterations, Lending Services of ASB Bank Limited.

HEREBY CERTIFY

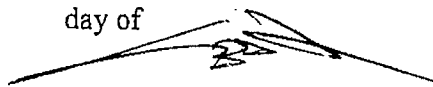
1. THAT I hold the appointment of Manager Loan Security Alterations, Lending Services of ASB Bank Limited at Auckland (hereinafter called "the Bank").
2. THAT by Deed dated 28 November 2000 copies of which are deposited in the Land Transfer Office at:

Auckland	as No. D.575405.1F	(North Auckland Registry)
Blenheim	as No. 216108.1	(Marlborough Registry)
Christchurch	as No. 5020922.1	(Canterbury Registry)
Dunedin	as No. 5021507.1	(Otago Registry)
Gisborne	as No. 232181.1	(Gisborne Registry)
Hamilton	as No. B.643811.1	(South Auckland Registry)
Hokitika	as No. 115745.1	(Westland Registry)
Napier	as No. 713144.1	(Hawkes Bay Registry)
Nelson	as No. 404094.1	(Nelson Registry)
New Plymouth	as No. 476627.1	(Taranaki Registry)
Wellington	as No. B.819638.1	(Wellington Registry)

I, as holder of the appointment described in paragraph 1 hereof was constituted and appointed as attorney of the Bank on terms and subject to the conditions set out in the said Deed.

3. THAT as at the date hereof, I have not received any notice or information of the revocation of that appointment by winding up or dissolution of the Bank or otherwise.

SIGNED this 09 JUL 2002 day of



Annexure Schedule



TRANSFER

Dated []

Page 1 of 2 Pages

Continuation of "Estate or Interest or Easement to be created"

The transferee shall have the right to

- (a) convey water over the land in Certificate of Title 47D/103 along the line marked C-D, E-F, G and H-J on Deposited Plan 82573

AND FURTHER over the land in Certificate of Title 43B/378 along the line marked A-B and C-D on Deposited Plan 71114 and D-E on Deposited Plan 74248.

- (b) to store water in the land contained in Certificate of Title 47D/103 (the servient tenement) in the area marked G on Deposited Plan 82573.

The above easements are forever appurtenant to the land of the Transferee contained in Certificate of Title 42D/783.

The ASB Bank as Mortgagee under and by virtue of Memorandum of Mortgage A347512.6 hereby consents to the creation of the within easements, but without prejudice to its rights, remedies of the Mortgagee under the said Mortgage.

SIGNED by ASB BANK LIMITED by its Attorney

Signed by ASB Bank Limited

COLIN JOHN BEARD

in the presence of:

Witness: **Sheila Ann Williams**
Bank Officer, AUCKLAND

~~Cavell Leitch Pringle & Boyle Nominees Limited as Mortgagee under and by virtue of Memorandum of Mortgage A413592.3 hereby consents to the creation of the within Easements.~~

~~Signed by Cavell Leitch Pringle & Boyle Nominees Limited~~

~~South Canterbury Finance Limited as Mortgagee under and by virtue of Memorandum of Mortgage A480706.4 hereby consents to the creation of the within Easements.~~

~~Signed by South Canterbury Finance Limited~~

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

Annexure Schedule



Insert below
"Mortgage", "Transfer", "Lease" etc

Transfer

Dated

Page 2 of 2 Pages

Terms Conditions, Covenants or Restrictions in Respect of the Easements Contained herein

1. The right to store water referred to herein shall be the right for the dominant tenement at all times to store water within the area so defined together with any other person lawfully entitled so to do and for that purpose to erect a suitable receptacle for the purpose and with the right for the registered proprietor for the time being of the dominant tenement with or without servants, agents, workmen and with all necessary tools, plant and equipment to enter upon the servient tenement for the purpose of erecting and maintaining and repairing the said receptacle PROVIDED THAT the erecting, repairing and maintaining of such receptacle shall be carried out in such a way that as little inconvenience as possible is caused to the servient tenement.
2. All differences and disputes which shall arise between the parties hereto, or their successors in Title or any of them touching or concerning the easements hereby created or any act or thing to be done suffered or omitted in pursuance hereof or touching or concerning the construction of these presents shall be referred to arbitration in accordance with the Arbitration Act 1908 or any amendment thereto or re-enactment thereof for the time being in force.

If this Annexure Schedule is used as an expansion of an Instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

Approved by Registrar-General
of Land under No. 1995/1004EF



TRANSFER

Land Transfer Act 1952

Law Firm Acting
Cavell Leitch Pringle & Boyle Solicitors P O Box 799 CHRISTCHURCH

Auckland District Law Society
REF: 4135 /4

This page is for Land Registry Office use only.
(except for "Law Firm Acting")

We, Keith Richardson, Monika Rehmunde Morgan, and Trevor Arnold Morgan as Trustees of the Morgan Family Trust as Caveator hereby consents to registration of Transfer Grant of Easement.


Dated 1st October 2002.

Signed by Keith
RICHARDSON as Caveator)
in the presence of:)



Edmund
Accounting Clerk
Ashburton.

Signed by Monia Rehmunde)
MORGAN and Trevor Arnold)
MORGAN as Caveator)
in the presence of:)



DAVID ANDERSON TAIT
SOLICITOR
CHRISTCHURCH

TRANSFER
Land Transfer Act 1952



If there is not enough space in any of the panels below, cross-reference to and use the approved Annexure Schedule: no other format will be received.

Land Registration District

CANTERBURY

Certificate of Title No. All or Part? Area and legal description -- *Insert only when part or Stratum, CT*

CB41B/846

all

Transferor Surnames must be underlined or in CAPITALS

MILLOM HOLDINGS 23 LIMITED

Transferee Surnames must be underlined or in CAPITALS

Trevor Arnold MORGAN, Monika Rehmunde MORGAN and Keith RICHARDSON (jointly)
and
Brian Allan NISBETT and Mirjam Maria Margaretha Johanna NISBETT (jointly)

Estate or Interest or Easement to be created: *Insert e.g. Fee simple; Leasehold in Lease No; Right of way etc.*

Easement Right to Convey Water
(continued on Page 2 Annexure Schedule)

E 5781128.6 Grant of Ea:

Cpy - 01/01, Pgs - 004, 29/10/03, 14:02



DocID: 210966648

Consideration

\$1.00

Operative Clause

For the above consideration (receipt of which is acknowledged) the TRANSFEROR TRANSFERS to the TRANSFEE all the transferor's estate and interest described above in the land in the above Certificate(s) of Title and if an easement is described above such is granted or created.

Dated this

25 day of August 2003

Attestation

<p><i>M. Kane Director</i></p> <p><i>[Signature]</i> DIRECTOR</p> <p>Signature, or common seal of Transferor</p>	<p>Signed in my presence by the Transferor Millom Holdings 23 Limited</p> <p>Signature of Witness</p> <p><i>[Signature]</i></p>
	<p>Witness to complete in BLOCK letters (unless typewritten or legibly stamped)</p> <p>Witness name DARYLE FANTHAM</p> <p>Occupation ACCOUNTANT</p> <p>Address CHRISTCHURCH</p>

Certified correct for the purposes of the Land Transfer Act 1952

[Signature]
Solicitor for the Transferee

Annexure Schedule



TRANSFER

Dated

[Empty box for date]

Page

1

of

2

Pages

Continuation of Estate or Interest or Easement to be Created

The Transeree shall have the right to convey water over the land in Certificate of Title 41D/846 along the line marked A-B and C-D on Deposited Plan 71349. This easement shall be forever appurtenant to the land of the Transeree contained in Certificate of Title 48214 and 48215.

Terms Conditions Covenants or Restrictions in Respect to the Easement

All differences and disputes which shall arise between the parties hereto, or their successors in Title or any of them touching or concerning the easements hereby created or any act or thing to be done suffered or omitted in pursuance hereof or touching or concerning the construction of these presents shall be referred to arbitration in accordance with the Arbitration Act 1908 or any amendment thereto or re-enacted thereof for the time being in force.

Cavell Leitch Pringle & Boyle Nominees Limited as Mortgagee under and by virtue of Memorandum of Mortgage A413592.3 hereby consents to the creation of the within Easements.

Executed by Cavell Leitch Pringle)
and Boyle Nominees Limited) Director
by it's Directors)

South Canterbury Finance Limited as Mortgagee under and by virtue of Memorandum of Mortgage A480706.4 hereby consents to the creation of the within Easements.

Executed by South Canterbury)
Finance Limited) Director
by its Directors)
Director

ALLAN JAMES HUBBARD

ROBERT ALEXANDER WHITE

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

Annexure Schedule



Insert below
"Mortgage", "Transfer", "Lease" etc

Transfer

Dated

Page 2 of 2 Pages

Continuation of Attestation

Signed by the Transferee
Trevor Arnold MORGAN
and Monika Rehmunde
MORGAN
in the presence of:

)
)
)
)
)
)

DAVID ANDERSON TAIT
SOLICITOR
CHRISTCHURCH

Signed by the Transferee
Keith RICHARDSON
in the presence of:

)
)
)
)

DAVID ANDERSON TAIT
SOLICITOR
CHRISTCHURCH

Signed by the Transferee
Brian Allan NISBETT and
Mirjam Maria Margaretha
Johanna NISBETT
in the presence of:

P.G. Baker
Solicitor
Gardiner.

)
)
)
)
)

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

Approved by Registrar-General
of Land under No. 1995/1004EF



TRANSFER

Land Transfer Act 1952

Law Firm Acting

Cavell Leitch Pringle & Boyle
Solicitors
P O Box 799
CHRISTCHURCH

Auckland District Law Society
REF: 4135 /2

This page is for Land Registry Office use only.
(except for "Law Firm Acting")

Approved by Registrar-General of Land under No. 2002/6055

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

Sections 90A and 90F, Land Transfer Act 1952

EI 6298243.2 Easement

Copy - 01/01, Pgs - 005, 02/02/06, 11:27



DocID: 211336377

Surname(s) must be underlined.

Land registration district

Canterbury

Grantor

Donald John McMurtrie

Grantee

Surname(s) must be underlined.

Trevor Arnold Morgan, Monika Rehmunde Morgan and Keith Richardson

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

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

Dated this

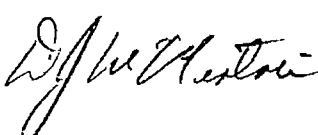
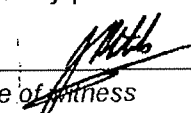
11th



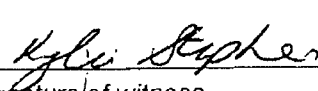
day of

October

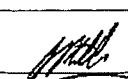
20 04

Attestation

	Signed in my presence by the Grantor
	<p style="text-align: center;"></p> <p>Signature of witness</p> <p>Witness to complete in BLOCK letters (unless legibly printed)</p> <p>Witness name JOHN HUBERT STUBBS Solicitor Timaru</p> <p>Occupation</p> <p>Address</p>
Signature [common seal] of Grantor	

 	Signed in my presence by the Grantee
	<p style="text-align: center;"></p> <p>Signature of witness</p> <p>Witness to complete in BLOCK letters (unless legibly printed)</p> <p>Witness name <u>Kylie Stephen</u> Office Clerk</p> <p>Occupation</p> <p>Address <u>Ashburton</u></p>
Signature [common seal] of Grantee	

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



[Solicitor for] the Grantee

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

Annexure Schedule 1

Easement instrument

Dated

11 - 10 - 04

Page **1** of **3** pages

Schedule A

(Continue in additional Annexure Schedule if required.)

Purpose (nature and extent) of easement, profit, or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT or in gross)
Right to convey water	A on DP 341172	Lot 3 on DP 71114 - CT CB43B/378	Lot 1 DP 82573 - CT CB47D/102
Right to convey water	B on DP 341172	Lot 2 on DP 71114 - CT CB43B/378	Lot 1 DP 320020 - CT 78966

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

*Delete phrases in [] and insert memorandum number as required.
Continue in additional Annexure Schedule if required.*

Unless otherwise provided below, the rights and powers implied in specific classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or the Ninth Schedule of the Property Law Act 1952.

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

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

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

Covenant provisions

*Delete phrases in [] and insert memorandum number as required.
Continue in additional Annexure Schedule if required.*

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

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

~~[Annexure Schedule 2].~~

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

[Handwritten signatures and initials]

Kylie Stephen

ASB BANK LIMITED
CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

I Mohammed Lateef of Auckland, New Zealand, hereby certify:

- 1 THAT by a Deed dated **3 February 2004** and deposited in the Land Information New Zealand office as **No. 5911838** ASB Bank Limited appointed the persons holding, or from time to time acting in, the following ASB Bank offices as its attorneys on the terms and subject to the conditions set out in the said Deed:

Senior Manager Business and Rural Documentation
Senior Manager Group Retail Loan Documentation
Senior Manager Loan Security Maintenance
Manager Business and Rural Loan Documentation
Legal Executive, Lending Services
Manager Administration
Manager Security Alterations and Settlements

Annexure Schedule - Consent Form

Land Transfer Act 1952 section 238(2)

Insert type of instrument
"Caveat", "Mortgage" etc

Easement instrument

Page 2 of 3 pages

Consentor

Surname must be underlined

Capacity and Interest of Consentor

(eg. Caveator under Caveat no./Mortgagee under Mortgage no.)

ASB Bank Limited

Mortgagee under Mortgage No A347512.6

Consent

Delete Land Transfer Act 1952. if inapplicable, and insert name and date of application Act.

Delete words in [] if inconsistent with the consent.

State full details of the matter for which consent is required.

Pursuant to [section 238(2) of the Land Transfer Act 1952]

[section of the Act]

[Without prejudice to the rights and powers existing under the interest of the Consentor]

the Consentor hereby consents to: the registration of the annexed Easement Instrument being right to convey water shown as A and B DP

Dated this 14 day of OCT 2004 '20

Attestation

SIGNED by ASB BANK LIMITED by its Attorney
MURHAMMED LATEEF

in the presence of:

Witness: FANNY TS01
Bank Officer AUCKLAND

Signed in my presence by the Consentor

Signature of Witness

Witness to complete in BLOCK letters (unless legibly printed)

Witness name

Occupation

Address

Signature of Consentor

An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required to enable registration under the Land Transfer Act 1952, or other enactments, under which no form is prescribed.

Annexure Schedule - Consent Form

Land Transfer Act 1952 section 238(2)



Insert type of instrument
"Caveat", "Mortgage" etc

Easement instrument

Page **3** of **3** pages

Consentor

Surname must be underlined or in CAPITALS

Capacity and Interest of Consentor

(eg. Caveator under Caveat no./Mortgagee under Mortgage no.)

CAVELL LEITCH PRINGLE & BOYLE
NOMINEES LIMITED

Mortgagee under Mortgage No. A413592.3
6192085.4

Consent

Delete Land Transfer Act 1952, if inapplicable, and insert name and date of application Act.

Delete words in [] if inconsistent with the consent.

State full details of the matter for which consent is required.

Pursuant to [section 238(2) of the Land Transfer Act 1952]

[section of the Act]

[Without prejudice to the rights and powers existing under the interest of the Consentor]

the Consentor hereby consents to:

the registration of the annexed Easement Instrument being right to convey water shown as A and B DP 341172

Dated this **24** day of **October** **2004**

Attestation

Signature of Consentor

Signed ~~in my presence~~ by the Consentor

Signature of Witness

Witness to complete in BLOCK letters (unless legibly printed)

Witness name

Occupation

Address

An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required to enable registration under the Land Transfer Act 1952, or other enactments, under which no form is prescribed.



Acquiring Easements Over Land at Waitohi Hill Microwave Station for Telecommunications and Electricity Purposes

Pursuant to sections 20 and 28 of the Public Works Act 1981, and to a delegation from the Minister for Land Information, R. J. Sutherland, Land Information New Zealand, declares that, pursuant to an agreement having been entered into, the easements in gross described in the First Schedule shall vest in the Crown and its successors as grantee in perpetuity on the date of publication of this notice in the *New Zealand Gazette*, together with the rights and powers set forth in the First Schedule, subject to the terms and conditions set out in the Second Schedule.

Canterbury Land District—Timaru District Council

First Schedule

<i>Nature of Easement</i>	<i>Area m²</i>	<i>Being</i>	<i>Marked</i>
1. Telecommunication	1301	Part Lot 2, D.P. 75410 (part C.T. 43B/1200).	"B" on S.O. Plan 19582.
2. Right to convey electricity		Part Lot 2, D.P. 75410 (part C.T. 43B/1200).	"X-Y" on S.O. Plan 19582.
3. Telecommunication Protection Corridor	4207	Part Lot 2, D.P. 71349 (part C.T. 41B/846).	"A" on S.O. Plan 19582.

Definitions

"Line" means a "line" and "existing lines" as defined in the Telecommunications Act 1987.

"Telecommunication" has the meaning given to that word in the Telecommunications Act 1987.

"Works" means "works" and "existing works" as defined in the Telecommunications Act 1987.

Rights and Powers

The transferee shall have the full, free, uninterrupted and unrestricted right, liberty and privilege for the grantee, its employees, agents and contractors from time to time and at all times:

- to erect, install, occupy, use, operate and maintain works and lines for the purposes of telecommunication on, under and over the land, over which the telecommunication easement is granted; and
- to lay and maintain electricity cables under the land over which the easement of the right to convey electricity is granted and to use such electricity cables for the purposes of conveying electricity; and
- to transmit and receive signs, signals, impulses, writing, images, sounds, instructions, information or intelligence of any nature over the land over which the telecommunication protection corridor easement is granted.
- to enter upon the lands over which the easements for telecommunication and the right to convey electricity are granted, with or without vehicles and with materials, machinery and implements, and to remain there for the purposes of laying, maintaining, inspecting, repairing, renewing, replacing or altering any lines, works or electricity cables as the case may be and opening up the soil of that land to such an extent as may be necessary and reasonable in that regard, subject to the condition that as little disturbance as possible is caused to the surface of the land and that the surface is restored as nearly as possible to its original condition and any other damage done by reason of the aforesaid operations is required.

Second Schedule

Terms and Conditions of Easements

- The telecommunication easement land may be fenced or left unfenced at the discretion of the grantee.
- The registered proprietor of the land, subject to the telecommunication protection corridor easement, shall not grow or permit to be grown any trees, shrubs or bushes of any description on the easement land which will interfere with the rights granted.
- The registered proprietor of the telecommunication protection corridor easement shall be permitted to graze the land but shall not in any way cause obstruction to or interfere with the transmission of signs, signals and impulses over the land.
- The grantee may take such measures as it reasonably thinks necessary for the safety of persons or property on the telecommunication purposes easement land including without limitation the right to erect fences, signs and notices warning of any danger.
- Nothing shall be construed to limit, remove, alter or restrict any rights, powers, remedies or actions which the grantee may have under the Telecommunications Act 1987 or any statutory amendment or re-enactment thereof.
- Any dispute arising out of or in connection with these agreements shall be resolved by arbitration under the Arbitration Act 1996 and its amendments. The arbitrator shall decide the dispute according to the substantive law of New Zealand.

Dated at Auckland this 5th day of February 2002.

R. J. SUTHERLAND, for the Minister for Land Information.

(LINZ CPC/00/5903/A)

5233727. 1 Gazette Notice
amending the within Gazette
notice by deleting all references
to "Telecommunications Act 1987"
and replacing the same with
"Telecommunications Act 2001"
- 29.5.2002 at 9.00 am



See AGL

District Land Registrar

CHRISTCHURCH

APPLICATION TO REGISTER A STATE OWNED ENTERPRISE AS THE PROPRIETOR
IN SUBSTITUTION FOR THE CROWN PURSUANT TO SECTION 25(1) OF THE STATE
OWNED ENTERPRISES ACT 1986

I, Peter Hugh Graham, National Solicitor, The Property Group, being duly authorised to make this application by an authorisation dated 7 May 1999 given by the Minister of State Owned Enterprises, which said authorisation has not to my knowledge been revoked at the date hereof

HEREBY APPLY pursuant to Section 25(1) of the State Owned Enterprises Act 1986 for TELECOM NEW ZEALAND LIMITED, a duly incorporated company having its registered office at Wellington and being a State Owned Enterprise under the said Act, to be registered as the proprietor in substitution for the Crown of the estate or interest of the Crown, in the land described in the Schedule below

ON THE GROUNDS that the said land is included in the Assets transferred from the Crown to TELECOM NEW ZEALAND LIMITED, pursuant to the State Owned Enterprises Act 1986 under a Deed of Agreement dated 31 March 1988.

Dated this

12th

day of

June

2002

National Solicitor, The Property Group

FOR THE PURPOSES OF section 25(4) of the State Owned Enterprises Act 1986 I hereby certify that the description of the land as set out in the Schedule below is correct.

SCHEDULE

Certificate of Title	Area	Description
All Document No. GN 5156711.1	5508 m ²	Easements in gross for Telecommunication, right to convey electricity and Telecommunication protection corridor.
GN 5233727.1 (Amending Notice)		

025 5252585.1 APPLICATION UNDER
CPY-01/02.PGS-001.14/06/02.09:13



DocID: 210575054



TIMARU DISTRICT COUNCIL

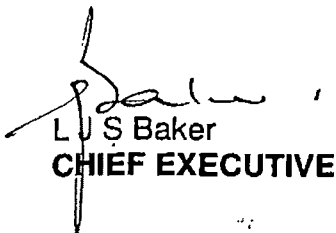
CONSENT NOTICE

SUBDIVISION OF RS'S 29554, 29953 AND 32551 AND LOT 1 DP 75410

Pursuant to Section 221 of the Resource Management Act 1991 I hereby give notice that the Group Manager Planning and Regulation, acting on authority delegated to him by the Timaru District Council did on 21 December 1999 in approving a subdivision consent application for RS's 29554, 29953 and 32551 and Lot 1 DP 75410 decide in respect of Lots 1 and 2 on the plan:

"That the owner of the land shall be responsible for providing and maintaining a potable water supply for domestic purposes."

Dated at Timaru this 8th day of March 2000.


LJS Baker
CHIEF EXECUTIVE



5 0 21 JUL 00 A 467746
PARTICULARS ENTERED IN REGISTER
LAND REGISTRY CHRISTCHURCH
FOR DEPOSIT

47 D / 102

CONO 7248520.1 Consen

Cpy - 01/03, Pgs - 002, 23/02/07, 10:51



DocID 211961488

TIMARU DISTRICT COUNCIL

CONSENT NOTICE

SUBDIVISION OF LOT 2 DP 82573

Pursuant to section 221 of the Resource Management Act 1991, I hereby give notice that the Regulatory Services Manager, acting on authority delegated to him by the Timaru District Council Lot 2 DP 82573 decide in respect of Lot 1 on the plan:

"That the owner of Lot 1 be responsible for providing and maintaining a potable water supply for domestic purposes."

"That at such time as Lot 1 is transferred to in separate ownership from the adjoining parcels of land legally described as Lot 2 DP 71114 and Lot 3 DP 71114, that a separate physical access to the site is provided in accordance with Council specifications at the applicants expense."

Dated at Timaru this 14th day of July 2006

A handwritten signature in black ink, appearing to read 'Peter Nixon', with a stylized, cursive script.

Peter Nixon
ASSISTANT CHIEF EXECUTIVE

Landonline User ID:

LODGING FIRM: **TIMPANY WALTON**

Address: **P O BOX 240**
TIMARU 7940

Address: **TIMARU 7940**

Uplifting Box Number:

ASSOCIATED FIRM:

Client Code / Ref: **303491-16-gjp-Fisher**

Dealing / S(U) Number:
(LINZ Use only)

Priority Reseal/Date Stamp
(LINZ use only)

CONO 7248520.1 Consen
Cpy - 02/03, Pgs - 002,23/02/07, 10-51

Copies
(inc. original)

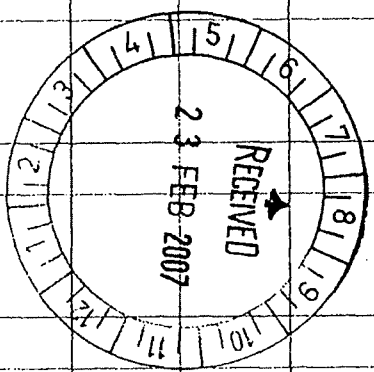
DocID - 211951488

HLREWITH	
Survey Plan (#)	
Title Plan (#)	
Traverse Sheets (#)	
Field Notes (#)	
Calc Sheets (#)	
Survey Report	

Other (state)

Rejected Dealing Number:

Plan Number Pre-Allocated or
to be Deposited



Priority Order	CT Ref	Type of Instrument	Names of Parties	DOCUMENT OR SURVEY FEES	MULTI-TITLE FEES	NOTICES	ADVERTISING	NEW TITLES	OTHER	RE-SUBMISSION & PRIORITY FEE	FEES \$ GST INCLUSIVE
①	CB47D/103	CONO	RB & MA Odey & TM Simpson and Timaru District Council	50.00							\$50.00
	As Above										
②	As Above	CONO	RD & MA Odey & TM Simpson and Timaru District Council	50.00							\$50.00
	As Above										
③	As Above	PDM	Odey, Simpson Fisher & HCTML and ANZ National Bank Ltd	50.00							\$50.00
	As Above										
④	As Above	T	Odey, Simpson, Fisher & HCTML to Mathews & Wilson	50.00							\$50.00
	As Above										
⑤	CB 47D/103 (312315)	OCT	Odey, Simpson, Fisher & Hubbard Churcher Trust Management Lt					1			\$106
	As Above										
⑥	CB47D/102 (312316)	OCT	BH Mathews and AJ Wilson					1			\$106
	As Above										

PAID

Land Information New Zealand Lodgement Form

Annotation, LINZ use only

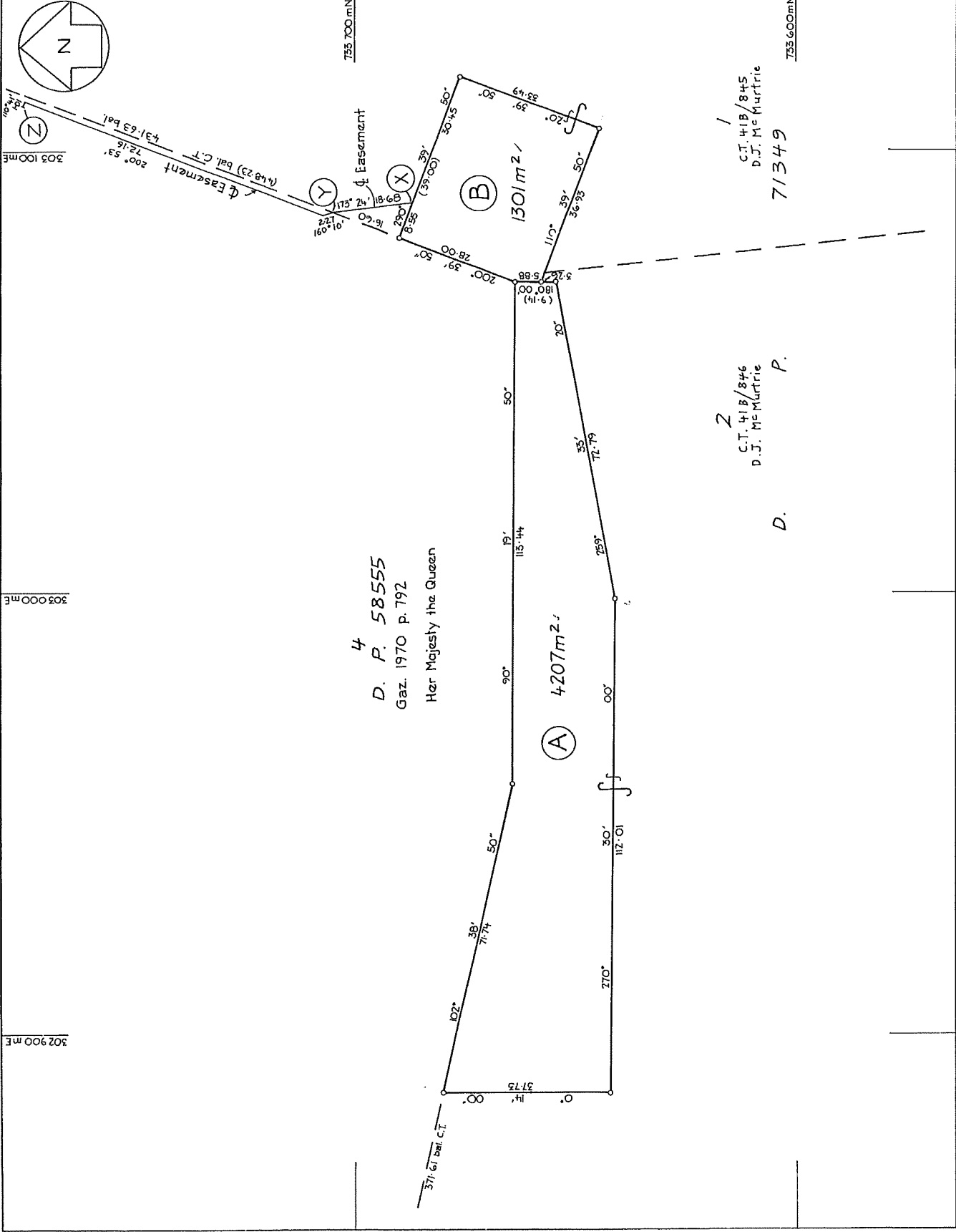
Fees Receipt and Tax Invoice

GST Registered Number 17-027-895

LINZ Form P005

LINZ Form P005 - PDF

Original Signatures? _____	
Subtotal (for this page)	\$412.00
Total for this dealing	\$412.00
Less Fees paid on Dealing #	
Cash/Cheque enclosed for	\$412.00



Approvals
 Approved As To Layout:
C.P. Chapman
 C.P. Chapman
 Network Property Manager
 Telecom New Zealand Ltd.

APPROVED for and on behalf of HER
 MAJESTY THE QUEEN by Andrew
 Durrad McEwen pursuant to a delegation
 from the Responsible Ministers under
 Sections 8 and 10 of the Crown
 Forest Assets Act 1989
 29/12/96

All SOE Allocation T*J38*4*CO

Area Schedule
 Land for Telecommunication Purposes
 (Easement in Gross)

Shown B 1301m²
 Description Part Lot 1 D.P. 71349
 Part C.T. 418/845

Land for Telecommunication Protection
 Corridor (Easement in Gross)

Shown A 4207m²
 Description Part Lot 2 D.P. 71349
 Part C.T. 418/846

Electric Power

Right to Convey X-Y Lot 1 D.P. 71349
 C.T. 418/845

Right to Convey Y-Z Lot 4 D.P. 58555
 Gazette 1970 p.792

Total Area 5508m²

Comprised in Pt. C.T. 5 418/845 &
 418/846, Gaz 1970 p.792 (Easement only)

I, Brian Derryl Anderson
 Registered Surveyor and holder of an annual practicing certificate for who
 may act as a registered surveyor pursuant to section 25 of the Survey Act
 1986 hereby certify that this plan has been made from surveys executed
 by me or under my directions, that both plan and survey are correct and
 have been made in accordance with the Survey Regulations 1972 or any
 regulations made in substitution thereof.
 Dated at Christchurch this 11th day of July 1995
 Signature *Brian Derryl Anderson*

Field Book
 Reference Plans S.O.3. 3132, 3155, 16136, D.P. 3618, 71349
 58555, Block Sheet, F.B. 3018-36
 Examined *A.T. McEwen* Correct

Approved as to Survey
 28/12/96
R. Neulbs
 Chief Surveyor

Deposited this day of 19.....
 District Land Registrar
 S019582

TERRITORIAL AUTHORITY Tamarua District
 Surveyed by Dept. of Survey & Land Information
 Scale 1:600 Date May 1995

Part Lots 1 & 2 D.P. 71349 & Proposed
 Easement over Lot 4 D.P. 58555

LAND DISTRICT Canterbury
 Survey Blk. & Dist. VII Opihi
 NZMS 261 Sheet 138 Record Map No. 10000/61

4
 D. P. 58555
 Gaz. 1970 p. 792
 Her Majesty the Queen

Z
 C.T. 418/846
 D.J. McMurtrie
 P.

1
 C.T. 418/845
 D.J. McMurtrie
 71349

Approvals
D.T. M'WATERIE 2/14/95

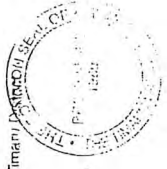
Approved pursuant to Section 223 of the Resource Management Act 1991 on the 16th day of February 1995. Subject to the amalgamation conditions set out hereon.

Pursuant to Section 226 (1) (e) (ii) of the Resource Management Act 1991 the Timaru District Council certifies that the allotments (or areas) in accordance with the requirements and provisions of the district plan for the area to which the survey plan relates.

Dated this 16th day of February 1995

The Common Seal of the Timaru District Council is Affixed hereto in the presence of

John L. ...
Deputy Mayor
Chief Executive



NATURE	SERVIENT LOT NO.	EXISTING EASEMENTS	
		TEMPERATURE	DOCUMENT
RIGHT TO CONVEY WATER	2	A-B I-J E-Esm'ts	T. AZ25396/1
	3	C-D E-F F-H E-Esm'ts	

und 1.19ha, 1.20.7ha
2.015 2.10ha + 10.6ha

Total Area 39.8832 ha
Comprised in C.T. 218/1986

I. JAMES REID COMAN
Registered Surveyor and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to section 28 of the Survey Act 1986 hereby certifies that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

Dated at TIMARU this 3rd day of February 1995
Signature *J. Reid*
of 05888955

Field Book p. 19
Reference Plans D.P. 17344, 25819, 27365, 48380 and 54680, S.O. 142, 2604, 2682, 10219, 10416, 13237, 16421, 18843
Examined *[Signature]* Correct

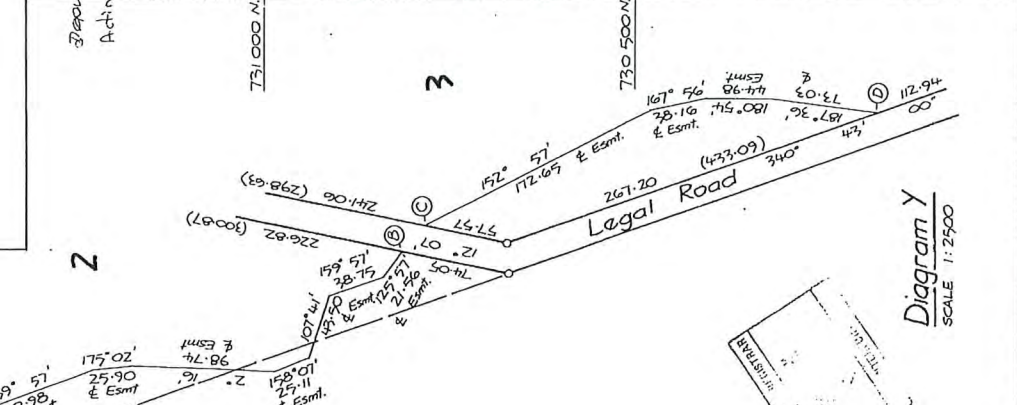
Approved as to Survey *[Signature]*
30/1/95 Deputy Chief Surveyor
Deposited this 17th day of May 1995
Timaru District Land Registrar
File No. DP71114
Received 20. 11. 95
Instructions

Pursuant to Section 224(c) of the Resource Management Act 1991, I hereby certify that all the conditions of the subdivision consent have been complied with to the satisfaction of the Timaru District Council.

Dated this 16th day of February 1995

[Signature]
Acting Chief Executive

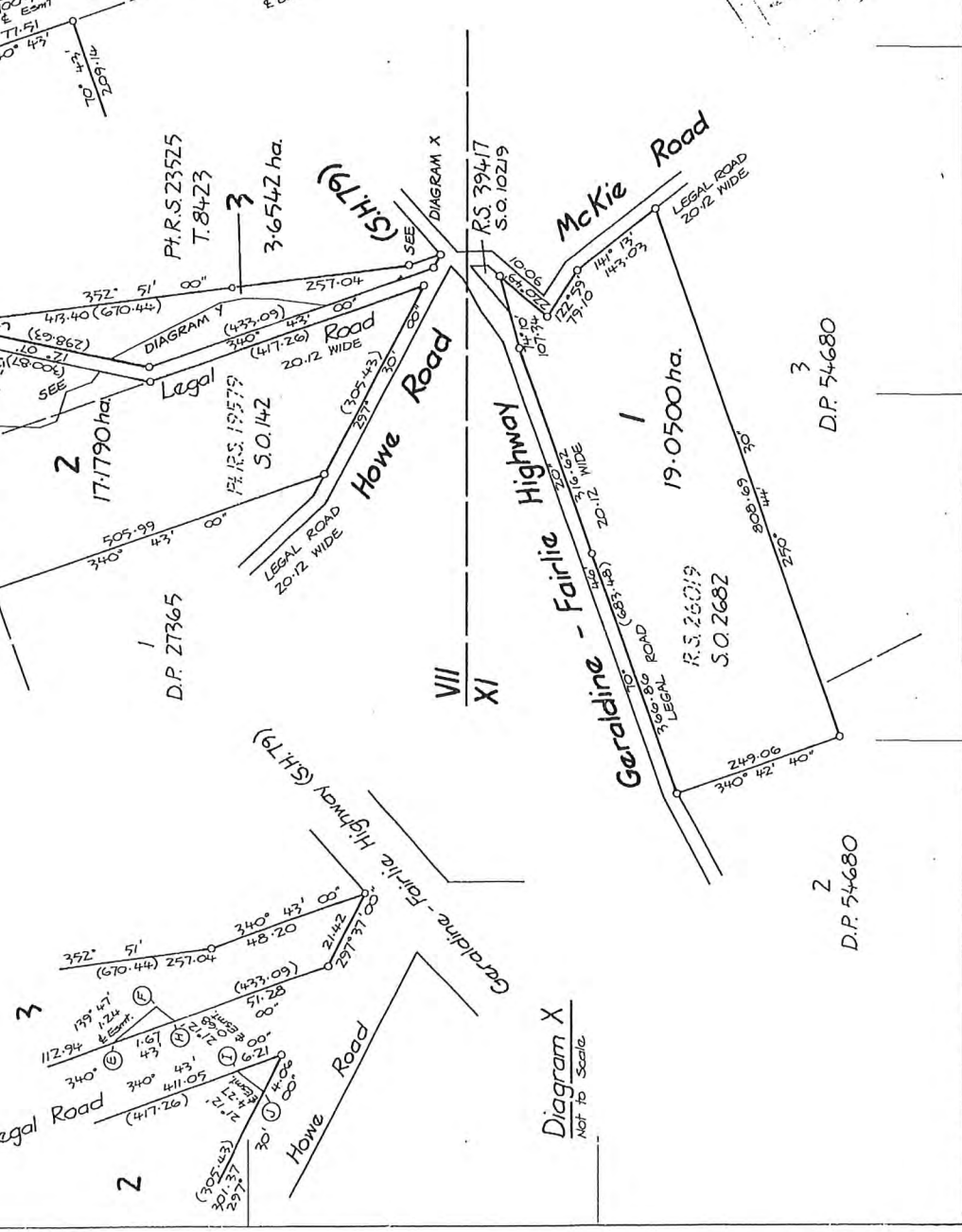
AMALGAMATION CONDITION
(Doc. AZ02266/1)
That Lots 2 and 3 hereon be held in the same Certificate of Title.



TERRITORIAL AUTHORITY Timaru District
Surveyed by Coman, Holmes & Browne 4568
Feb 1996
Scale 1:5000 Date Sept-Oct 1995

Completion/Compliance/Certificate No. _____
Certificate No. _____
Separate Approvals/Consents _____

No. _____
New Titles Issued _____
L.S. CT 418/160
Lots 2, 3 CT 418/161



LAND DISTRICT Canterbury
SURVEY BLK. & DIST. VII & XI Ophi
NZMS 261 SH1 J. 38 RECORD MAP No 10000/61
J 38/6.1

Approvals
D. J. McIndrieh
 D.J. McIndrieh

Approved pursuant to Section 225 of the Resource Management Act 1991, or the day of December 19 95 subject to the observance of the easements set out in this Memorandum.

Pursuant to Section 226 (1) (e) of the Resource Management Act 1991 the Timaru District Council certifies that the allotments set out in this plan are in accordance with the requirements and provisions of the district plan for the area to which the survey plan relates.

Dated this 8th day of December 1995

The Common Seal of the Timaru District Council is Affixed hereat in the presence of:

Chris F. ...
 Mayor

...
 Chief Executive

Pursuant to Section 224(C) of the Resource Management Act 1991, I hereby certify that all the conditions of the subdivision consent have been complied with to the satisfaction of the Timaru District Council.

Dated this 8th day of December 1995

...
 Chief Executive

Lot 2 has no frontage to a legal road

Memorandum of Easements

Nature	Servient Tenement Lot No.	Dominant Tenement
Right-of-Way	1	L 2

Total Area **475.9200 ha.**

Comprised in C.T. 3281976

J. JAMES REID COWAN

Registered Surveyor and holder of an annual practicing certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

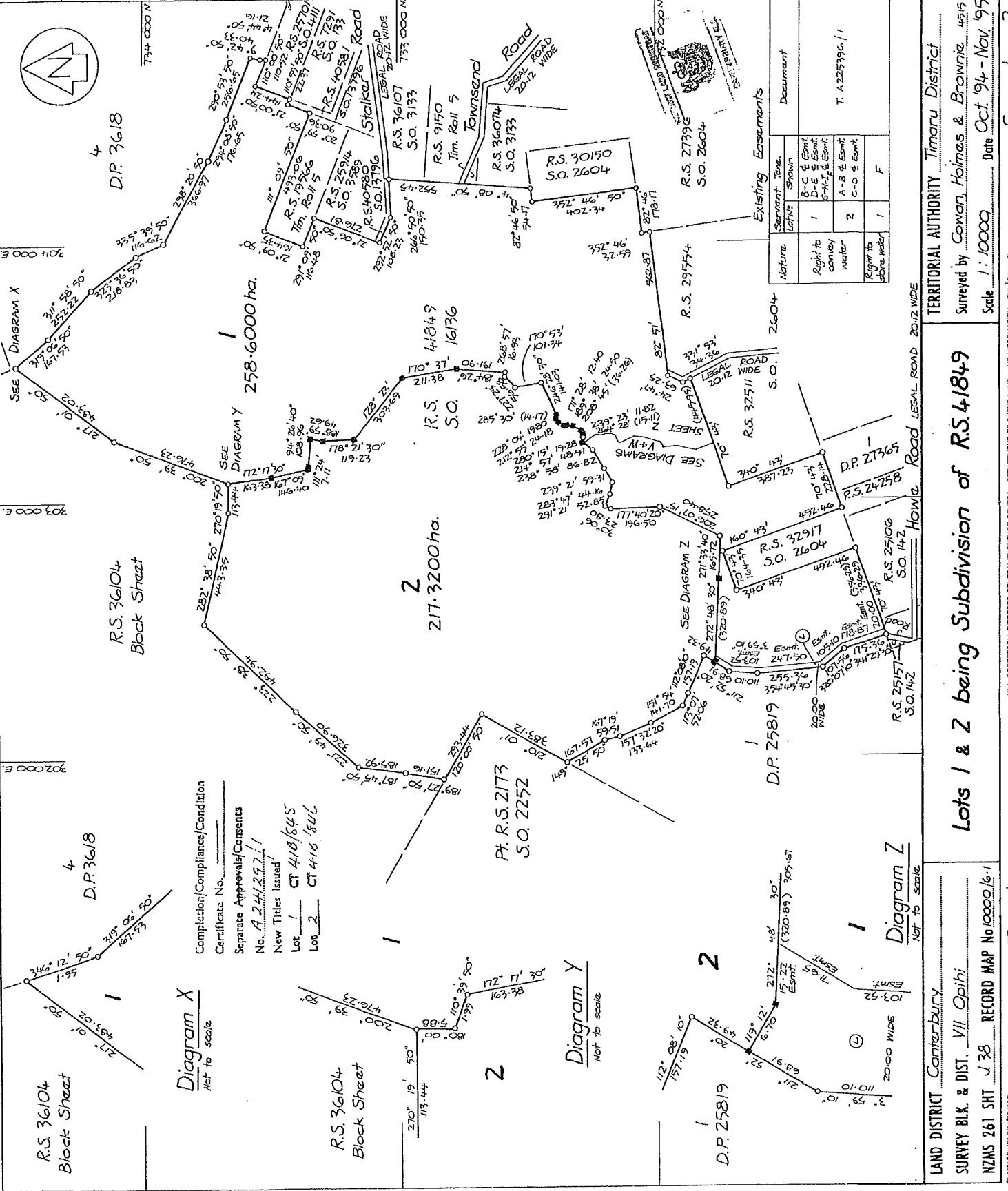
Dated at TIMARU this 22nd day of NOVEMBER 1995 Signature *J. Reid*

Field Book ... Traverse Book ...
 Reference Plans ... Section ...
 Title ... Roll ... Block ...
 Examined ... Correct

Approved as to Survey 6 15 1 96
R. Maudslayi
 Chief Surveyor

Deposited this 6th day of January 1996
David ...
 District Land Registrar

Received 14. 12. 95
DP71349



LAND DISTRICT Canterbury

SURVEY BLK. & DIST. VIII Opaia

NZMS 261 SHT J 38 RECORD MAP No 10000/6-1

Supplied by this drawing room

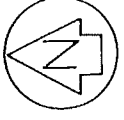
W.A. ROBERTSON, DIRECTOR GENERAL/SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND

TERRITORIAL AUTHORITY Timaru District

Surveyed by Cowan, Holmes & Brownie 42/15

Scale 1:10000 Date Oct 94 - Nov 95

SHEET 1 OF 2 SHEETS



SEE DIAGRAM V

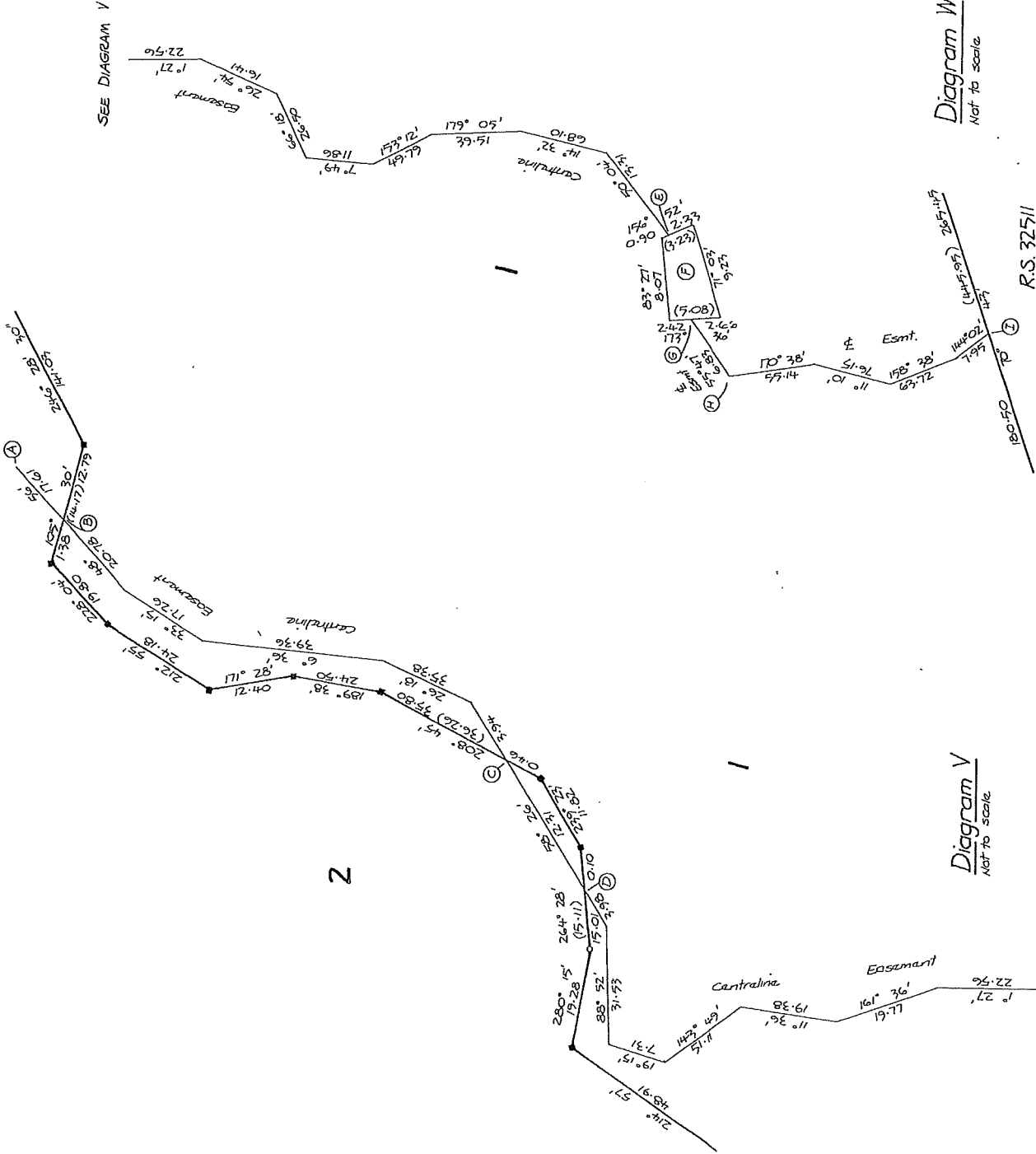


Diagram W
Not to scale

Diagram V
Not to scale

R.S. 32511
S.O. 2604

SEE DIAGRAM W

TERRITORIAL AUTHORITY Timaru District
 Surveyed by Cowan, Holmes & Brownie 4/5/95
 Scale Not to Scale Date Oct 94 - Nov 95

Diagrams V and W

LAND DISTRICT Canterbury
 SURVEY BLK. & DIST. VII Opahi
 NZMS 261 SH1 J38 RECORD MAP No 10000/6/1

Supplied by the standing room

W.A. ROBERTSON, DIRECTOR GENERAL/SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND

Total Area
Comprised in
I. <u>JAMES REID COWAN</u> Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1987) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof. Dated at <u>TIMARU</u> this <u>27th</u> day of <u>NOVEMBER 1995</u> Signature <u>[Signature]</u> Field Book p Traverse Book p Reference Plans Correct Examined <u>[Signature]</u> Chief Surveyor	
Approved as to Survey	<u>R. Newlands</u> Chief Surveyor
Deposited this <u>6th</u> day of <u>January</u> 19 <u>96</u>	
File No	<u>DP71349</u>
Instructions	<u>14. 12. 45</u>

Approvals
 W.J. MEMPHRETT
D. J. [Signature]

Approved pursuant to Section 223 of the Resource Management Act 1991 on the 7th day of November 1996. Subject to the conditions or easements of the easements set out in the Memorandum hereon.
 The Common Seal of the Timaru District Council is Affixed hereon
 1996



Amalgamation (Doc. A277530/1)
 That Lot 3 hereon be amalgamated with Lots 2 & 3, D.P. 7114, and that one certificate of title be issued to include all parcels.

Schedule of Easements

Nature	Servient Tenement Lot No.	Dominant Tenement
Right to convey water	3	P.R.S. 36245 (C.T. 61/66) Lot 1
	1	D.P. 37203

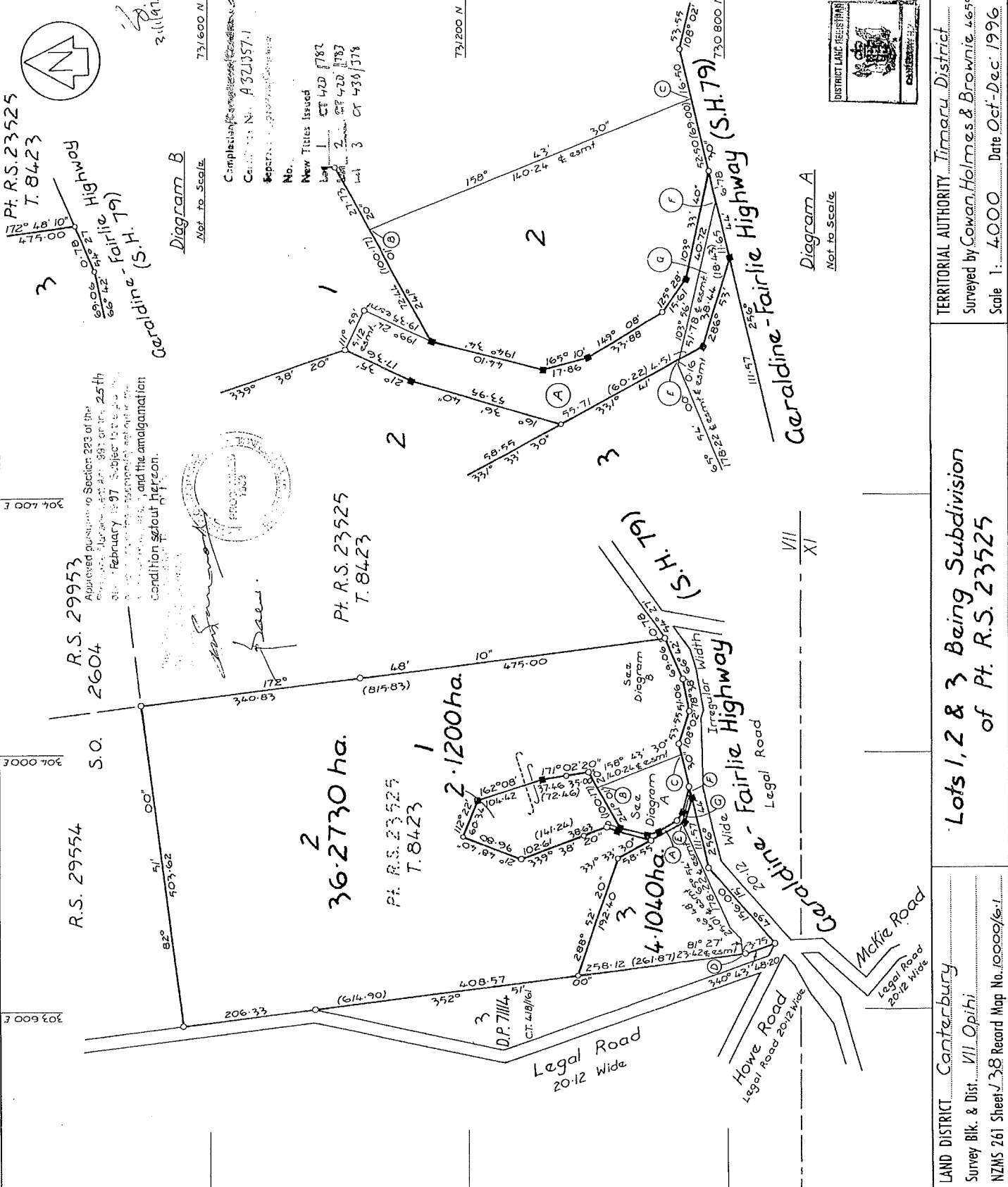
Nature	Servient Tenement Lot No.	Dominant Tenement
Right of Way	1	A & G
Right to convey electric power and telephonic communications	2	B - C & esmt

Total Area 42.4970 ha
 Comprised in C.T. 218/1390

I, James Reid, Cowan, Registered Surveyor and holder of an annual practicing certificate in who may act as a registered surveyor pursuant to section 25 of the Survey Act 1981 hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.
 Dated at Timaru, this 4th day of November, 1996
 Signature: *J. Reid*

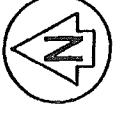
Field Book: p. [blank]
 Reference Plans: S.O. 2504, S.O. 0213, S.O. 1642, T. 8423
 Timaru, Roll 5, D.P. 7114
 Examined: *[Signature]* Correct

Approved as to Survey 11.3.197
 Chief Surveyor: *R. Maclellan*
 Deposited this 8th day of October 1997
 District Land Registrar: *[Signature]*
 File Received 22/1/96
 Instructions: DP74248



TERRITORIAL AUTHORITY: Timaru District
 Surveyed by Cowan, Holmes & Brownie 4.6.59
 Scale 1:4000 Date Oct-Dec. 1996

LAND DISTRICT Canterbury
 Survey Blk. & Dist. VII Opihi
 NZMS 261 Sheet 38 Record Map No. 10000/6-1
 Lots 1, 2 & 3 Being Subdivision of Pt. R.S. 23525



Approvals
 I hereby certify that this plan has approved by the Timaru District Council pursuant to Section 223 of the Resource Management Act 1991 on this 14th day of July 2006 subject to the amalgamation condition set out hereon

Pursuant to Section 224(c) of the Resource Management Act 1991 I hereby certify that some of the conditions of the subdivision consent have been complied with to the satisfaction of the said Council and that consent notices have been issued in respect of those conditions that have not been complied with.

Dated this 14th day of July 2006.

Chief Executive Officer / Authorised Officer

New Certificates of Title allocated:

Lot 1	Lot 2
-------	-------

Existing Easements

Nature	Shown	Servient Tenement	Document
	A	2	EC A3508143
	B	1	EC A3412174
Right of Way	C-D & E	1	15362084.1
Right to convey water	F-F & G	1	T A225246.1
	H-H & I	1	T 5044804.3
	J	1	T 5044804.3
	K	1	T A225246.1
	L	1	T 5962954.1
Right to discharge water	M-M & N	1	T 5044804.3

AMALGAMATION CONDITION: (ID ref: 401767)
 That Lot 2 herein be transferred to the owners of Lot 1 DP 82573 (CT CB47D/102) and one Certificate of Title Issue.

CLASS OF SURVEY: III

Total Area **14,059.0ha**
 Comprised in 57,470.69

1. Russell Thomas Beange
 being a person entitled to practice as a licensed cadastral surveyor certify that:
 (a) the survey to which this stated plan is accurate and true in accordance with the Survey Act 2002 and the Survey-General's Rules for Cadastral Survey 2002/2
 (b) this plan is accurate and has been created in accordance with that Act and those Rules

Signed: _____ Date: _____

Field Book: _____ p. _____
 Reference Plans: DP 9, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 2681, 2682, 2683, 2684, 2685, 2686, 2687, 2688, 2689, 2690, 2691, 2692, 2693, 2694, 2695, 2696, 2697, 2698, 2699, 2700, 2701, 2702, 2703, 2704, 2705, 2706, 2707, 2708, 2709, 2710, 2711, 2712, 2713, 2714, 2715, 2716, 2717, 2718, 2719, 2720, 2721, 2722, 2723, 2724, 2725, 2726, 2727, 2728, 2729, 2730, 2731, 2732, 2733, 2734, 2735, 2736, 2737, 2738, 2739, 2740, 2741, 2742, 2743, 2744, 2745, 2746, 2747, 2748, 2749, 2750, 2751, 2752, 2753, 2754, 2755, 2756, 2757, 2758, 2759, 2760, 2761, 2762, 2763, 2764, 2765, 2766, 2767, 2768, 2769, 2770, 2771, 2772, 2773, 2774, 2775, 2776, 2777, 2778, 2779, 2780, 2781, 2782, 2783, 2784, 2785, 2786, 2787, 2788, 2789, 2790, 2791, 2792, 2793, 2794, 2795, 2796, 2797, 2798, 2799, 2800, 2801, 2802, 2803, 2804, 2805, 2806, 2807, 2808, 2809, 2810, 2811, 2812, 2813, 2814, 2815, 2816, 2817, 2818, 2819, 2820, 2821, 2822, 2823, 2824, 2825, 2826, 2827, 2828, 2829, 2830, 2831, 2832, 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841, 2842, 2843, 2844, 2845, 2846, 2847, 2848, 2849, 2850, 2851, 2852, 2853, 2854, 2855, 2856, 2857, 2858, 2859, 2860, 2861, 2862, 2863, 2864, 2865, 2866, 2867, 2868, 2869, 2870, 2871, 2872, 2873, 2874, 2875, 2876, 2877, 2878, 2879, 2880, 2881, 2882, 2883, 2884, 2885, 2886, 2887, 2888, 2889, 2890, 2891, 2892, 2893, 2894, 2895, 2896, 2897, 2898, 2899, 2900, 2901, 2902, 2903, 2904, 2905, 2906, 2907, 2908, 2909, 2910, 2911, 2912, 2913, 2914, 2915, 2916, 2917, 2918, 2919, 2920, 2921, 2922, 2923, 2924, 2925, 2926, 2927, 2928, 2929, 2930, 2931, 2932, 2933, 2934, 2935, 2936, 2937, 2938, 2939, 2940, 2941, 2942, 2943, 2944, 2945, 2946, 2947, 2948, 2949, 2950, 2951, 2952, 2953, 2954, 2955, 2956, 2957, 2958, 2959, 2960, 2961, 2962, 2963, 2964, 2965, 2966, 2967, 2968, 2969, 2970, 2971, 2972, 2973, 2974, 2975, 2976, 2977, 2978, 2979, 2980, 2981, 2982, 2983, 2984, 2985, 2986, 2987, 2988, 2989, 2990, 2991, 2992, 2993, 2994, 2995, 2996, 2997, 2998, 2999, 3000

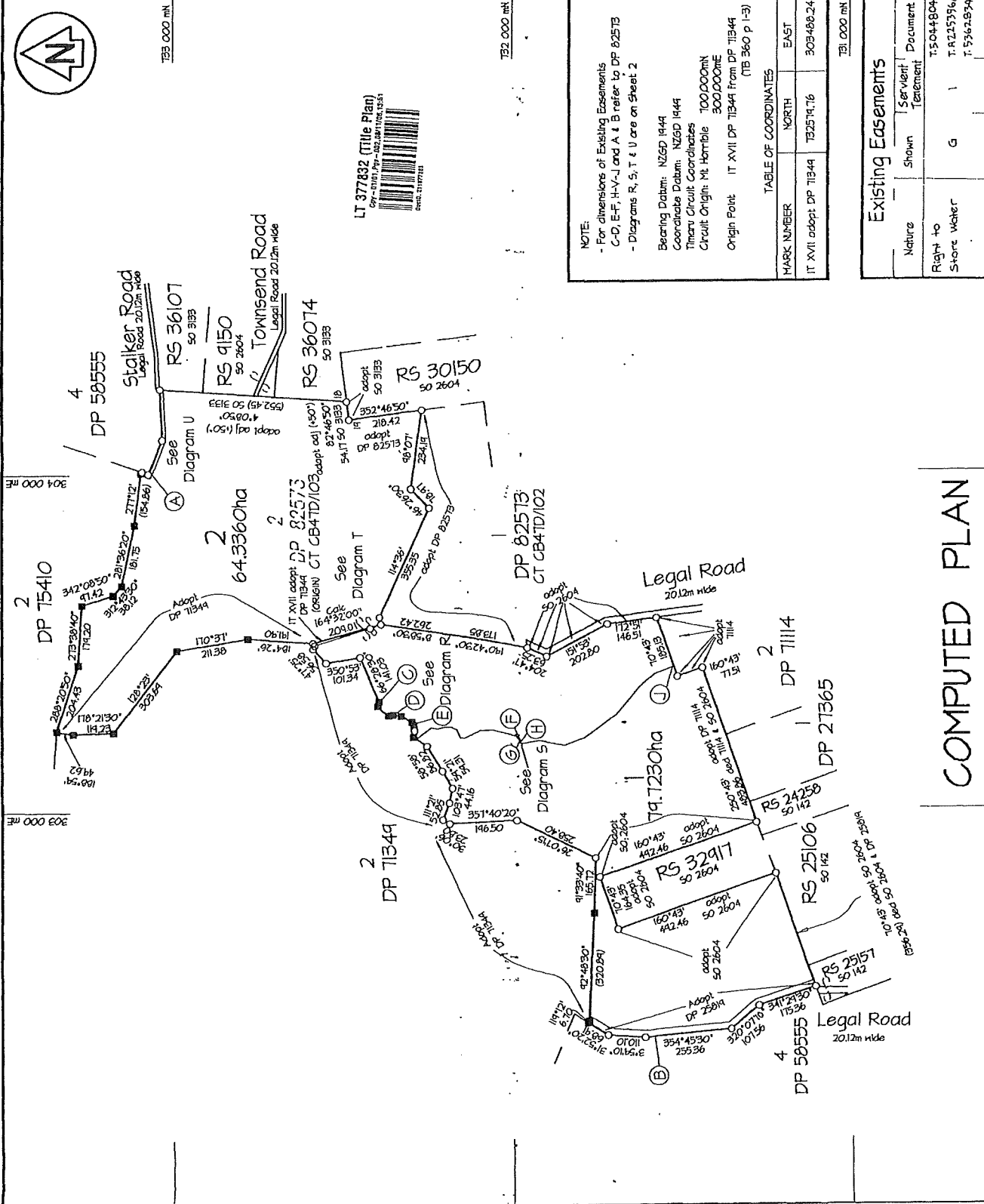
Approved as to Survey by Land Information NZ on **9/11/2006**

Deposited by Land Information NZ on **26/12/2007**

File No: **29/9/2006**
 DP **377832**

LAND DISTRICT Canterbury
 TERRITORIAL AUTHORITY Timaru District
 Scale 1:8000 Date June 2005

APPROVED 04/2007/2



COMPUTED PLAN
 Lots 1 and 2 being
 Subdivision of Lot 2 DP 82573

Surveyed by **do** Davis Ogilvie

Land Development Professionals
 Engineers - Surveying - Planning
 19 Braced Street
 Timaru, New Zealand
 P.O. Box 359 phone 086-6855
 Fax 086-6855
 Email: do@do.co.nz

NOTE:
 - For dimensions of Existing Easements
 C-D, E-F, H-V-L and A & B refer to DP 82573
 - Diagrams R, S, T & U are on Sheet 2

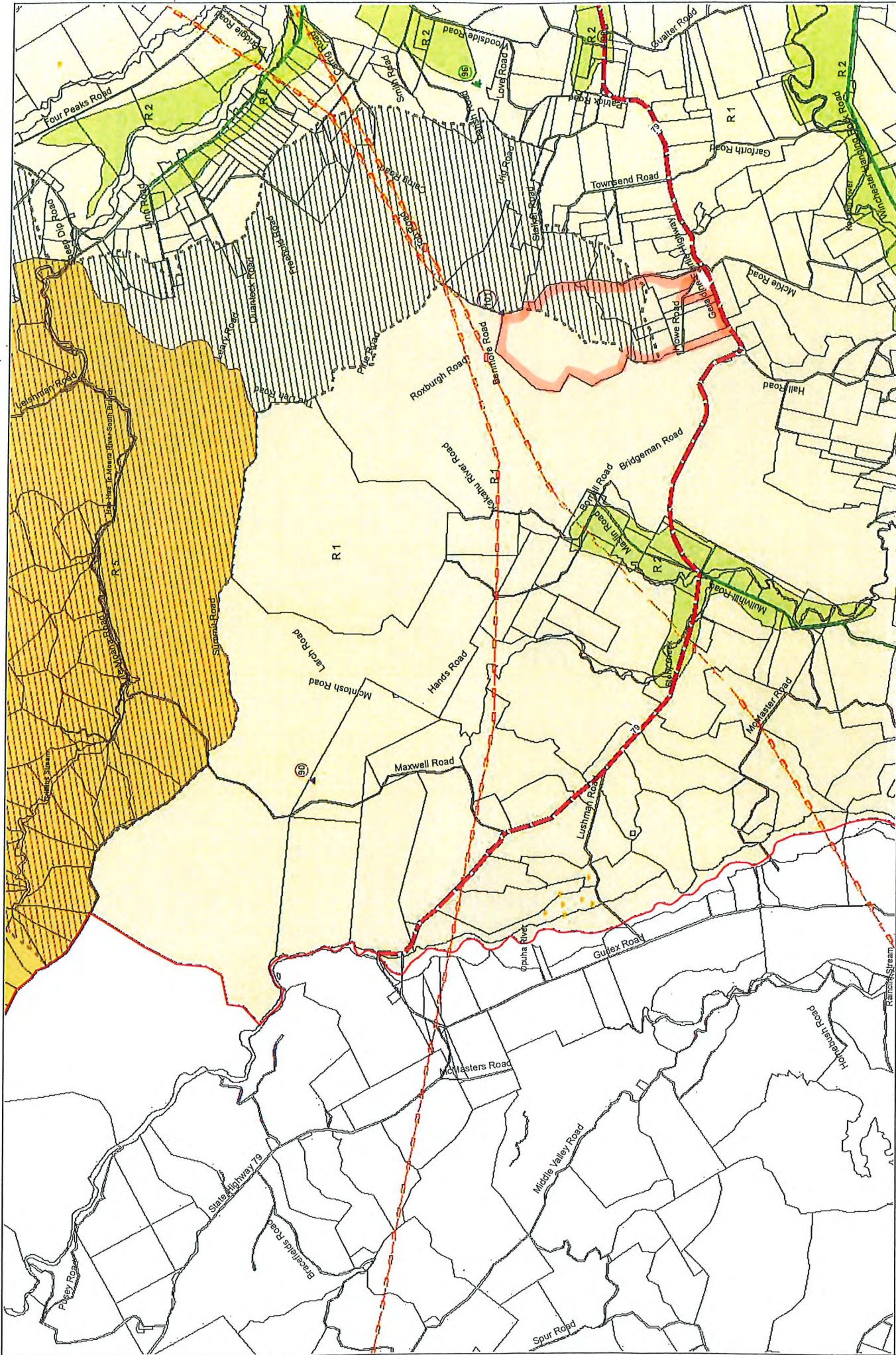
Bearing Datum: NZGD 1944
 Coordinate Datum: NZGD 1944
 Timaru Circuit Coordinates
 Circuit Origin: Mt. Hombie 100,000mN
 300,000mE
 Origin Point: IT XVII DP 71344 From DP 71344
 (ITB 360 p 1-3)

TABLE OF COORDINATES			
MARK NUMBER	NORTH	EAST	
IT XVII adopt DP 71344	752574.76	309488.24	

753 000 mN

753 000 mN

IT 377832 (Title Plan)
 DP 82573 (CT CB47D/102)
 DATE: 21/07/2005



Map 14

Version: 01/12/2015

Map 11	Map 12
Map 13	Map 14
Map 17	Map 18
Map 19	



TIMARU DISTRICT PLAN



Cadastral information derived from Land Information New Zealand, Core Record System (CRS). This data may not be up to date or accurate without the participation of the Regional Manager, CROWN COPYRIGHT RESERVED. Approved by Council: 15/06/2015. Timaru District Council - Urban No. 1534/04.



Canterbury Maps

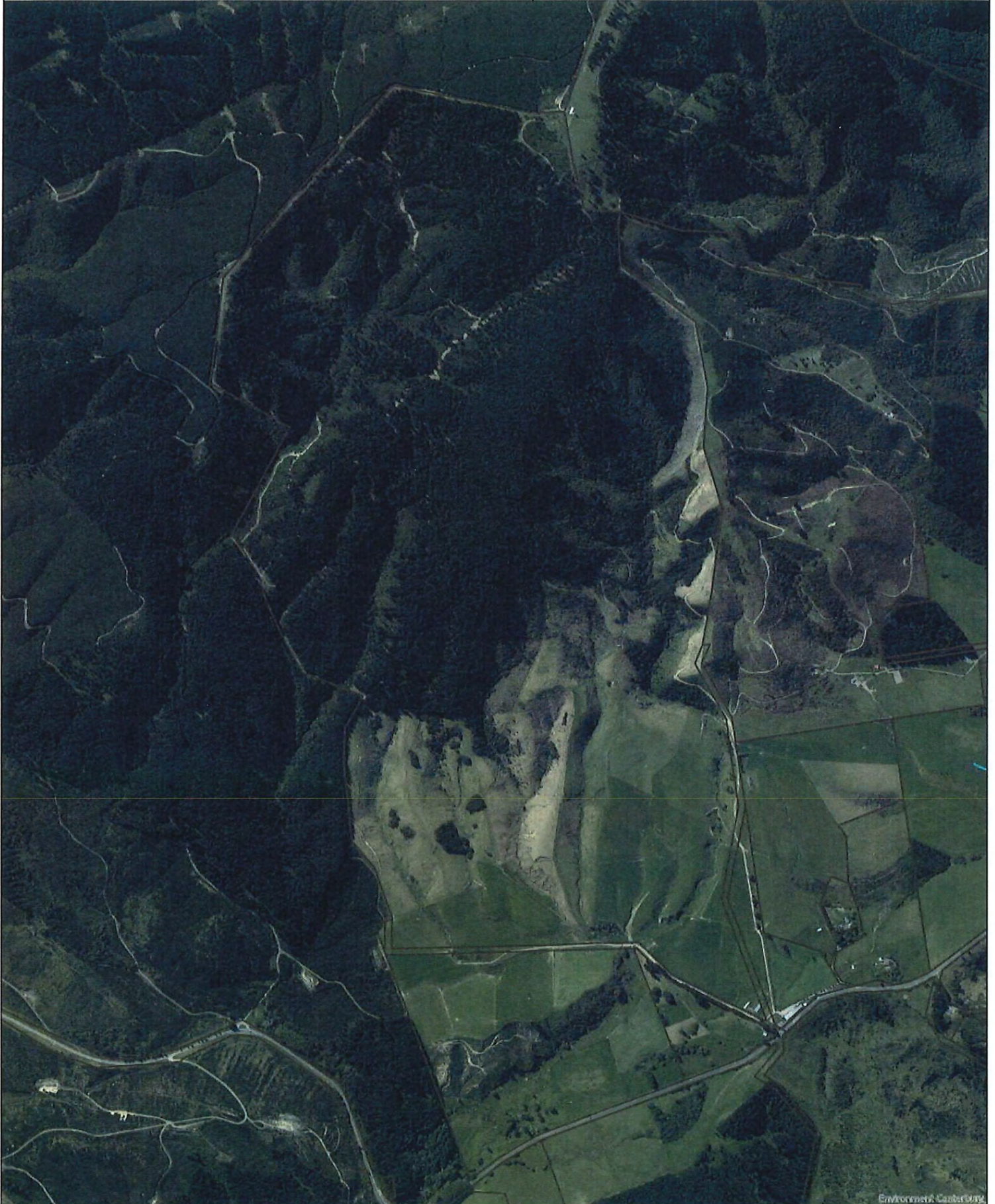
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Information from this map may not be used for the purposes of any legal disputes. The user should independently verify the accuracy of any information before taking any action in reliance upon it.



Scale: 1:11,000 @A3

Map Created by Canterbury Maps on 10/05/2022 at 2:35 PM







18 May 2022

Charlotte Honeywill
Milward Finlay Lobb
PO Box 434
Timaru 7940

Dear Charlotte

Your Ref: 126985/01- 111952/2
Address: Howe Road, RD 21, Geraldine 7991
Property ID: RS: 24258
Valuation No: 24670/020.00

We have assessed all information held on TDC records for the above property. I can confirm there are no listings for this site referring to soil contamination or flooding.

Environment Canterbury's Listed Land Use Register does not currently have any information about a Hazardous Activities and Industries List site on this land parcel.

Yours faithfully,

Becs Tilsley
Duty Planning Officer

e. Becs.Tilsley@timdc.govt.nz
p. 03 687 7271



18 May 2022

Charlotte Honeywill
Milward Finlay Lobb
PO Box 434
Timaru 7940

Dear Charlotte

Your Ref: 126985/01 111952/2
Address: Howe Road, RD 21, Geraldine 7991
Property ID: RS: 25106
Valuation No: 24670/020.00

We have assessed all information held on TDC records for the above property. I can confirm there are no listings for this site referring to soil contamination or flooding.

Environment Canterbury's Listed Land Use Register does not currently have any information about a Hazardous Activities and Industries List site on this land parcel.

Yours faithfully,

Becs Tilsley
Duty Planning Officer

e. Becs.Tilsley@timdc.govt.nz
p. 03 687 7271



23 April 2021

18 May 2022

Charlotte Honeywill
Milward Finlay Lobb
PO Box 434
Timaru 7940

Dear Charlotte

Your Ref: 126985/01 111952/2
Address: Geraldine-Fairlie Highway, RD 21, Geraldine 7991
Property ID: RS: 25157
Valuation No: 24670/020.00

We have assessed all information held on TDC records for the above property. I can confirm there are no listings for this site referring to soil contamination or flooding.

Environment Canterbury's Listed Land Use Register does not currently have any information about a Hazardous Activities and Industries List site on this land parcel.

Yours faithfully,

Becs Tilsley
Duty Planning Officer

e. Becs.Tilsley@timdc.govt.nz
p. 03 687 7271



18 May 2022

Charlotte Honeywill
Milward Finlay Lobb
PO Box 434
Timaru 7940

Dear Charlotte

Your Ref: 126985/01 111952/2
Address: Howe Road, RD 21, Geraldine 7991
Property ID: RS: 32917
Valuation No: 24670/020.00

We have assessed all information held on TDC records for the above property. I can confirm there are no listings for this site referring to soil contamination or flooding.

Environment Canterbury's Listed Land Use Register does not currently have any information about a Hazardous Activities and Industries List site on this land parcel.

Yours faithfully,

Becs Tilsley
Duty Planning Officer

e. Becs.Tilsley@timdc.govt.nz
p. 03 687 7271



18 May 2022

Charlotte Honeywill
Milward Finlay Lobb
PO Box 434
Timaru 7940

Dear Charlotte

Your Ref: 126985/01 111952/2
Address: Geraldine-Fairlie Highway, RD 21, Geraldine 7991
Property ID: LOT: 1 DP: 27365
Valuation No: 24670/020.00

We have assessed all information held on TDC records for the above property. I can confirm there are no listings for this site referring to soil contamination or flooding.

Environment Canterbury's Listed Land Use Register does not currently have any information about a Hazardous Activities and Industries List site on this land parcel.

Yours faithfully,

Becs Tilsley
Duty Planning Officer

e. Becs.Tilsley@timdc.govt.nz
p. 03 687 7271



18 May 2022

Charlotte Honeywill
Milward Finlay Lobb
PO Box 434
Timaru 7940

Dear Charlotte

Your Ref: 126985/01 111952/2
Address: Howe Road, RD 21, Geraldine 7991
Property ID: LOT: 2 DP: 71114
Valuation No: 24670/020.00

We have assessed all information held on TDC records for the above property. I can confirm there are no listings for this site referring to soil contamination or flooding.

Environment Canterbury's Listed Land Use Register does not currently have any information about a Hazardous Activities and Industries List site on this land parcel.

Yours faithfully,

Becs Tilsley
Duty Planning Officer

e. Becs.Tilsley@timdc.govt.nz
p. 03 687 7271



18 May 2022

Charlotte Honeywill
Milward Finlay Lobb
PO Box 434
Timaru 7940

Dear Charlotte

Your Ref: 126985/01 11952/2
Address: Howe Road, RD 21, Geraldine 7991
Property ID: LOT: 3 DP: 71114
Valuation No: 24670/020.00

We have assessed all information held on TDC records for the above property. I can confirm there are no listings for this site referring to soil contamination or flooding.

Environment Canterbury's Listed Land Use Register does not currently have any information about a Hazardous Activities and Industries List site on this land parcel.

Yours faithfully,

Becs Tilsley
Duty Planning Officer

e. Becs.Tilsley@timdc.govt.nz
p. 03 687 7271



18 May 2022

Charlotte Honeywil
Milward Finlay Lobb
PO Box 434
Timaru 7940

Dear Charlotte

Your Ref: 126985/01 *111952/02*
Address: Howe Road RD 21 Geraldine 7991
Property ID: Lot: 2 DP: 71349
Valuation No: 24670/020.00

We have assessed all information held on TDC records for the above property. I can confirm there are no listings for this site referring to soil contamination or flooding.

Environment Canterbury's Listed Land Use Register does not currently have any information about a Hazardous Activities and Industries List site on this land parcel.

Yours faithfully,

Becs Tilsley
Duty Planning Officer

e. Becs.Tilsley@timdc.govt.nz
p. 03 687 7271



18 May 2022

Charlotte Honeywill
Milward Finlay Lobb
PO Box 434
Timaru 7940

Dear Charlotte

Your Ref: 126985/01 111952/2
Address: 1180 Geraldine-Fairlie Highway, RD 21, Geraldine 7991
Property ID: LOT: 3 DP: 74248
Valuation No: 24670/020.00

We have assessed all information held on TDC records for the above property. I can confirm there are no listings for this site referring to soil contamination or flooding.

Environment Canterbury's Listed Land Use Register does not currently have any information about a Hazardous Activities and Industries List site on this land parcel.

Yours faithfully,

Becs Tilsley
Duty Planning Officer

e. Becs.Tilsley@timdc.govt.nz
p. 03 687 7271



18 May 2022

Charlotte Honeywill
Milward Finlay Lobb
PO Box 434
Timaru 7940

Dear Charlotte

Your Ref: 126985/01 11952/02
Address: Howe Road RD 21 Geraldine 7991
Property ID: Lot: 1 DP: 377832
Valuation No: 24670/020.00

We have assessed all information held on TDC records for the above property. I can confirm there are no listings for this site referring to soil contamination or flooding.

Environment Canterbury's Listed Land Use Register does not currently have any information about a Hazardous Activities and Industries List site on this land parcel.

Yours faithfully,

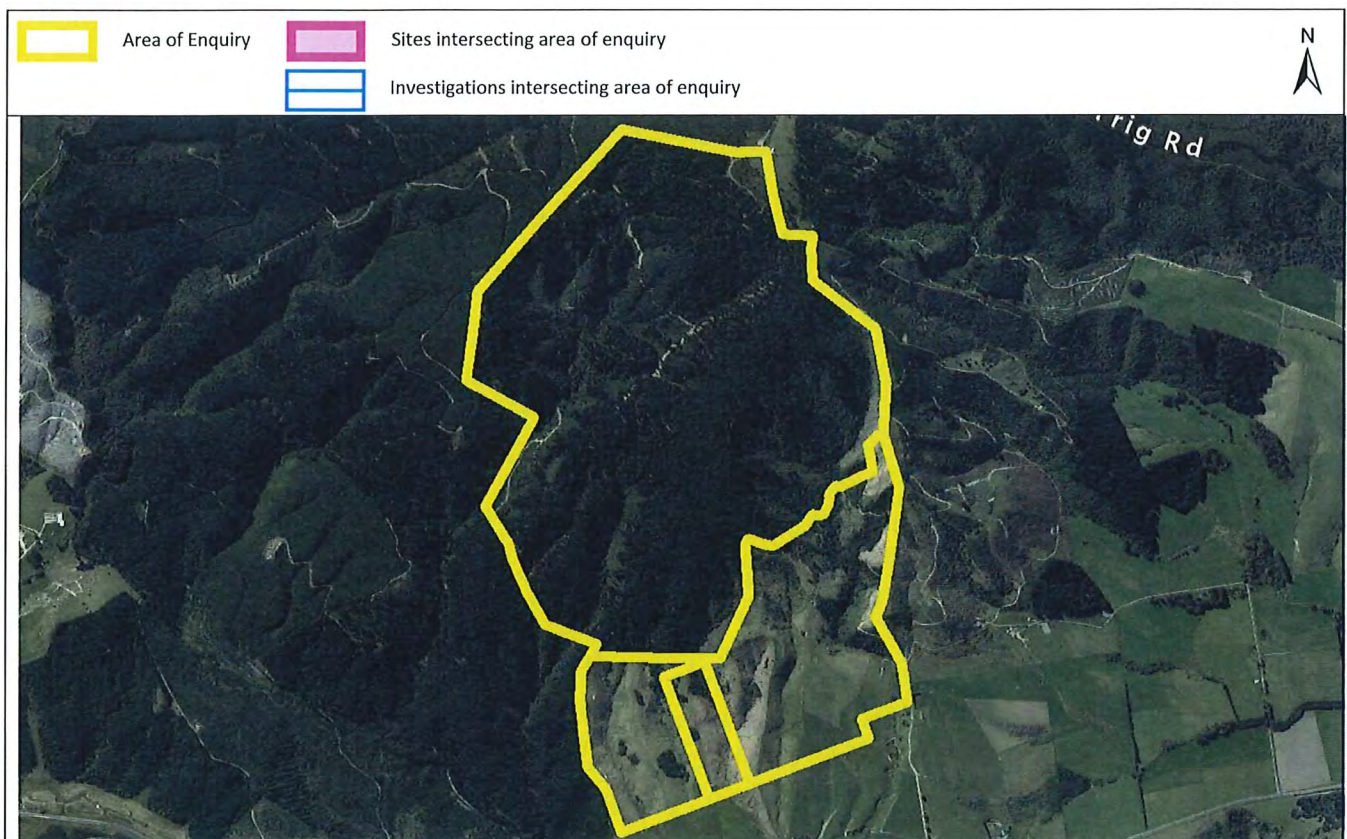
Becs Tilsley
Duty Planning Officer

e. Becs.Tilsley@timdc.govt.nz
p. 03 687 7271

Property Statement from the Listed Land Use Register

Visit ecan.govt.nz/HAIL for more information or
contact Customer Services at ecan.govt.nz/contact/ and quote ENQ313849

Date generated: 13 May 2022
Land parcels: Lot 1 DP 377832
Lot 2 DP 71349
RS 32917



The information presented in this map is specific to the property you have selected. Information on nearby properties may not be shown on this map, even if the property is visible.

Sites at a glance

 Sites within enquiry area

There are no sites associated with the area of enquiry.

More detail about the sites

There are no sites associated with the area of enquiry.

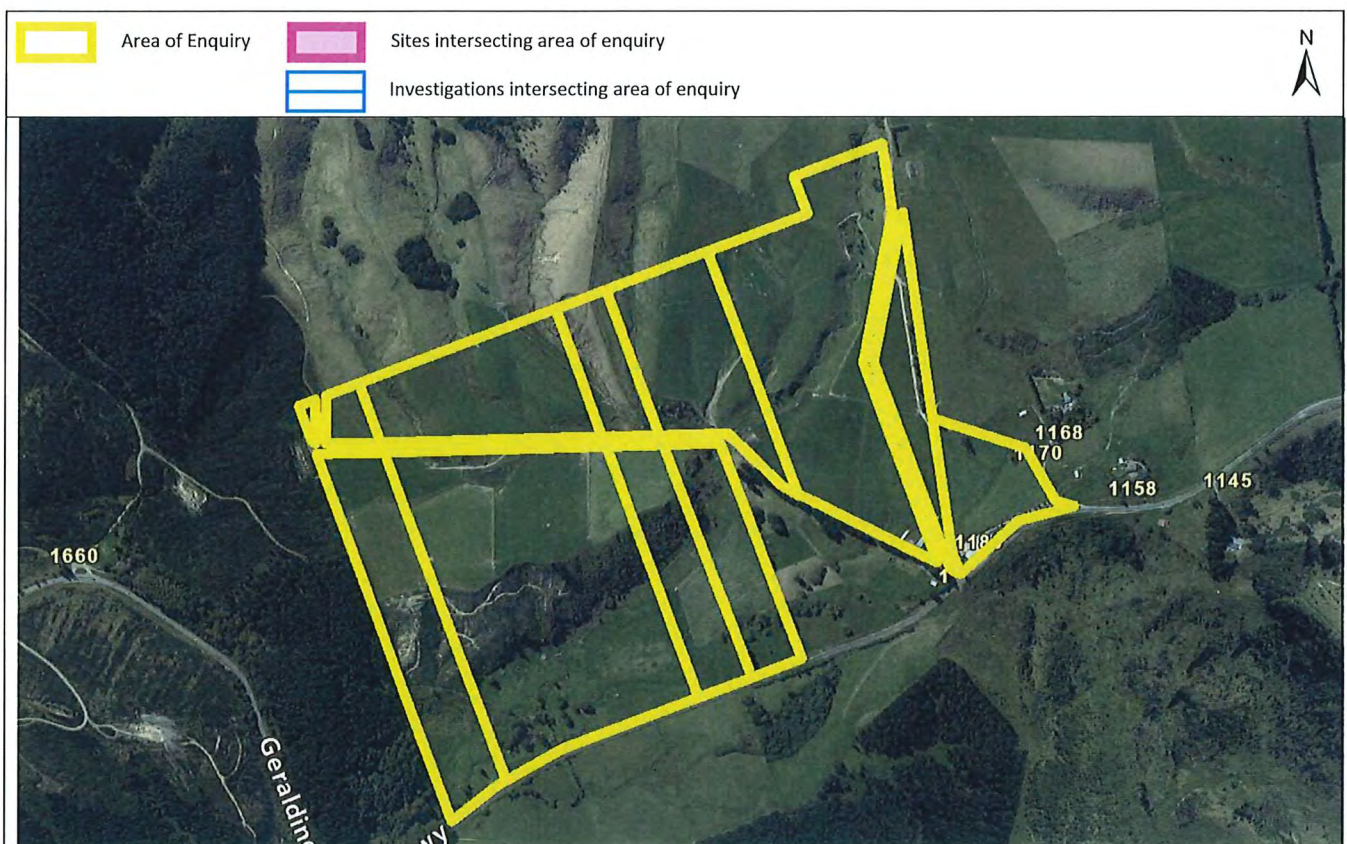
Disclaimer

The enclosed information is derived from Environment Canterbury's Listed Land Use Register and is made available to you under the Local Government Official Information and Meetings Act 1987.

Property Statement from the Listed Land Use Register

Visit ecan.govt.nz/HAIL for more information or
contact Customer Services at ecan.govt.nz/contact/ and quote ENQ313851

Date generated: 13 May 2022
Land parcels: RS 25157
RS 25106
Lot 1 DP 27365
RS 24258
Lot 2 DP 71114
Lot 3 DP 74248
Lot 3 DP 71114



The information presented in this map is specific to the property you have selected. Information on nearby properties may not be shown on this map, even if the property is visible.

Sites at a glance

 **Sites within enquiry area**

There are no sites associated with the area of enquiry.

More detail about the sites

There are no sites associated with the area of enquiry.

Disclaimer