

**BEFORE THE HEARING COMMISSIONERS AT QUEENSTOWN**

**IN THE MATTER**

of the Resource Management Act 1991  
(RMA or the Act)

**AND**

**IN THE MATTER**

of proposed Private Plan Change 44 to the  
Queenstown Lakes District Plan pursuant to Part 2  
of the First Schedule to the Resource Management  
Act 1991

**BETWEEN**

RCL Real Estate Pty Ltd (RCL)

**Requestor**

**AND**

Queenstown Lakes District Council

**Local Authority**

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**STATEMENT OF EVIDENCE OF GLENN DAVIS**

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## **1. INTRODUCTION**

1.1 My name is Glenn Alister Davis. I am Director and Principal Environmental Scientist of Davis Consulting Group Limited (DCG). I have 18 years' postgraduate work experience in environmental management. I have a BSc in Ecology and MSc in Geography. DCG has been a member of WasteMINZ since 2011 and is an active member of the Australasian Land and Groundwater Association (ALGA).

1.2 My experience relevant to the subject of the plan change includes multiple preliminary and detailed site investigations and contaminated sites remedial work throughout New Zealand and internationally for the agricultural, land development and oil and gas sectors.

An example of my experience specifically relevant to the proposed Private Plan Change 44 is the completion of a number of detailed site investigations in the Te Anau, Invercargill and Queenstown areas to consider the suitability of former farmland for residential development.

1.3 I became involved in the proposed Private Plan Change 44 in May 2015 when John Edmonds and Associates, on behalf of RCL Queenstown Pty Ltd, commissioned DCG to undertake a Preliminary Site Investigation on land proposed for the proposed Private Plan Change 44.

1.4 I have read the Code of Conduct for Expert Witnesses outlined in the Environment Court's Consolidated Practice Note and have complied with it in preparing this evidence. I also agree to follow the Code when presenting evidence to the Council. I confirm that the issues addressed in this brief of evidence are within my area of expertise and that I have not omitted to consider material facts known to me that might alter or detract from my opinions.

## **2. SCOPE OF EVIDENCE**

2.1 My evidence is the attached Preliminary Site Investigation, which includes an assessment of the current and historical activities that have occurred at the proposed Private Plan Change 44 site to determine if any hazardous activities have occurred that may have impacted soil quality and subsequently present a risk to human health and the wider environment.

2.2 In order to meet the objective of the investigation, staff under my supervision completed a preliminary assessment of the historical activities on the site. The investigation included

a review of historic aerial photographs, certificate of titles and records held by the QLDC and Otago Regional Council, a site visit, and interviews with personnel familiar with the historical and current use of the site. Once I had a thorough understanding of the landuse history I directed my staff to undertake an assessment of the hazardous activities conducted on the site and the substances associated with these activities.

### **3. THE PLAN CHANGE**

- 3.1 I consider the potential landuse of the site, with regards to the proposed Private Plan Change 44, would be consistent with residential landuse, educational facilities, parks and recreation, and commercial/industrial landuse scenarios. This is relevant to my assessment as the development of New Zealand soil contaminant standards are based on assumptions on the frequency of exposure to contaminants associated with a range of landuses. This is an important point for consideration when assessing the risk to human health from potential contaminants in the site's soils.

### **4. STATUTORY FRAMEWORK**

- 4.1 In preparing this evidence I have had regard to the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES). DCG prepared the Preliminary Site Investigation report in accordance with the requirements of the Contaminated Land Management Guideline No. 1-Reporting on Contaminated Sites in New Zealand described within regulation 3 of the NES.

### **5. KEY FINDINGS**

- 5.1 Key findings of the Preliminary Site Investigation for the proposed Private Plan Change 44, completed in June 2015, are located in the Executive Summary of the Preliminary Site Investigation attached.

**DATED** the 29th day of June 2015

Glenn Davis  
Principal Environmental Scientist

# Henley Downs Private Plan Change Request, Preliminary Site Investigation

*For*

RCL Queenstown Pty Ltd

*June 2015*



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Document ID: 15032*





**RCL Queenstown Pty Ltd,  
Private Plan Change Request,  
Preliminary Site Investigation.**

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## EXECUTIVE SUMMARY

RCL Queenstown Pty Ltd is seeking a private plan change to the Queenstown Lakes District Plan to re-zone 'Resort Zone' land to 'Henley Downs Special Zone' for residential use, commercial activity and an educational facility located at Henley Downs/Jacks Point, State Highway 6, Queenstown. Historically, the property was part of Kawarau Falls Run farm, and subsequently farmed as the Remarkables Station and Henley Downs farm. Farming activities included a dusting yard, sheep wash and broadacre application of fertilisers. The property continues to be farmed, but also contains a commercial contracting yard, firewood processing operation and pine forest with previous commercial paintball activities. The identification of these farming and industrial activities on the site triggers the National Environment Standard for the Assessing and Managing Contaminants in Soil to Protect Human Health (NES) given the proposed land use changes associated with the re-zoning.

In order to understand the implications of the NES to the rezoning of the site, the landowners commissioned Davis Consulting Group Limited (DCG) to undertake a Preliminary Site Investigation (PSI). The objective of the PSI was to review the landuse history of the site, identify any potential contaminant risks and consider the risk to human health from the proposal to rezone the land for residential use, commercial activity and an education facility.

In summary the findings of the PSI are:

- The historic and current farming and industrial activities on the site triggers the NES and a PSI is required to consider the risk to human health from the proposal to rezone land for residential use, commercial activity and an educational facility.
- The proposed site was part of Kawarau Falls Run, then Remarkables Station and subsequently Henley Downs farm. Historic farming activities on site include stables, sheep dusting yards, sheep wash, farm storage buildings, cattle wash and sump and the broadacre application of agrichemicals;
- Current farming activities include sheep & cattle yards, two above ground fuel tanks, farm storage buildings and rubbish and offal pits.
- Historical aerial photographs from 1994 indicated locations of additional possible offal pits and farm sheds;
- Historic industrial activities that occurred on Lot 3 DP 398514 of the site include a film set, construction compound for Jacks Point Resort, and subsequently a Delta services depot with transformer storage, mechanical & electrical workshop, construction yard, diesel fuel tank, outdoor storage of timber, hazardous goods shed and greenspace services depot;

- Current industrial activities occurring on Lot 3 DP 398514 include outdoor storage of: caravans, vehicles, boats and port-a-loos; top soil and sifter machine; shipping containers; irrigation pipes; chemical containers (with chemical) on concrete pads; and treated timber. Immediately to the north of this outdoor storage is a firewood processing operation;
- DCG identified the following potential contaminants of concern associated with the historic and current agricultural use of the property:
  - a range of pesticides and heavy metals;
  - Hydrocarbons; and
  - Biological hazards (bacteria, viruses) associated with the offal pit.
- DCG identified the following potential contaminants of concern associated with the historic and current commercial/industrial operations:
  - Hydrocarbons, PAH's, solvents, heavy metals (including copper, tin, and mercury), and BTEX.
  - Polychlorinated biphenyls (PCBs), organochlorine, organonitro and organophosphorus substances.
  - Pentachlorophenol (PCP), phenolics (creosote), antiseptics, fungicides and tributyltin (TBT).
- The Henley Downs Resort Structure Plan shows that the proposed residential activities may occur within areas that have had a history of farming and industrial activities that may have impacted the soil quality. Consequently, Detailed Site Investigations (DSI) are required to determine the risk to human health from the proposed change in land use.
- While additional information from specific areas of the site is required to fully characterise the risk to human health, it is highly unlikely contamination is present that cannot be remediated.

DCG concludes the risks to human health associated with the Henley Downs Private Plan Change can be managed effectively by completing detailed investigations of soil quality and completing any remedial work necessary (if required).

## **1.0 INTRODUCTION**

### **1.1 Purpose**

RCL Queenstown Pty Ltd is seeking a private plan change to the Queenstown Lakes District Plan to re-zone 'Resort Zone' land to 'Henley Downs Special Zone' for residential use, commercial activity and an educational facility located at Henley Downs/Jacks Point, State Highway 6, Queenstown. Historically, the property was part of Kawarau Falls Run farm, and subsequently farmed as the Remarkables Station and Henley Downs farm. Farming activities included a dusting yard, sheep wash and broadacre application of fertilisers. The property continues to be farmed, but also contains a commercial contracting yard, firewood processing operation and pine forest with previous commercial paintball activities. The identification of these farming and industrial activities on the site triggers the National Environment Standard for the Assessing and Managing Contaminants in Soil to Protect Human Health (NES) given the proposed land use changes associated with the re-zoning.

In order to meet the requirements of the NES, the landowners commissioned Davis Consulting Group Limited (DCG) to undertake a Preliminary Site Investigation (PSI) to review the landuse history of the site, identify any potential contaminant risks and consider the risk to human health from the proposal to rezone the land for residential use, commercial activity and an education facility. DCG's experience in the provision of contaminated land services is provided in Appendix A.

### **1.2 Scope of Work**

The scope of work completed during the PSI included the following:

- Review of the site history, including review of the property information held by the Queenstown Lakes District Council and Otago Regional Council, Historical Certificates of Title, and historical aerial photographs;
- Discussion with the previous owner and current site leasee;
- Completion of a site inspection to examine the condition of the property;
- Identification of hazardous activities and substances that may have been associated with historical land uses and consideration of the likely impacts to soil quality; and
- Preparation of a PSI report in accordance with the requirements of the Contaminated Land Management Guidelines (CLMG) No. 1.

### **1.3 Limitations**

The findings of this report are based on the Scope of Work outlined above. DCG performed the services in a manner consistent with the normal level of care and expertise exercised by members of the environmental science profession. No warranties, express or implied, are made. Subject to the Scope of Work, DCG's assessment is limited strictly to identifying the risk to human health based on the historical activities on the site. The confidence in the findings is limited by the Scope of Work.

The results of this assessment are based upon site inspections conducted by DCG personnel, information from interviews with people who have knowledge of site conditions and information provided in previous reports. All conclusions and recommendations regarding the properties are the professional opinions of DCG personnel involved with the project, subject to the qualifications made above. While normal assessments of data reliability have been made, DCG assumes no responsibility or liability for errors in any data obtained from regulatory agencies, statements from sources outside DCG, or developments resulting from situations outside the scope of this project.



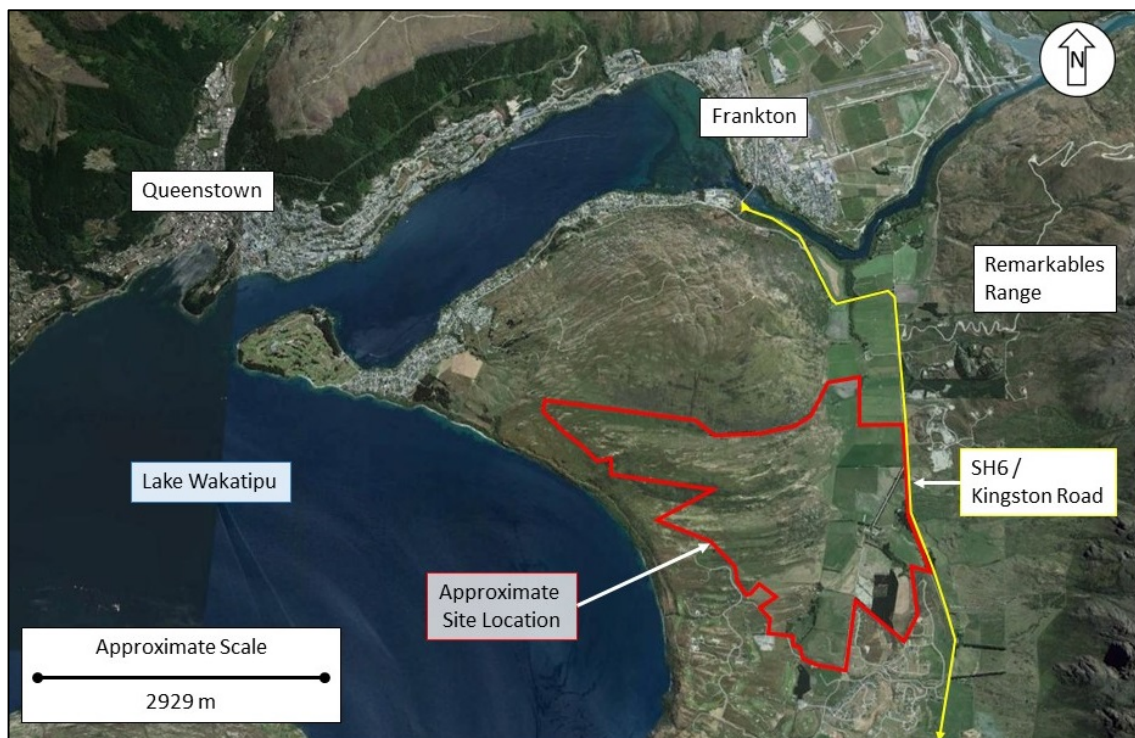
## 2.0 SITE LOCATION AND DESCRIPTION

### 2.1 Site Location

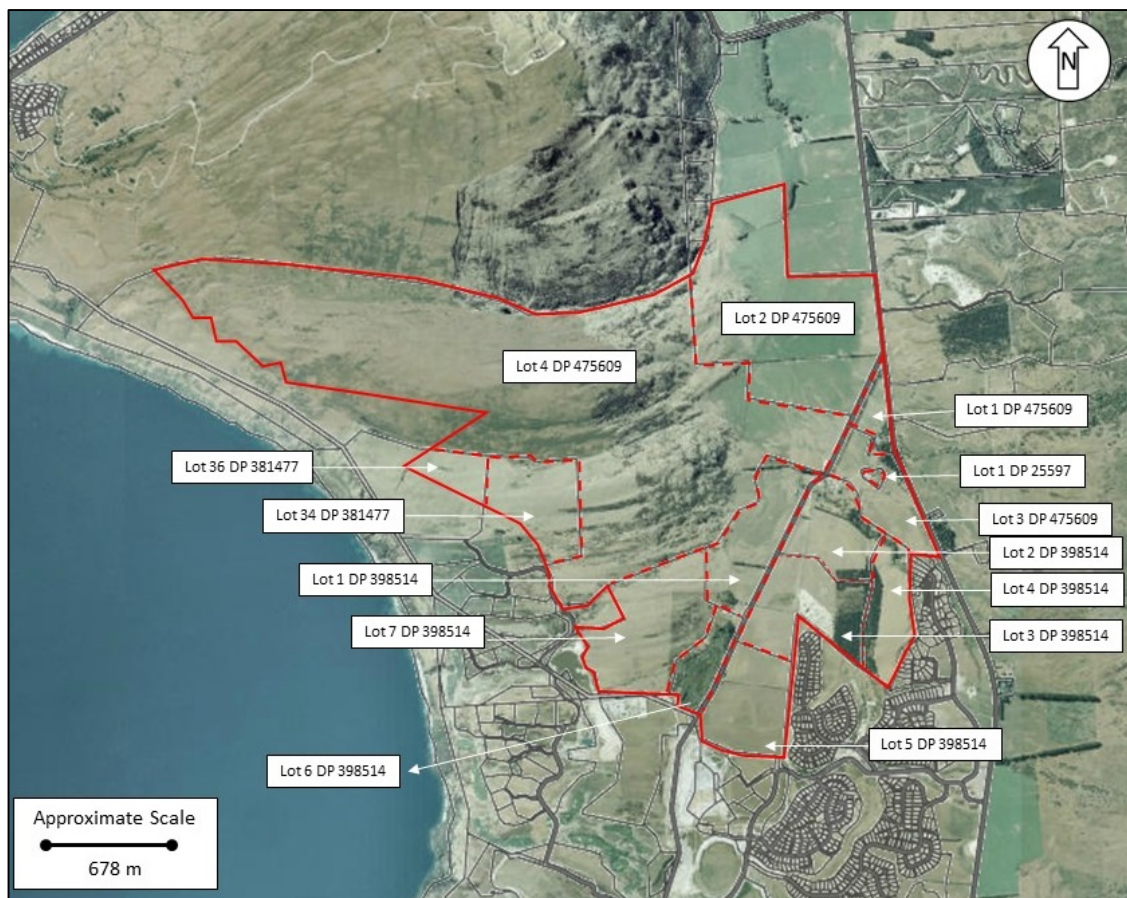
The site under investigation is 'Henley Downs', located to west of the Kingston Road (State Highway 6), approximately 3 km south of Frankton, Queenstown (see Figure 1). The legal descriptions for the parcels of land that are within the proposed zone change are listed below and shown in Figure 2:

- Lot 1 DP 25597;
- Lots 1 to 4 DP 475609;
- Lots 34 and 36 DP 381477; and,
- Lots 1 to 7 DP 398514.

The total area of the site is approximately 520 hectares and lies within the Resort Zone of the Queenstown Lakes District Council (QLDC) District Plan (QLDC, 2009). Central coordinates for the site are 1264890.8 E 5001620.1 N (NZTM).



**Figure 1:** Site Location Plan.



**Figure 2:** Legal Description Site Plan.

## 2.2 Site History

The site's history is dominated by farming activities. The details of historical site ownership are listed below (from McDonald 2010):

- Part of Kowarau Falls Run:
  - Original owners - W.G. Rees and partners;
  - 1866 – Boyce brothers;
  - 1885 – NZ Loan and Mercantile Company;
  - 1898 – Leased by Daniel McBride and subsequently J.P. McBride (son);
  - 1925 – Dickson and Mary Jardine; and,
  - 1941 – Dickson Jardine and sons (Grieve and Cap).
- Part of Remarkables Station:
  - 1947 – Cap Jardine.
- Henley Downs was created from 700 hectares of Remarkables Station and run by Andrew Jardine.
- Henley Downs was sold in the 1990s to what was described as an 'Asian Group'.

The area of interest that has been part of the above farm stations is Lots 1 to 7 DP 398514, Lots 34 and 36 DP 381477, Lots 1 to 4 DP 475609 and Lot 1 DP 25597 (see Figure 2). The Historical Certificates of Title were obtained and are located in Appendix B. It was noted on the titles for Lots 1-3 DP 398514 that there were rights to establish and maintain an electricity transformer and ancillary equipment on these lots. There were also encumbrances to Delta Utility Services Ltd on Lots 1 to 5 DP 398514, and to Jacks Point Golf Course Ltd and Mountain Land Trust Ltd on Lots 3 to 4 DP 398514. Further investigation (detailed below) indicates that it was most likely that the handling of transformers only occurred on Lot 3 DP 398514.

The certificate for Lot 3 DP 475609 was not obtained, but sufficient information regarding prior ownership and historic uses were determined from McDonald (2010), Jardine (1978) and discussion with D. Jardine.

### 2.2.1 Farming Activities

Historically, the site was a sheep farm, and included the following activities (D Jardine 2015, pers. comm., 17 June):

- Sheep wash, a hollow where sheep were washed with water before shearing, with water taken from the wetland using a ditch and tunnel (Jardine, 1978);
- Sheep dusting yards next to stables (foundations of stables remain on site); and
- Broadacre application of lime and fertiliser with 20-30% sulphur and superphosphate; it is unlikely that DDT was applied on site.

A site visit was undertaken on the 19<sup>th</sup> of June 2015 and a number of farm buildings were observed radiating out from around the sheep yard. These farm buildings historically and currently, store associated farm equipment including chemicals and machinery. A cattle wash and sump was also observed near the sheep yards. At the northern end of the wetland a manmade drainage system was observed and may be associated with the ditch and tunnel used for the sheep wash described above.

The current farming activities include the farming of sheep and cattle, and include the following activities:

- Two above ground fuel tanks (petrol and diesel);
- An offal pit and rubbish pit, just south of sheep yards;
- Multiple storage sheds for machinery, fencing equipment and chemicals; and,
- A machinery storage shed north of the wetland.

Photographs of the historic and current landuse activities on site are provided in Plate 1. The approximate location of the above farming activities, and the commercial/industrial activities detailed in the following section, are shown in Figure 3 below.



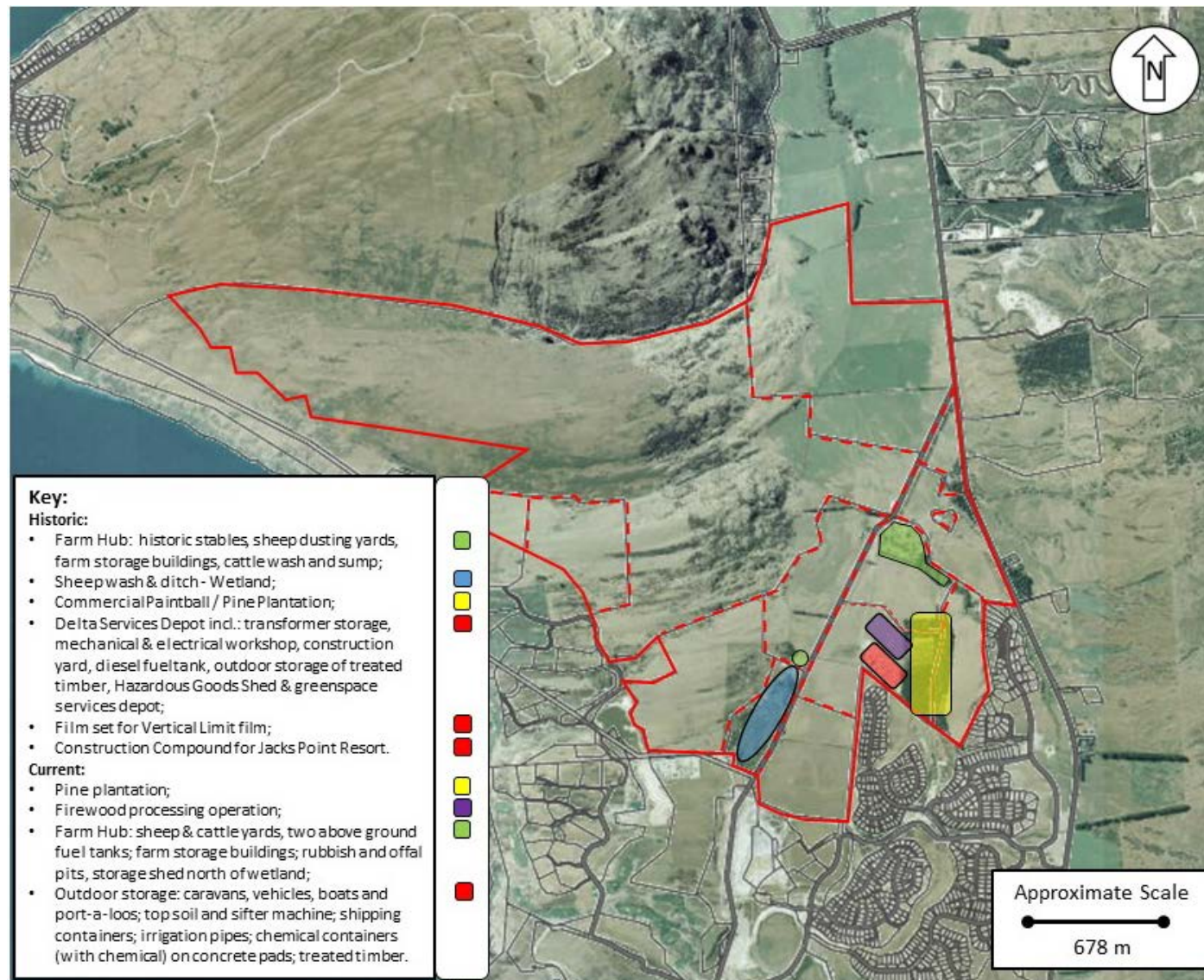


Figure 3: Site Layout Plan.





**Plate 1:** Photographic representation of historic and current farming activities.

### 2.2.2 Commercial/Industrial Activities

On Lot 3 DP 398514, Delta Utility Services Ltd operated a service depot from approximately 2009 to 2013. The service yard included transformers, greenspace services and a mechanical workshop. Transformers were generally in transit and brand new, being stored on site on bare ground for two to three weeks. There was also a portable diesel fuel tank on site (Delta Utility Services Ltd 2015, pers. comm., 23 June):

Current landuse activities on Lot 3 DP 398514 include a firewood processing operation where timber is processed for firewood supply. The previous Delta service depot now has the following activities occurring on site:

- Outdoor storage of caravans, vehicles, boats and port-a-loos;
- Large pile of top soil and screening machine;
- A number of shipping containers with unknown contents, possibly associated with David Reid Homes;
- Irrigation pipes;
- A number of chemical containers (with chemical) on concrete pads; and,
- Outdoor storage of treated timber on unsealed ground.

On part of Lots 2, 3 and 4 DP 398514, there is a pine plantation where a commercial paintball company previously operated. Plate 2 below provides photographic representation of the commercial/industrial activity on site and Figure 3 provides an approximate location of the commercial/industrial activities detailed above.





**Plate 2:** Photographic representation of commercial/industrial activities on site.

### 2.2.3 Historical Aerials

A search of the QLDC historical aerials was undertaken on the 16<sup>th</sup> of June 2015. The only and earliest aerials viewed were from 1994 and covered the north-western edge and the southern edge of the site. These aerials were from the Southland Regional Council – Aerial Mapping Division, which is now part of Environment Southland. Higher quality images were requested and obtained from Environment Southland. The aerials from 1994 show farming activities, which are indicated in Figure 4. The following observations were made:

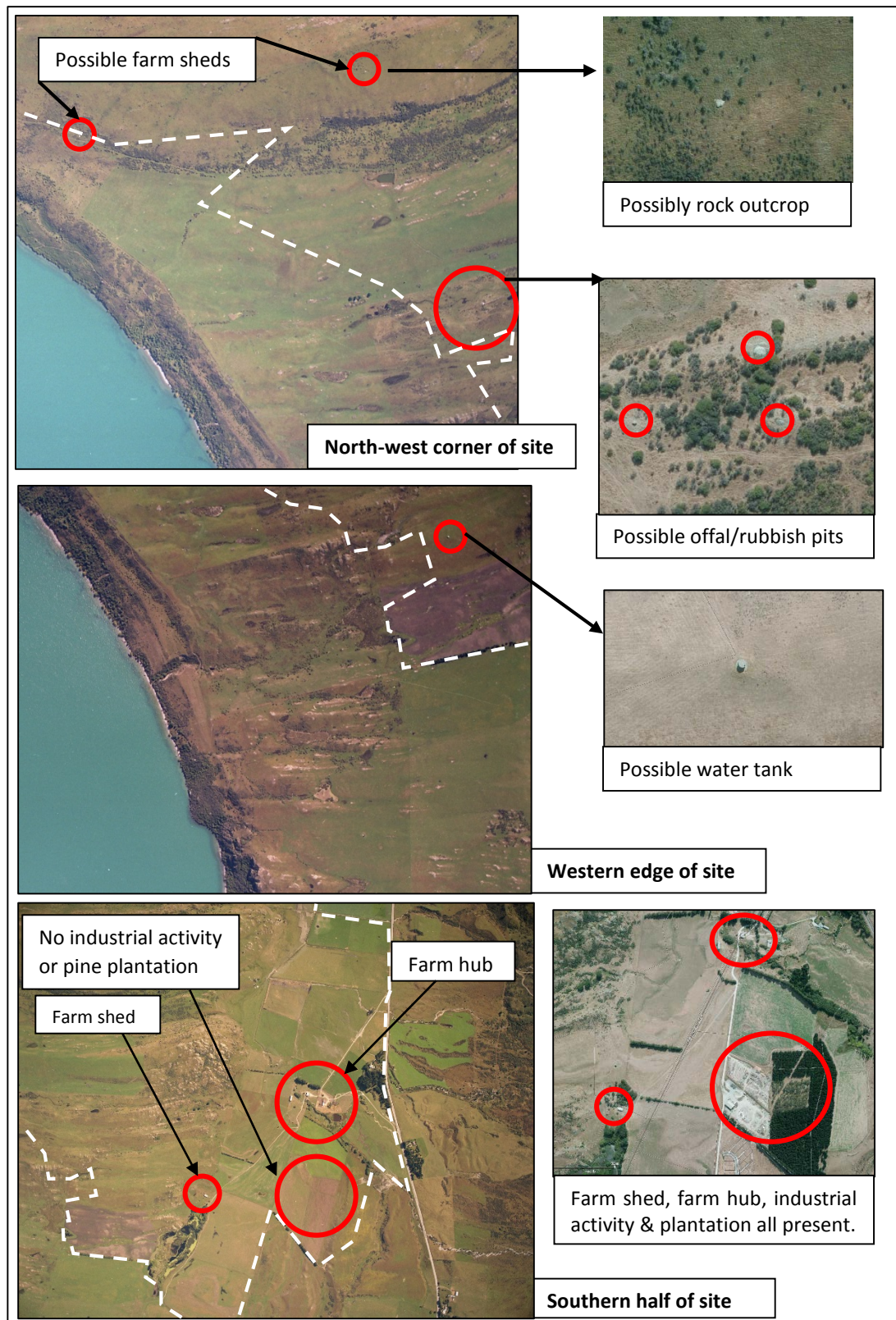


- A farm shed is located north of the wetland (Figure 3);
- The industrial activity on Lot 3 DP398514 is not present;
- The pine plantation is yet to be planted;
- The farm buildings and activities are present, as located in the 'Farm Hub' in Figure 3;
- There are possible offal/rubbish pits on the north-west edge of the site;
- Two possible farm sheds are located on the north-west edge of the site; and
- A possible farm shed is located on the western edge of the site.

The QLDC Webmap service provides aerials taken in approximately 2011, and these were used to further identify the farming activities observed on the 1994 aerials (see Figure 4). The western most shed on the north-west edge of the site is no longer visible and lies outside the proposed re-zone area; the northern most shed on the north-west edge of the site may be a rocky outcrop; the possible offal/rubbish pit may be three individual pits; the farm shed on the western edge is most likely a water tank (Figure 4).

All historical aerials from Environment Southland are located within Appendix C. The QLDC aerials can be viewed at <http://maps.qldc.govt.nz/qldcviewer/>.

While historical aerials further back than 1994 were unable to be obtained, sufficient information regarding the historical land use of the site was acquired from conversations with D. Jardine (brother of prior owner).



**Figure 4:** Cropped aerials identifying farming activities on site (approx. site boundary shown in white); **Left:** Environment Southland aeralis 1994; **Right:** QLDC aeralis approx. 2011, if there is no QLDC aerial the feature was not observed in the QLDC aeralis.

#### 2.2.4 Contaminants Commonly Associated with the Landuse

Based on the historical and current land use activities, the following sources of contamination and contaminants of concern are listed in Table 1. Potential sources of contamination and hazardous substances associated with these were determined based on the Ministry for the Environment's 'Hazardous Activities and Industries List' (HAIL).

**Table 1:** Potential sources of contamination and associated contaminants of concern.

Potential source of contamination	Contaminants of concern
Livestock dip or spray race operations.	Arsenic, organochlorines (eg, aldrin, dieldrin, DDT, lindane) and organophosphates, carbamates, and synthetic pyrethroids.
1. Broadacre application of persistent pesticides and fertilisers (i.e. agrichemicals); 2. Storage of agrichemicals.	Arsenic, lead, copper, a wide range of organic agrichemicals including organochlorine pesticides, organophosphate pesticides, herbicides, fungicides, carbamates, synthetic pyrethroids and diesel.
Waste disposal to land.	Biological hazards (bacteria, viruses), metals and possibly polycyclic aromatic hydrocarbons (PAH's), semi- volatile organic compounds, solvents.
1. Workshops; 2. Storage of machinery and vehicles.	Hydrocarbons, PAH's, solvents, BTEX and metals.
Fuel storage.	Hydrocarbons, PAH's, solvents and metals.
Outdoor storage of treated timber.	Pentachlorophenol (PCP), copper, arsenic, chromium, boron, PAHs, phenolics (creosote), antisapstain, organochlorine pesticides, fungicides, and tributyltin (TBT).
Electrical transformers.	Polychlorinated biphenyls (PCBs), hydrocarbons, copper, tin, lead, and mercury.

### 2.3 Additional Site Information

The CLMG No 1 requires information associated with fuel storage facilities, spill loss history, recorded discharges and onsite and offsite disposal locations. DCG requested a search of the Otago Regional Council (ORC) records, and examined the QLDC records for any relevant files (e.g. resource consents and building permits) and the "Potentially Contaminated Sites" hazard layer on the QLDC Webmap.

The ORC held no records on their "Database of Selected Landuses" for the site, and there were no records on the RMA Incidents database, no information regarding any spills or disposal locations, and no discharge permits.

There were no "Potentially Contaminated Sites" identified within the site boundary on the QLDC Webmap (<http://maps.qldc.govt.nz/qldcviewer/> accessed 24th June 2015). Property files were

obtained from the QLDC eDocs webpage (<https://edocs.qldc.govt.nz/>, accessed 24 June 2015) for the relevant legal descriptions. Any relevant documents indicating HAIL activities had taken place on the property are listed below:

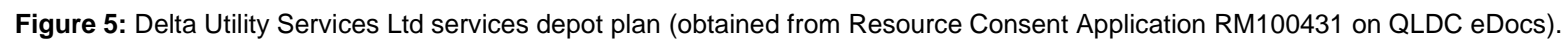
- Lots 2 & 3 DP 398514:
  - Resource consent application granted for commercial paintball operation (14 December 2009); it is noted in the application that the paint inside the paintballs is the only risk to the environment, and this is an ‘insignificant’ effect due to the paint being biodegradable.
- Lot 3 DP 398514:
  - Resource consent application issued for firewood processing operation (8 June 2010); the application states the use on site of three trucks, log splitter, firewood processor, loading equipment and machinery, chainsaws, staff vehicles and port-a-loo. The Assessment of Environmental Effects stated no use of hazardous substances or discharge of contaminants.
  - Resource consent application issued for Delta Utility Services Ltd services depot (8<sup>th</sup> November 2010). The activities on site are summarised into four categories:
    - “A base for the servicing of the infrastructure and open space within the Jacks Point Resort”;
    - “A civil contracting yard for the development of land owned by Delta Utility Services Ltd with the Jacks Point Resort”;
    - “A contracting yard to service public and private clients within the wider Wakatipu Basin”;
    - “A storage yard and workshop for the maintenance of Aurora Energy Ltd's electrical distribution within the Wakatipu Basin”.

Previous activities on this site included a film set for Vertical Limit film production and an initial management and construction compound for Jacks Point Resort. Jacks Point continued to have an area behind the Delta depot, which is most likely the area to the immediate south-east of the Delta depot on Figure 5 below. Figure 5 details the specific location for activities within the Delta depot. HAIL activities that occurred on the site include:

- Storage and workshop for electrical goods (including storage of cables and treated timber poles on unsealed ground);
- Contracting yard including machines, vehicles and chemicals including road emulsion, Rugasol concrete additive, herbicides, fungicides, insecticides, fuels, oils and drums of oil, antifreeze and biodegradable fleetwash;
- Diesel fuel tank;
- Hazardous goods shed; and,

- The oiling of the road 150 m either side of the entrance to Lot 1 DP 25597, north of the service depot.





The following provides a summary of information that the CLMG No. 1 (MfE, 2003a) indicates should be included in a PSI report:

- Presence of drums – drums were observed around the sheep and cattle yards, including one within the cattle wash;
- Wastes – there is an offal pit and a rubbish pit (including metal and concrete waste), both to the south of the sheep yards;
- Fill materials – Delta services depot had a gravelled yard;
- Odours – No odours were noted;
- Flood risk – According to QLDC Webmap Hazard layer, the site is not at risk of flooding;
- Surface water quality – There is a large wetland present on the southern boundary of the site and smaller wetlands/ponds over the rest of the site; water quality is unknown;
- Site boundary condition – the boundaries are likely a mixture of vegetation, fences or no physical boundary;
- Visible signs of contamination – there was evidence of fuel spillage around the base of the above ground diesel fuel tank located between the cattle and sheep yards; and,
- Local Sensitive Environments – the nearest sensitive environments are the large wetland present on site, Lake Wakatipu situated 300 to 1000 m to the west of the site and the Kawarau River located approximately 1.24 km north of the site.

## **2.4 Site Condition and Surrounding Environment**

Figure 3 presents the site plan showing the current layout of the site and the historic and current site activities. Further description and photographic evidence of the onsite activities is located in sections 2.2 and 2.3 above.

Based on the QLDC Webmap 'District Plan' layer and aerial images, the neighbouring property zones and land uses were determined. Neighbouring the site to the north is land zoned largely 'Rural General' on Peninsula Hill, with a small section of 'Low Density Residential' zoning. To the north-east of the site, the neighbouring land is zoned Rural General and includes a quarry site, rural land, and a residential house site. To the south-east the land is zoned 'Resort' with residential houses that form part of Jacks Point Resort. Neighbouring the site to the south and south-west is the Jacks Point Resort including residential houses and golf course. Directly adjacent to the southern boundary is a likely soil screening and stockpiling yard, including a lined pond. To the north-west the land is zoned 'Rural General' consisting of the lake front edge of Lake Wakatipu.

## 2.5 Geology and Hydrogeology

The geology across the site ranges from gravel and sand in an alluvial fan that grades into scree and valley alluvium, 'undifferentiated till', 'angular boulder till', 'laminated silt and mud in old lake deposits', and on the higher slopes 'undifferentiated volcanoclastic sandstone and siltstone' (Turnbull, 2000).

Based on the QLDC Webmap Hazard layer the following landslide, alluvial fan and liquefaction risks are present:

- Landslide Area – directly adjacent to the north of site, there is a risk of 'active schist debris landslides'
- Alluvial Fan – on the eastern side of the site, there is a 'fan recently active'.
- Alluvial Fan – in small areas at the northern end and eastern side of the site, there is a 'fan active bed';
- Alluvial Fan – on the eastern side, and a small area at the southern end, of the site, there is a 'fan less recently active';
- Alluvial Fan - in the northern corner and east side of the site, there is an active 'floodwater-dominated' fan;
- Alluvial Fan – above the site on the eastern side, there is an active 'debris-dominated' fan;
- Liquefaction Risk – on the eastern side of the site, the risk is 'possibly moderate';
- Liquefaction Risk – on the eastern edge of the site and the south-west corner of the site, the risk is 'probably low';
- Liquefaction Risk – a small area at the northern end of the site, has a 'susceptible' risk level.

### 2.5.1 Hydrogeology

The site investigation did not include a groundwater assessment. The location of groundwater bores within a 3 kilometre radius of the site (held by the ORC) is provided in Appendix D. A total of 13 consented bores have been installed within 3 kilometre of the site. The wells have been installed for a variety of purposes and are summarised as follows:

- 8 wells are for 'domestic' use;
- 2 wells for 'irrigation';
- 1 well for 'scheme';
- 1 well with no use recorded and,
- 1 well decommissioned.



### 2.5.2 Hydrology

Surface water bodies on site include a larger wetland present on the southern boundary of the site, as well as smaller wetlands/ponds over the rest of the site; water quality is unknown. Lake Wakatipu is situated 300 to 1000 m to the west of the site and the Kawarau River is located approximately 1.24 km north of the site

### **3.0 CONCEPTUAL SITE MODEL**

#### **3.1 Sources of Potential Contamination**

Based on our review of the current and historical activities that have occurred within the proposed private plan change area, the potential contaminants that may be present include:

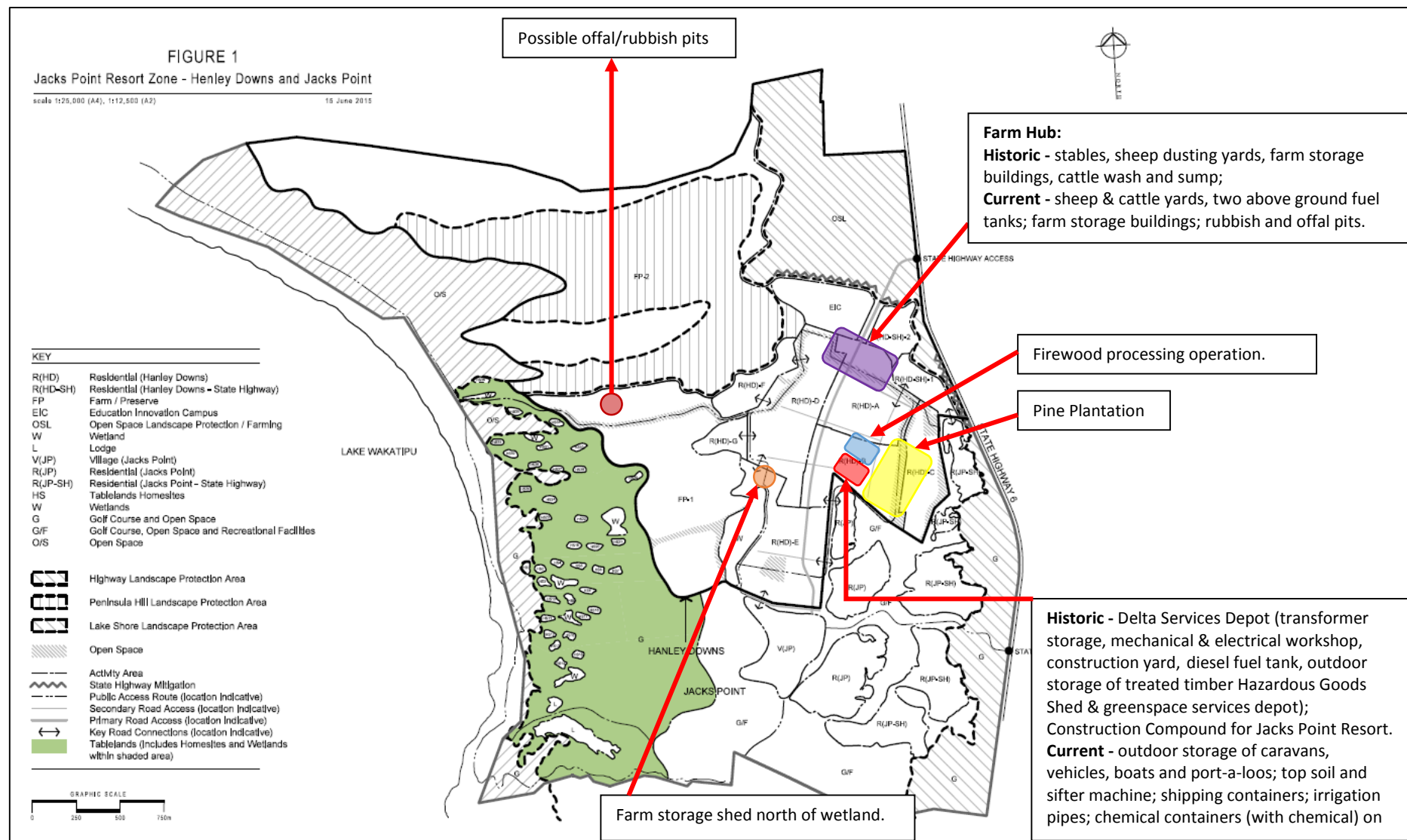
- From historic and current farming operations:
  - a range of pesticides and heavy metals. In particular, dieldrin and metals associated with the sheep dusting yards, and heavy metals such as cadmium associated with the broadacre application of fertilisers.
  - Hydrocarbons, PAHs, benzene, toluene, ethylbenzene and xylenes (BTEX) and solvents associated with farm storage sheds and above ground fuel tanks.
  - Biological hazards (bacteria, viruses), metals, PAHs, and solvents associated with the offal and rubbish pit.
- Historic and current commercial and industrial operations:
  - Hydrocarbons, PAH's, solvents, heavy metals, and BTEX associated with the mechanical workshop, construction yard and vehicles/machinery previously within the Delta Services Depot, the machinery and vehicles now stored with the depot, and the machinery used for the firewood processing operation.
  - PCBs, hydrocarbons, copper, tin, lead, and mercury associated with the storage and maintenance of transformers.
  - Heavy metals and organochlorine, organonitro and organophosphorus substances associated with the greenspace activities and within pine plantation soil, dependant on when and how the soil was prepared with insecticides/herbicides/fertilisers prior to planting.
  - PCP, heavy metals, PAHs, phenolics (creosote), antisapstain, organochlorine pesticides, fungicides, and TBT associated with the storage of treated timber on unsealed ground.

### **3.2 Risks to Human Health**

DCG understands the site will consist of residential, commercial, and educational land use scenarios, with surrounding open space and farmland. Figure 6 below presents the areas of potential contamination superimposed upon the proposed Henley Downs Resort Structure Plan. Based on Figure 6, areas of potential contamination lie within the proposed residential areas. Consequently, Detailed Site Investigations (DSI) would be required to characterise the risk to human health from the proposed change in land use. A DSI would focus on the areas of potential contamination indicated on Figure 6. However, soil sampling should also be considered within the proposed residential, commercial and educational areas, outside of the areas identified in Figure 6, given previous broadacre application of agrichemicals.

### **3.3 Other Risks**

At this stage it is unclear what degree of earthworks will be involved in the development of Henley Downs Resort. If offsite disposal of soil is required some analysis of soil contaminant concentrations should be undertaken to determine the appropriate disposal options.



**Figure 6:** Areas of potential contamination superimposed on Henley Downs Resort Structure Plan (see Appendix E for higher resolution structure plan).

## 4.0 SUMMARY AND RECOMMENDATIONS

Based on the findings of the PSI, the following conclusions are made:

- The historic and current farming and industrial activities on the site triggers the NES and a PSI is required to consider the risk to human health from the proposal to rezone land for residential use, commercial activity and an educational facility.
- The proposed site was part of Kwarau Falls Run, then Remarkables Station and subsequently Henley Downs farm. Historic farming activities on site include stables, sheep dusting yards, sheep wash, farm storage buildings, cattle wash and sump and the broadcast application of agrichemicals;
- Current farming activities include sheep & cattle yards, two above ground fuel tanks, farm storage buildings and rubbish and offal pits.
- Historical aerial photographs from 1994 indicated locations of additional possible offal pits and farm sheds;
- Historic industrial activities that occurred on Lot 3 DP 398514 of the site include a film set, construction compound for Jacks Point Resort, and subsequently a Delta services depot with transformer storage, mechanical & electrical workshop, construction yard, diesel fuel tank, outdoor storage of timber, hazardous goods shed and greenspace services depot;
- Current industrial activities occurring on Lot 3 DP 398514 include outdoor storage of: caravans, vehicles, boats and port-a-loos; top soil and sifter machine; shipping containers; irrigation pipes; chemical containers (with chemical) on concrete pads; and treated timber. Immediately to the north of this outdoor storage is a firewood processing operation;
- DCG identified the following potential contaminants of concern associated with the historic and current agricultural use of the property:
  - a range of pesticides and heavy metals;
  - Hydrocarbons; and
  - Biological hazards (bacteria, viruses) associated with the offal pit.
- DCG identified the following potential contaminants of concern associated with the historic and current commercial/industrial operations:
  - Hydrocarbons, PAH's, solvents, heavy metals (including copper, tin, and mercury), and BTEX.
  - Polychlorinated biphenyls (PCBs), organochlorine, organonitro and organophosphorus substances.
  - Pentachlorophenol (PCP), phenolics (creosote), antiseptics, fungicides and tributyltin (TBT).
- The Henley Downs Resort Structure Plan shows that the proposed residential activities may occur within areas that have had a history of farming and industrial activities that may have

impacted the soil quality. Consequently, Detailed Site Investigations (DSI) are required to determine the risk to human health from the proposed change in land use.

- While additional information from specific areas of the site is required to fully characterise the risk to human health, it is highly unlikely contamination is present that cannot be remediated.

DCG concludes the risks to human health associated with the Henley Downs Private Plan Change can be managed effectively by completing detailed investigations of soil quality and completing any remedial work necessary (if required).

## 5.0 REFERENCES

Jardine, D.G. 1978. *Shadows on the Hill – The Remarkables Station Queenstown*. Wellington: A.H. & A.W. Reed.

McDonald, B. 2010. *Queenstown's Farms & Sheep Stations*. New Zealand: Self-published.

Ministry for the Environment (2003a) *Contaminated Land Management Guidelines No. 1: Reporting on Contaminated Sites in New Zealand*.

Ministry for the Environment (2012) *Users' Guide: National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health*. Wellington: Ministry for the Environment.

Turnbull, I.M. (compiler) 2000. *Geology of the Wakatipu area*. Institute of Geological & Nuclear Sciences 1:250 000 geological map 18. 1 sheet + 72 p. Lower Hutt, New Zealand. Institute of Geological & Nuclear Sciences Limited

Queenstown Lakes District Council, 2009. *Queenstown Lakes District Plan*.

## Appendices



## Appendix A

### Davis Consulting Group Contaminated Land Experience



### **Davis Consulting Group Contaminated Land Experience**

Glenn Davis is the director of Davis Consulting Group and has over 15 years post graduate experience working as an Environmental Scientist. Glenn has accumulated a significant volume of work experience in the contaminated land field undertaking preliminary site investigations (PSIs), detailed site investigations (DSIs) and remediation projects in New Zealand, Australia, Asia, the United Kingdom and Ireland. The following provides a summary of Glenn Davis's experience.

**Davis Consulting Group (2007 – present):** Principal Environmental Scientist – completed multiple preliminary and detailed site investigations in Otago and Southland predominantly for the land development industry. In addition to undertaking investigation and remedial work DCG advises the Southland Regional Council on contaminated land matters including the review of consultant reports and consent applications. Key projects DCG has undertaken include:

- Review of groundwater contamination associated with the former Invercargill gasworks site including the completion of a groundwater investigation and completion of an environmental risk assessment report to support a discharge consent application;
- Completion of site investigations on former landfills in Invercargill to consider the suitability of the sites for commercial/industrial development;
- Management of the removal of an underground fuel tank in Gore and subsequent groundwater investigation; and
- Completion of a number of detailed site investigations in the Te Anau area to consider the suitability of former farm land for residential development.

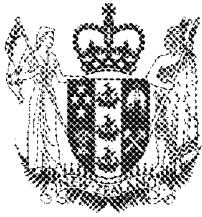
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**RPS Australia (2003 – 2006):** Supervising Environmental Scientist managing multiple detailed site investigations in the land development industrial and operated as an environmental specialist for Chevron on Barrow Island monitoring and managing a number of large contaminated groundwater plumes.

**URS Ireland ( 2001 – 2003):** - Senior Environmental Scientist undertaking multiple PSIs and DSIs on services stations and train station throughout Ireland. Glenn was also involved in the design and operation of a number of large scale remediation projects, predominantly associated with the removal of hydrocarbon contaminated soil and recovery of hydrocarbons impacting groundwater.

**ERM Australia (1998 – 2000) –** Working as a project level environmental scientist Glenn completed in excess of 30 detailed site investigations and remedial projects on service stations, concrete batching plants, and transport depots.

Appendix B  
Historical Certificates of Title



# COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



R. W. Muir  
Registrar-General  
of Land

## Historical Search Copy

**Identifier** 655559  
**Land Registration District** Otago  
**Date Issued** 10 July 2014

### Prior References

529409 529410

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**Estate** Fee Simple  
**Area** 86.1590 hectares more or less  
**Legal Description** Lot 1-2 Deposited Plan 475609

### Original Proprietors

Henley Downs Land Holdings Limited

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### Interests

Appurtenant hereto is a right of way created by Transfer 937137.6 - 26.9.1997 at 9:01 am

5447888.1 Gazette Notice (2002/1443) declaring State Highway No. 6 adjoining the within land to be a limited access road from 14.5.2002 - 24.12.2002 at 9:00 am

Appurtenant to Lot 1 DP 475609 is a right to convey electricity created by Easement Instrument 5994241.1 - 6.5.2004 at 9:00 am

6990995.10 Surrender of the easement specified in Easement Instrument 5994241.1 appurtenant hereto over CsT 240596, 240598, 262754 to 262756 - 16.8.2006 at 9:00 am

Land Covenant in Easement Instrument 8349562.1 - 26.11.2009 at 10:15 am

Land Covenant in Easement Instrument 8452097.3 - 6.4.2010 at 9:54 am

Land Covenant in Easement Instrument 8452097.4 - 6.4.2010 at 9:54 am

9278594.3 Mortgage to Jacks Point Capital LP - 21.12.2012 at 12:46 pm (affects Lot 1 DP 475609)

Subject to Section 59 Land Act 1948 (affects part Lot 2 DP 475609 formerly Section 46 Block XII Coneburn Survey District contained in OT5B/1195)

Appurtenant to part Lot 2 DP 475609 formerly Section 46 Block XII Coneburn Survey District is a right to convey water easement created by Transfer 407904 - 1.8.1973 at 9.25 am

Appurtenant to Lot 2 DP 475609 are rights of way created by Easement Instrument 7832508.12 - 29.5.2008 at 9:00 am

The easements created by Easement Instrument 7832508.12 are subject to Section 243 (a) Resource Management Act 1991

7919701.16 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 27.8.2008 at 9:00 am (affects Lot 2 DP 475609)

8827962.7 Mortgage to (now) Jacks Point Capital LP - 1.8.2011 at 9:16 am (affects Lot 2 DP 475609)

Subject to Section 241(2) and Sections 242(1) and (2) Resource Management Act 1991 (affects DP 475609)

Land Covenant in Easement Instrument 9777181.4 - 10.7.2014 at 4:31 pm

9777181.6 Encumbrance to Queenstown Lakes District Council - 10.7.2014 at 4:31 pm (affects Lot 1 DP 475609)

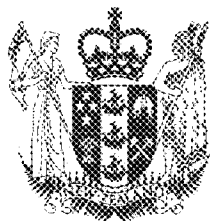
9788611.1 Discharge of Mortgage 9278594.3 - 21.7.2014 at 4:52 pm

9788611.2 Discharge of Mortgage 8827962.7 - 21.7.2014 at 4:52 pm

9788611.3 Transfer to James Douglas Paterson and Jane Scott Harvey Paterson - 21.7.2014 at 4:52 pm

**Identifier**                      **655559**

9788611.4 Mortgage to ASB Bank Limited - 21.7.2014 at 4:52 pm



# COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



R. W. Muir  
Registrar-General  
of Land

## Historical Search Copy

**Identifier** OT17C/863  
**Land Registration District** Otago  
**Date Issued** 26 September 1997

### Prior References

OT11A/1006

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**Estate** Fee Simple  
**Area** 9084 square metres more or less  
**Legal Description** Lot 1 Deposited Plan 25597

### Original Proprietors

John William Troon as to a 1/3 share  
Dale Margaret Lloyd as to a 1/3 share  
Alan Perry Michael Macalister as to a 1/3 share

---

### Interests

937137.2 Resolution under Section 321 (3) (c) Local Government Act 1974 (DP 25597) - 26.9.1997 at 9.01 am

937137.6 Transfer creating the following easements - 26.9.1997 at 9.01 am

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way	Lot 1 Deposited Plan 25597 - herein	B DP 25597	Part Lot 5 Deposited Plan 19857 - CT OT17C/864	
Right of way	Part Lot 5 Deposited Plan 19857 - CT OT17C/864	A DP 25597	Lot 1 Deposited Plan 25597 - herein	Section 243 (a) Resource Management Act 1991

937137.7 Mortgage to Bank of New Zealand - 26.9.1997 at 9.01 am

6411553.3 Surrender of the Right of way easement marked A on DP 25597 created by Transfer 937137.6 - 9.5.2005 at 9:00 am

Subject to a right (in gross) to convey electricity over part H3 on DP 334934 in favour of Aurora Energy Limited created by Easement Instrument 6411553.6 - 9.5.2005 at 9:00 am

Appurtenant hereto are rights to convey electricity, water and telecommunications, of way, drain stormwater and take, store and pump water created by Easement Instrument 6411553.10 - 9.5.2005 at 9:00 am

The easements created by Easement Instrument 6411553.10 are subject to Section 243 (a) Resource Management Act 1991

6505758.1 Variation of Mortgage 937137.7 - 22.7.2005 at 9:00 am

6519822.1 Departmental dealing correcting the plan number 335394 to 335934 - 2.8.2005 at 2:30 pm

8608092.1 Transfer to John William Troon, Dale Margaret Lloyd and Southern Trustees 2010 Limited - 14.10.2010 at 1:29 pm

9906393.1 Transfer to Dale Margaret Lloyd, John William Troon and Graeme Colin Hastie - 18.12.2014 at 1:53 pm

## References.

Prior CIT 11A/1006

Document No 937137.5



LT 69

## REGISTER

No 17C/863

## CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 26 day of September one thousand nine hundred and ninetyseven  
under the seal of the District Land Registrar of the Land Registration District of OTAGO

WITNESSETH that HENLEY DOWNS HOLDINGS LIMITED

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by  
memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon,  
be the several admeasurements a little more or less, that is to say All that parcel of land containing 9084 square  
metres more or less being Lot 1 Deposited Plan 25597



for District Land Registrar

937137.2 Resolution under  
Section 321(3)(c) Local  
Government Act 1974 (DP 25597)

937137.6 Transfer to John  
William Troon, Dale Margaret  
Lloyd and Alan Perry Michael  
Macalister in equal shares

Appurtenant hereto is a right  
of way over part Lot 5 DP 19857  
CT 17C/864 marked A DP 25597  
created by Transfer 937137.6

Subject to a right of way over  
part herein marked B DP 25597  
appurtenant to part Lot 5 DP  
19857 CT 17C/864 created by  
Transfer 937137.6

The right of way easement  
marked A created by Transfer  
937137.6 is subject to Section  
243(a) Resource Management Act  
1991

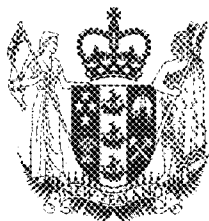
937137.7 Mortgage to Bank of  
New Zealand  
All 26.9.1997 at 9.01

for DLR

No 17C/863



Historical Search Copy Dated 26/06/15 1:12 pm, Page 3 of 3



# COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



R. W. Muir  
Registrar-General  
of Land

## Historical Search Copy

**Identifier** 392959  
**Land Registration District** Otago  
**Date Issued** 27 August 2008

### Prior References

326394

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**Estate** Fee Simple  
**Area** 24.0320 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 398514

### Original Proprietors

Arith Holdings Limited

---

### Interests

Appurtenant hereto is a right of way created by Transfer 937137.6 - 26.9.1997 at 9:01 am

Subject to a right to convey electricity and to establish and maintain an electricity transformer and ancillary equipment in gross over part marked MY on DP 398514 in favour of Aurora Energy Limited created by Easement Instrument 6411553.7 - 9.5.2005 at 9:00 am

The easements created by Easement Instrument 6411553.7 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right to convey electricity, water and telecommunications and to take, store and pump water over part marked MY on DP 398514 created by Easement Instrument 6411553.10 - 9.5.2005 at 9:00 am

The easements created by Easement Instrument 6411553.10 are subject to Section 243 (a) Resource Management Act 1991

7070749.2 Bond pursuant to Section 108(2)(b) Resource Management Act 1991 - 13.10.2006 at 9:05 am

7070749.3 Mortgage to Westpac New Zealand Limited - 13.10.2006 at 9:05 am

7070749.4 Mortgage to Brian Chang and to (now) Alice Pei-Ru Lee in shares - 13.10.2006 at 9:05 am

7070749.5 Mortgage to (now) Thira Holdings Limited - 13.10.2006 at 9:05 am

Appurtenant hereto are rights of way created by Easement Instrument 7832508.12 - 29.5.2008 at 9:00 am

The easements created by Easement Instrument 7832508.12 are subject to Section 243 (a) Resource Management Act 1991

7919701.9 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 27.8.2008 at 9:00 am

8111803.1 Transfer of Mortgage 7070749.4 to Arith Security Holdings Limited - 10.9.2009 at 10:32 am

8280553.2 Mortgage to BBRLPL Queenstown Pty Limited - 10.9.2009 at 11:01 am

8316173.1 Transfer of Mortgage 7070749.4 to South Canterbury Finance Limited - 20.10.2009 at 12:47 pm

8334507.1 Discharge of Bond 7070749.2 - 5.11.2009 at 9:21 am

8249474.1 Encumbrance to Delta Utility Services Limited - 24.11.2009 at 11:37 am

8249474.2 Encumbrance to Delta Utility Services Limited - 24.11.2009 at 11:37 am

Land Covenant in Easement Instrument 8452097.3 - 6.4.2010 at 9:54 am

Land Covenant in Easement Instrument 8452097.4 - 6.4.2010 at 9:54 am

Land Covenant in Easement Instrument 8800261.3 - 1.8.2011 at 4:08 pm

Land Covenant in Easement Instrument 8800261.4 - 1.8.2011 at 4:08 pm

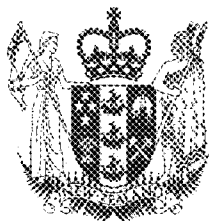
**Identifier****392959**

Appurtenant hereto is a right to store and convey water created by Easement Instrument 8800261.5 - 1.8.2011 at 4:08 pm

8800261.6 Encumbrance to Jacks Point Golf Course Limited and Mountain Land Trust Limited - 1.8.2011 at 4:08 pm

9077561.1 Transfer of Mortgage 7070749.4 to Crown Asset Management Limited - 5.6.2012 at 8:55 am

9381643.1 Change of Name of BBRLPL Queenstown Pty Limited to RCL Queenstown Pty Limited in Mortgage 8280553.2 - 29.4.2013 at 12:52 pm



# COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

## Historical Search Copy



**Identifier** 392960  
**Land Registration District** Otago  
**Date Issued** 27 August 2008

### Prior References

326394

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**Estate** Fee Simple  
**Area** 18.5755 hectares more or less  
**Legal Description** Lot 2 Deposited Plan 398514

### Original Proprietors

Arith Holdings Limited

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### Interests

Appurtenant hereto is a right of way created by Transfer 937137.6 - 26.9.1997 at 9:01 am

Subject to rights in gross to convey electricity over part marked AH, AL, AM, AN, AI, AJ, AK, AO, BE and to establish and maintain an electricity transformer and ancillary equipment marked AJ, BL on DP 398514 in favour of Aurora Energy Limited created by Easement Instrument 6411553.7 - 9.5.2005 at 9:00 am

The easements created by Easement Instrument 6411553.7 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right to convey electricity, water and telecommunications over part marked AU, AS, AR, AL, AQ, AT, AN, AP, AH and to convey electricity marked AI on DP 398514 created by Easement Instrument 6411553.10 - 9.5.2005 at 9:00 am

The easements created by Easement Instrument 6411553.10 are subject to Section 243 (a) Resource Management Act 1991

7070749.2 Bond pursuant to Section 108(2)(b) Resource Management Act 1991 - 13.10.2006 at 9:05 am

7070749.3 Mortgage to Westpac New Zealand Limited - 13.10.2006 at 9:05 am

7070749.4 Mortgage to Brian Chang and to (now) Alice Pei-Ru Lee in shares - 13.10.2006 at 9:05 am

7070749.5 Mortgage to (now) Thira Holdings Limited - 13.10.2006 at 9:05 am

Subject to a right to convey electricity in gross over part marked BC, AB, BK, BL, BM on DP 398514 in favour of Aurora Energy Limited created by Easement Instrument 5948130.1 - 29.3.2004 at 9:00 am

Appurtenant hereto is a right to convey electricity created by Easement Instrument 5994241.1 - 6.5.2004 at 9:00 am

Subject to a right to convey electricity over part marked BC, AB, BK, BL, BM on DP 398514 created by Easement Instrument 5996645.1 - 10.5.2004 at 9:00 am

6990995.5 Partial surrender of the right specified in Easement Instrument 5996645.1 - 16.8.2006 at 9:00 am

6990995.6 Partial surrender of the right specified in Easement Instrument 5996645.1 - 16.8.2006 at 9:00 am

6990995.10 Partial surrender of the right specified in Easement Instrument 5994241.1 - 16.8.2006 at 9:00 am

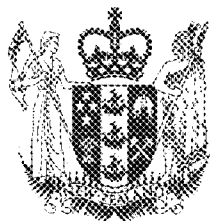
Subject to a right of way over part marked AA, AB, AC on DP 398514 created by Easement Instrument 7919701.8 - 27.8.2008 at 9:00 am

The easements created by Easement Instrument 7919701.8 are subject to Section 243 (a) Resource Management Act 1991

7919701.10 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 27.8.2008 at 9:00 am

**Identifier****392960**

8111803.1 Transfer of Mortgage 7070749.4 to Arith Security Holdings Limited - 10.9.2009 at 10:32 am  
8280553.2 Mortgage to BBRLPL Queenstown Pty Limited - 10.9.2009 at 11:01 am  
8316173.1 Transfer of Mortgage 7070749.4 to South Canterbury Finance Limited - 20.10.2009 at 12:47 pm  
8334507.1 Discharge of Bond 7070749.2 - 5.11.2009 at 9:21 am  
8249474.1 Encumbrance to Delta Utility Services Limited - 24.11.2009 at 11:37 am  
8249474.2 Encumbrance to Delta Utility Services Limited - 24.11.2009 at 11:37 am  
Land Covenant in Easement Instrument 8452097.3 - 6.4.2010 at 9:54 am  
Land Covenant in Easement Instrument 8452097.4 - 6.4.2010 at 9:54 am  
Land Covenant in Easement Instrument 8800261.3 - 1.8.2011 at 4:08 pm  
Land Covenant in Easement Instrument 8800261.4 - 1.8.2011 at 4:08 pm  
Appurtenant hereto is a right to store and convey water created by Easement Instrument 8800261.5 - 1.8.2011 at 4:08 pm  
8800261.6 Encumbrance to Jacks Point Golf Course Limited and Mountain Land Trust Limited - 1.8.2011 at 4:08 pm  
9077561.1 Transfer of Mortgage 7070749.4 to Crown Asset Management Limited - 5.6.2012 at 8:55 am  
9381643.1 Change of Name of BBRLPL Queenstown Pty Limited to RCL Queenstown Pty Limited in Mortgage 8280553.2 - 29.4.2013 at 12:52 pm



# COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



R. W. Muir  
Registrar-General  
of Land

## Historical Search Copy

**Identifier** 392961  
**Land Registration District** Otago  
**Date Issued** 27 August 2008

### Prior References

326394

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**Estate** Fee Simple  
**Area** 25.4590 hectares more or less  
**Legal Description** Lot 3 Deposited Plan 398514

### Original Proprietors

Arith Holdings Limited

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### Interests

Appurtenant hereto is a right of way created by Transfer 937137.6 - 26.9.1997 at 9:01 am

Subject to rights in gross to convey electricity over part marked BH and to establish and maintain an electricity transformer and ancillary equipment marked BG on DP 398514 in favour of Aurora Energy Limited created by Easement Instrument 6411553.7 - 9.5.2005 at 9:00 am

The easements created by Easement Instrument 6411553.7 are subject to Section 243 (a) Resource Management Act 1991

7070749.2 Bond pursuant to Section 108(2)(b) Resource Management Act 1991 - 13.10.2006 at 9:05 am

7070749.3 Mortgage to Westpac New Zealand Limited - 13.10.2006 at 9:05 am

7070749.4 Mortgage to Brian Chang and to (now) Alice Pei-Ru Lee in shares - 13.10.2006 at 9:05 am

7070749.5 Mortgage to (now) Thira Holdings Limited - 13.10.2006 at 9:05 am

Subject to a right to convey electricity in gross over part marked BD, BG, BN on DP 398514 in favour of Aurora Energy Limited created by Easement Instrument 5948130.1 - 29.3.2004 at 9:00 am

Appurtenant hereto is a right to convey electricity created by Easement Instrument 5994241.1 - 6.5.2004 at 9:00 am

Subject to a right to convey electricity over part marked BD, BG, BN on DP 398514 created by Easement Instrument 5996645.1 - 10.5.2004 at 9:00 am

6990995.5 Partial surrender of the right specified in Easement Instrument 5996645.1 - 16.8.2006 at 9:00 am

6990995.6 Partial surrender of the right specified in Easement Instrument 5996645.1 - 16.8.2006 at 9:00 am

6990995.10 Partial surrender of the right specified in Easement Instrument 5994241.1 - 16.8.2006 at 9:00 am

7919701.11 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 27.8.2008 at 9:00 am

8111803.1 Transfer of Mortgage 7070749.4 to Arith Security Holdings Limited - 10.9.2009 at 10:32 am

8280553.2 Mortgage to BBRLPL Queenstown Pty Limited - 10.9.2009 at 11:01 am

8316173.1 Transfer of Mortgage 7070749.4 to South Canterbury Finance Limited - 20.10.2009 at 12:47 pm

8334507.1 Discharge of Bond 7070749.2 - 5.11.2009 at 9:21 am

8249474.1 Encumbrance to Delta Utility Services Limited - 24.11.2009 at 11:37 am

8249474.2 Encumbrance to Delta Utility Services Limited - 24.11.2009 at 11:37 am

Land Covenant in Easement Instrument 8452097.3 - 6.4.2010 at 9:54 am

Land Covenant in Easement Instrument 8452097.4 - 6.4.2010 at 9:54 am

**Identifier**                      **392961**

Land Covenant in Easement Instrument 8800261.3 - 1.8.2011 at 4:08 pm

Land Covenant in Easement Instrument 8800261.4 - 1.8.2011 at 4:08 pm

Appurtenant hereto is a right to store and convey water created by Easement Instrument 8800261.5 - 1.8.2011 at 4:08 pm

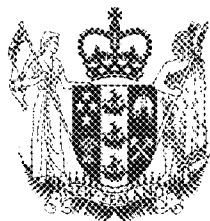
8800261.6 Encumbrance to Jacks Point Golf Course Limited and Mountain Land Trust Limited - 1.8.2011 at 4:08 pm

9077561.1 Transfer of Mortgage 7070749.4 to Crown Asset Management Limited - 5.6.2012 at 8:55 am

9381643.1 Change of Name of BBRLPL Queenstown Pty Limited to RCL Queenstown Pty Limited in Mortgage 8280553.2 - 29.4.2013 at 12:52 pm

Subject to a right (in gross) to drain water over part marked BZ on DP 429814 in favour of Jacks Point Residents and Owners Association Incorporated created by Easement Instrument 9386888.21 - 2.5.2013 at 11:45 am

The easements created by Easement Instrument 9386888.21 are subject to Section 243 (a) Resource Management Act 1991



# COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



R. W. Muir  
Registrar-General  
of Land

## Historical Search Copy

**Identifier** 392962  
**Land Registration District** Otago  
**Date Issued** 27 August 2008

### Prior References

147422 147423 326394

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**Estate** Fee Simple  
**Area** 16.7835 hectares more or less  
**Legal Description** Lot 4 Deposited Plan 398514

### Original Proprietors

Arith Holdings Limited

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### Interests

Appurtenant hereto is a right of way created by Transfer 937137.6 - 26.9.1997 at 9:01 am

Subject to a right to convey electricity in gross over part marked BF, BI on DP 398514 in favour of Aurora Energy Limited created by Easement Instrument 6411553.7 - 9.5.2005 at 9:00 am

The easements created by Easement Instrument 6411553.7 are subject to Section 243 (a) Resource Management Act 1991

7070749.2 Bond pursuant to Section 108(2)(b) Resource Management Act 1991 - 13.10.2006 at 9:05 am (affects the part formerly contained in CsT 326394 and 147423)

7070749.3 Mortgage of the part formerly contained in CsT 326394 and 147423 to Westpac New Zealand Limited - 13.10.2006 at 9:05 am

7070749.4 Mortgage of the part formerly contained in CsT 326394 and 147423 to Brian Chang and to (now) Alice Pei-Ru Lee in shares - 13.10.2006 at 9:05 am

7070749.5 Mortgage of the part formerly contained in CsT 326394 and 147423 to (now) Thira Holdings Limited - 13.10.2006 at 9:05 am

Appurtenant hereto is a right to convey electricity created by Easement Instrument 5994241.1 - 6.5.2004 at 9:00 am

6990995.10 Partial surrender of the right specified in Easement Instrument 5994241.1 - 16.8.2006 at 9:00 am

Subject to a right to convey telecommunications and computer media in gross over part marked BA, BB on DP 398514 in favour of Telecom New Zealand Limited created by Easement Instrument 6411553.8 - 9.5.2005 at 9:00 am

Some of the easements created by Easement Instrument 6411553.8 are subject to Section 243 (a) Resource Management Act 1991

6411553.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 9.5.2005 at 9:00 am (affects the part formerly Lots 1 and 2 DP 335934)

6990995.7 Partial surrender of the right specified in Easement Instrument 5994241.1 - 16.8.2006 at 9:00 am

7859799.1 Mortgage of the part formerly contained in CT 147422 to Westpac New Zealand Limited - 10.7.2008 at 3:58 pm

Appurtenant hereto is a right of way created by Easement Instrument 7919701.8 - 27.8.2008 at 9:00 am

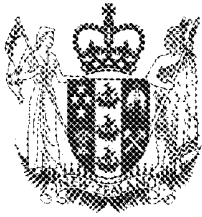
The easements created by Easement Instrument 7919701.8 are subject to Section 243 (a) Resource Management Act 1991

7919701.12 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 27.8.2008 at 9:00 am



**Identifier****392962**

8111803.1 Transfer of Mortgage 7070749.4 to Arith Security Holdings Limited - 10.9.2009 at 10:32 am  
8280553.2 Mortgage to BBRLPL Queenstown Pty Limited - 10.9.2009 at 11:01 am  
8316173.1 Transfer of Mortgage 7070749.4 to South Canterbury Finance Limited - 20.10.2009 at 12:47 pm  
8334507.1 Discharge of Bond 7070749.2 - 5.11.2009 at 9:21 am  
8249474.1 Encumbrance to Delta Utility Services Limited - 24.11.2009 at 11:37 am  
8249474.2 Encumbrance to Delta Utility Services Limited - 24.11.2009 at 11:37 am  
Land Covenant in Easement Instrument 8452097.3 - 6.4.2010 at 9:54 am  
Land Covenant in Easement Instrument 8452097.4 - 6.4.2010 at 9:54 am  
Land Covenant in Easement Instrument 8800261.3 - 1.8.2011 at 4:08 pm  
Land Covenant in Easement Instrument 8800261.4 - 1.8.2011 at 4:08 pm  
Appurtenant hereto is a right to store and convey water created by Easement Instrument 8800261.5 - 1.8.2011 at 4:08 pm  
8800261.6 Encumbrance to Jacks Point Golf Course Limited and Mountain Land Trust Limited - 1.8.2011 at 4:08 pm  
9077561.1 Transfer of Mortgage 7070749.4 to Crown Asset Management Limited - 5.6.2012 at 8:55 am  
9381643.1 Change of Name of BBRLPL Queenstown Pty Limited to RCL Queenstown Pty Limited in Mortgage 8280553.2 - 29.4.2013 at 12:52 pm



# COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



R. W. Muir  
Registrar-General  
of Land

## Historical Search Copy

**Identifier** 655561  
**Land Registration District** Otago  
**Date Issued** 10 July 2014

### Prior References

529410

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<b>Estate</b>	Fee Simple
<b>Area</b>	332.6481 hectares more or less
<b>Legal Description</b>	Lot 4 Deposited Plan 475609 and Lot 2 Deposited Plan 19857 and Lot 200 Deposited Plan 381477 and Lot 201 Deposited Plan 414673

### Original Proprietors

Henley Downs Farm Holdings Limited

### Interests

Appurtenant hereto is a right of way created by Transfer 937137.6 - 26.9.1997 at 9:01 am

5447888.1 Gazette Notice (2002/1443) declaring State Highway No. 6 adjoining the within land to be a limited access road from 14.5.2002 - 24.12.2002 at 9:00 am (affects Lot 4 DP 475609)

Land Covenant in Easement Instrument 8349562.1 - 26.11.2009 at 10:15 am

Land Covenant in Easement Instrument 8452097.3 - 6.4.2010 at 9:54 am

Land Covenant in Easement Instrument 8452097.4 - 6.4.2010 at 9:54 am

Appurtenant to Lot 4 DP 475609 are rights of way created by Easement Instrument 7832508.12 - 29.5.2008 at 9:00 am

The easements created by Easement Instrument 7832508.12 are subject to Section 243 (a) Resource Management Act 1991

7919701.16 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 27.8.2008 at 9:00 am (affects Lot 4 DP 475609)

8827962.7 Mortgage to (now) Jacks Point Capital LP - 1.8.2011 at 9:16 am

Subject to a right of way (walkway) easement (in gross) over part Lot 4 DP 475609 marked AF on DP 475609 in favour of Queenstown Lakes District Council created by Easement Instrument 7832508.18 - 29.5.2008 at 9:00 am

The easements created by Easement Instrument 7832508.18 are subject to Section 243 (a) Resource Management Act 1991

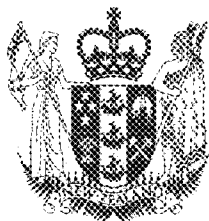
Subject to a right of way (walkway) easement (in gross) over part Lot 4 DP 475609 marked AF on DP 475609 in favour of Jacks Point Residents & Owners Association Incorporated created by Easement Instrument 7832508.19 - 29.5.2008 at 9:00 am

Subject to Section 241(2) Resource Management Act 1991 (affects DP 414673)

Land Covenant in Easement Instrument 8280289.1 - 10.9.2009 at 9:12 am (affects Lot 201 DP 414673)

Subject to Section 241(2) Resource Management Act 1991 (affects DP 475609)

Land Covenant in Easement Instrument 9777181.4 - 10.7.2014 at 4:31 pm



# COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



## Historical Search Copy

R. W. Muir  
Registrar-General  
of Land

**Identifier** 392963  
**Land Registration District** Otago  
**Date Issued** 27 August 2008

### Prior References

326394

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**Estate** Fee Simple  
**Area** 21.9990 hectares more or less  
**Legal Description** Lot 5 Deposited Plan 398514

### Original Proprietors

Arith Holdings Limited

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### Interests

Appurtenant hereto is a right of way created by Transfer 937137.6 - 26.9.1997 at 9:01 am

7070749.2 Bond pursuant to Section 108(2)(b) Resource Management Act 1991 - 13.10.2006 at 9:05 am

7070749.3 Mortgage to Westpac New Zealand Limited - 13.10.2006 at 9:05 am

7070749.4 Mortgage to Brian Chang and to (now) Alice Pei-Ru Lee in shares - 13.10.2006 at 9:05 am

7070749.5 Mortgage to (now) Thira Holdings Limited - 13.10.2006 at 9:05 am

Subject to a right to convey electricity in gross over part marked BJ on DP 398514 in favour of Aurora Energy Limited created by Easement Instrument 5948130.1 - 29.3.2004 at 9:00 am

Appurtenant hereto is a right to convey electricity created by Easement Instrument 5994241.1 - 6.5.2004 at 9:00 am

Subject to a right to convey electricity over part marked BJ on DP 398514 created by Easement Instrument 5996645.1 - 10.5.2004 at 9:00 am

6990995.5 Partial surrender of the right specified in Easement Instrument 5996645.1 - 16.8.2006 at 9:00 am

6990995.6 Partial surrender of the right specified in Easement Instrument 5996645.1 - 16.8.2006 at 9:00 am

6990995.10 Partial surrender of the right specified in Easement Instrument 5994241.1 - 16.8.2006 at 9:00 am

7919701.13 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 27.8.2008 at 9:00 am

7993935.1 Discharge of Bond 7070749.2 - 12.11.2008 at 9:00 am

8111803.1 Transfer of Mortgage 7070749.4 to Arith Security Holdings Limited - 10.9.2009 at 10:32 am

8280553.2 Mortgage to BBRLPL Queenstown Pty Limited - 10.9.2009 at 11:01 am

8316173.1 Transfer of Mortgage 7070749.4 to South Canterbury Finance Limited - 20.10.2009 at 12:47 pm

8249474.1 Encumbrance to Delta Utility Services Limited - 24.11.2009 at 11:37 am

8249474.2 Encumbrance to Delta Utility Services Limited - 24.11.2009 at 11:37 am

8410292.1 Discharge of Mortgage 7070749.4 - 10.2.2010 at 9:02 am

8400462.4 Discharge of Mortgage 7070749.3 - 10.2.2010 at 10:25 am

8400462.5 Discharge of Mortgage 7070749.5 - 10.2.2010 at 10:25 am

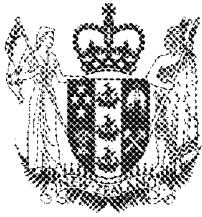
8400462.6 Discharge of Mortgage 8280553.2 - 10.2.2010 at 10:25 am

8400462.8 Transfer to Henley Downs Village Limited - 10.2.2010 at 10:25 am

8400462.10 Mortgage to Alta Credit No. 1 Limited - 10.2.2010 at 10:25 am

**Identifier**                      **392963**

Land Covenant in Easement Instrument 8452097.3 - 6.4.2010 at 9:54 am  
Land Covenant in Easement Instrument 8452097.4 - 6.4.2010 at 9:54 am  
8486117.1 Transfer of Mortgage 8400462.10 to Mountain Capital Partners Limited - 6.5.2010 at 3:58 pm  
8487694.1 Discharge of Mortgage 8400462.10 - 10.5.2010 at 9:06 am  
8487694.3 Mortgage to Australasian Credit Fund Limited - 10.5.2010 at 9:06 am  
8990798.1 Transfer of Mortgage 8487694.3 to Perpetual Trust Limited - 21.2.2012 at 5:19 pm  
9344589.2 Discharge of Mortgage 8487694.3 - 4.4.2013 at 11:30 am  
9509198.1 Transfer to RCL Henley Downs Limited - 12.9.2013 at 12:47 pm  
9510952.1 Mortgage to PAG Asset Portfolio I Limited - 24.9.2013 at 2:39 pm



# COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



R. W. Muir  
Registrar-General  
of Land

## Historical Search Copy

**Identifier** 392964  
**Land Registration District** Otago  
**Date Issued** 27 August 2008

### Prior References

326394

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<b>Estate</b>	Fee Simple
<b>Area</b>	10.1783 hectares more or less
<b>Legal Description</b>	Lot 6 Deposited Plan 398514 and Lot 4 Deposited Plan 19857

### Original Proprietors

Arith Holdings Limited

### Interests

Appurtenant hereto is a right of way created by Transfer 937137.6 - 26.9.1997 at 9:01 am

7070749.2 Bond pursuant to Section 108(2)(b) Resource Management Act 1991 - 13.10.2006 at 9:05 am

7070749.3 Mortgage to Westpac New Zealand Limited - 13.10.2006 at 9:05 am

7070749.4 Mortgage to Brian Chang and to (now) Alice Pei-Ru Lee in shares - 13.10.2006 at 9:05 am

7070749.5 Mortgage to (now) Thira Holdings Limited - 13.10.2006 at 9:05 am

Appurtenant hereto are rights of way created by Easement Instrument 7832508.12 - 29.5.2008 at 9:00 am

The easements created by Easement Instrument 7832508.12 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right of way (walkway) in gross over part marked AD on DP 398514 in favour of Queenstown Lakes District Council created by Easement Instrument 7832508.18 - 29.5.2008 at 9:00 am

The easements created by Easement Instrument 7832508.18 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right of way (walkway) in gross over part marked AD on DP 398514 in favour of Jacks Point Residents & Owners Association Incorporated created by Easement Instrument 7832508.19 - 29.5.2008 at 9:00 am

Subject to Section 241(2) Resource Management Act 1991(affects DP 398514)

7919701.14 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 27.8.2008 at 9:00 am (affects Lot 6)

8111803.1 Transfer of Mortgage 7070749.4 to Arith Security Holdings Limited - 10.9.2009 at 10:32 am

8280553.2 Mortgage to BBRLPL Queenstown Pty Limited - 10.9.2009 at 11:01 am

8316173.1 Transfer of Mortgage 7070749.4 to South Canterbury Finance Limited - 20.10.2009 at 12:47 pm

8334507.1 Discharge of Bond 7070749.2 - 5.11.2009 at 9:21 am

8410292.1 Discharge of Mortgage 7070749.4 - 10.2.2010 at 9:02 am

8400462.4 Discharge of Mortgage 7070749.3 - 10.2.2010 at 10:25 am

8400462.5 Discharge of Mortgage 7070749.5 - 10.2.2010 at 10:25 am

8400462.6 Discharge of Mortgage 8280553.2 - 10.2.2010 at 10:25 am

8400462.7 Transfer to Henley Downs Farm Limited - 10.2.2010 at 10:25 am

8400462.9 Mortgage to Alta Credit No. 1 Limited - 10.2.2010 at 10:25 am

**Identifier****392964**

Land Covenant in Easement Instrument 8452097.3 - 6.4.2010 at 9:54 am

Land Covenant in Easement Instrument 8452097.4 - 6.4.2010 at 9:54 am

8486165.1 Transfer of Mortgage 8400462.9 to Mountain Capital Partners Limited - 6.5.2010 at 3:58 pm

8486165.4 Mortgage to Highland Capital Limited - 6.5.2010 at 3:58 pm

8486165.5 Mortgage to Lake Hayes Limited and John Gerard Darby - 6.5.2010 at 3:58 pm

8486165.6 Mortgage Priority Instrument making Mortgage 8486165.4 first priority, Mortgage 8486165.5 second priority and Mortgage 8400462.9 third priority - 6.5.2010 at 3:58 pm

8491507.1 Transfer of Mortgage 8400462.9 to NZLT Trustees Limited - 18.5.2010 at 9:33 am

9184351.1 Transfer of Mortgage 8486165.4 to Highland Capital Trustee Limited - 27.9.2012 at 5:49 pm

9609985.1 Discharge of Mortgage 8400462.9 - 20.12.2013 at 12:52 pm

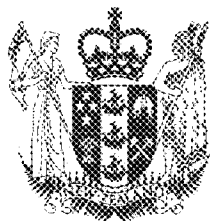
9609985.2 Discharge of Mortgage 8486165.4 - 20.12.2013 at 12:52 pm

9609985.3 Discharge of Mortgage 8486165.5 - 20.12.2013 at 12:52 pm

9609985.4 Transfer to Willow Pond Farm Limited - 20.12.2013 at 12:52 pm

9609985.5 Mortgage to Highland Capital No. 2 Limited - 20.12.2013 at 12:52 pm

Land Covenant in Easement Instrument 9777181.4 - 10.7.2014 at 4:31 pm



# COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



R. W. Muir  
Registrar-General  
of Land

## Historical Search Copy

**Identifier** 392965  
**Land Registration District** Otago  
**Date Issued** 27 August 2008

### Prior References

326394

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**Estate** Fee Simple  
**Area** 34.7875 hectares more or less  
**Legal Description** Lot 7 Deposited Plan 398514

### Original Proprietors

Arith Holdings Limited

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### Interests

Appurtenant hereto is a right of way created by Transfer 937137.6 - 26.9.1997 at 9:01 am

7070749.2 Bond pursuant to Section 108(2)(b) Resource Management Act 1991 - 13.10.2006 at 9:05 am

7070749.3 Mortgage to Westpac New Zealand Limited - 13.10.2006 at 9:05 am

7070749.4 Mortgage to Brian Chang and to (now) Alice Pei-Ru Lee in shares - 13.10.2006 at 9:05 am

7070749.5 Mortgage to (now) Thira Holdings Limited - 13.10.2006 at 9:05 am

Appurtenant hereto are rights of way created by Easement Instrument 7832508.12 - 29.5.2008 at 9:00 am

The easements created by Easement Instrument 7832508.12 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right of way (walkway) in gross over part marked AE on DP 398514 in favour of Queenstown Lakes District Council created by Easement Instrument 7832508.18 - 29.5.2008 at 9:00 am

The easements created by Easement Instrument 7832508.18 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right of way (walkway) in gross over part marked AE on DP 398514 in favour of Jacks Point Residents & Owners Association Incorporated created by Easement Instrument 7832508.19 - 29.5.2008 at 9:00 am

7919701.15 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 27.8.2008 at 9:00 am

8111803.1 Transfer of Mortgage 7070749.4 to Arith Security Holdings Limited - 10.9.2009 at 10:32 am

8280553.2 Mortgage to BBRLPL Queenstown Pty Limited - 10.9.2009 at 11:01 am

8316173.1 Transfer of Mortgage 7070749.4 to South Canterbury Finance Limited - 20.10.2009 at 12:47 pm

8334507.1 Discharge of Bond 7070749.2 - 5.11.2009 at 9:21 am

8410292.1 Discharge of Mortgage 7070749.4 - 10.2.2010 at 9:02 am

8400462.4 Discharge of Mortgage 7070749.3 - 10.2.2010 at 10:25 am

8400462.5 Discharge of Mortgage 7070749.5 - 10.2.2010 at 10:25 am

8400462.6 Discharge of Mortgage 8280553.2 - 10.2.2010 at 10:25 am

8400462.7 Transfer to Henley Downs Farm Limited - 10.2.2010 at 10:25 am

8400462.9 Mortgage to Alta Credit No. 1 Limited - 10.2.2010 at 10:25 am

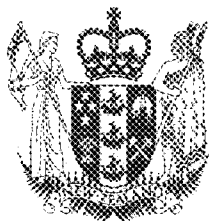
Land Covenant in Easement Instrument 8452097.3 - 6.4.2010 at 9:54 am

Land Covenant in Easement Instrument 8452097.4 - 6.4.2010 at 9:54 am

**Identifier****392965**

8486165.1 Transfer of Mortgage 8400462.9 to Mountain Capital Partners Limited - 6.5.2010 at 3:58 pm  
8486165.4 Mortgage to Highland Capital Limited - 6.5.2010 at 3:58 pm  
8486165.5 Mortgage to Lake Hayes Limited and John Gerard Darby - 6.5.2010 at 3:58 pm  
8486165.6 Mortgage Priority Instrument making Mortgage 8486165.4 first priority, Mortgage 8486165.5 second priority and Mortgage 8400462.9 third priority - 6.5.2010 at 3:58 pm  
8491507.1 Transfer of Mortgage 8400462.9 to NZLT Trustees Limited - 18.5.2010 at 9:33 am  
8811289.1 Transfer to Henley Downs Farm Holdings Limited - 18.7.2011 at 6:47 pm  
8811289.2 Mortgage to Henley Downs Farm Limited - 18.7.2011 at 6:47 pm  
8827962.1 Discharge of Mortgage 8811289.2 - 1.8.2011 at 9:16 am  
8827962.2 Discharge of Mortgage 8486165.5 - 1.8.2011 at 9:16 am  
8827962.3 Discharge of Mortgage 8486165.4 - 1.8.2011 at 9:16 am  
8827962.4 Discharge of Mortgage 8400462.9 - 1.8.2011 at 9:16 am  
8827962.6 Mortgage to Torchlight GP (1) Limited - 1.8.2011 at 9:16 am  
8835483.1 Transfer of Mortgage 8827962.6 to Perpetual Trust Limited - 25.8.2011 at 3:06 pm  
9018372.1 Transfer of Mortgage 8827962.6 to Torchlight Fund No. 1 Limited Partnership - 30.3.2012 at 12:16 pm  
9028359.1 Transfer of Mortgage 8827962.6 to Lodge Capital LP - 1.6.2012 at 12:51 pm  
9278594.1 Discharge of Mortgage 8827962.6 - 21.12.2012 at 12:46 pm  
9278594.2 Transfer to Henley Downs Land Holdings Limited - 21.12.2012 at 12:46 pm  
9278594.3 Mortgage to Jacks Point Capital LP - 21.12.2012 at 12:46 pm  
Land Covenant in Easement Instrument 9777181.4 - 10.7.2014 at 4:31 pm





# COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



R. W. Muir  
Registrar-General  
of Land

## Historical Search Copy

**Identifier** 326407  
**Land Registration District** Otago  
**Date Issued** 29 May 2008

### Prior References

277415

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**Estate** Fee Simple  
**Area** 29.8450 hectares more or less  
**Legal Description** Lot 34 Deposited Plan 381477

### Original Proprietors

Arith Holdings Limited

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### Interests

Appurtenant hereto is a right of way created by Transfer 937137.6 - 26.9.1997 at 9:01 am

7070749.2 Bond pursuant to Section 108(2)(b) Resource Management Act 1991 - 13.10.2006 at 9:05 am

7070749.3 Mortgage to Westpac New Zealand Limited - 13.10.2006 at 9:05 am

7070749.4 Mortgage to Brian Chang and to (now) Alice Pei-Ru Lee in shares - 13.10.2006 at 9:05 am

7070749.5 Mortgage to QWF Holdings Limited and Thira Holdings Limited - 13.10.2006 at 9:05 am

7832508.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 29.5.2008 at 9:00 am

Appurtenant hereto are rights of way created by Easement Instrument 7832508.12 - 29.5.2008 at 9:00 am

The easements created by Easement Instrument 7832508.12 are subject to Section 243 (a) Resource Management Act 1991

7832508.16 Bond pursuant to Section 108(2)(b) Resource Management Act 1991 - 29.5.2008 at 9:00 am

7832508.17 Discharge of Bond 7070749.2 - 29.5.2008 at 9:00 am

7888197.1 Transfer of Mortgage 7070749.5 to Thira Holdings Limited - 24.7.2008 at 1:52 pm

8111803.1 Transfer of Mortgage 7070749.4 to Arith Security Holdings Limited - 10.9.2009 at 10:32 am

8280553.1 Variation of Bond 7832508.16 - 10.9.2009 at 11:01 am

8280553.2 Mortgage to BBRLPL Queenstown Pty Limited - 10.9.2009 at 11:01 am

8316173.1 Transfer of Mortgage 7070749.4 to South Canterbury Finance Limited - 20.10.2009 at 12:47 pm

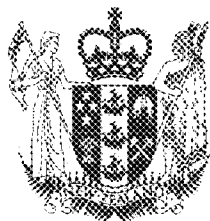
8648053.1 CAVEAT BY BRIAN CHANG AND ALICE PEI RU LEE - 26.11.2010 at 5:18 pm

8692351.1 Lapse of Caveat 8648053.1 pursuant to Section 145A Land Transfer Act 1952 - produced 7.2.2011 at 5:27 pm and entered 25.2.2011 at 7:00 am

Land Covenant in Easement Instrument 8800261.2 - 1.8.2011 at 4:08 pm

9077561.1 Transfer of Mortgage 7070749.4 to Crown Asset Management Limited - 5.6.2012 at 8:55 am

9381643.1 Change of Name of BBRLPL Queenstown Pty Limited to RCL Queenstown Pty Limited in Mortgage 8280553.2 - 29.4.2013 at 12:52 pm



# COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



R. W. Muir  
Registrar-General  
of Land

## Historical Search Copy

**Identifier** 326409  
**Land Registration District** Otago  
**Date Issued** 29 May 2008

### Prior References

277415

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**Estate** Fee Simple  
**Area** 29.7847 hectares more or less  
**Legal Description** Lot 36 Deposited Plan 381477

### Original Proprietors

Arith Holdings Limited

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### Interests

Appurtenant hereto is a right of way created by Transfer 937137.6 - 26.9.1997 at 9:01 am

7070749.2 Bond pursuant to Section 108(2)(b) Resource Management Act 1991 - 13.10.2006 at 9:05 am

7070749.3 Mortgage to Westpac New Zealand Limited - 13.10.2006 at 9:05 am

7070749.4 Mortgage to Brian Chang and to (now) Alice Pei-Ru Lee in shares - 13.10.2006 at 9:05 am

7070749.5 Mortgage to QWF Holdings Limited and Thira Holdings Limited - 13.10.2006 at 9:05 am

7832508.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 29.5.2008 at 9:00 am

Appurtenant hereto are rights of way created by Easement Instrument 7832508.12 - 29.5.2008 at 9:00 am

The easements created by Easement Instrument 7832508.12 are subject to Section 243 (a) Resource Management Act 1991

7832508.17 Discharge of Bond 7070749.2 - 29.5.2008 at 9:00 am

7878129.1 CAVEAT BY QWF HOLDINGS LIMITED - 15.7.2008 at 9:00 am

7888197.1 Transfer of Mortgage 7070749.5 to Thira Holdings Limited - 24.7.2008 at 1:52 pm

8111803.1 Transfer of Mortgage 7070749.4 to Arith Security Holdings Limited - 10.9.2009 at 10:32 am

8316173.1 Transfer of Mortgage 7070749.4 to South Canterbury Finance Limited - 20.10.2009 at 12:47 pm

8499856.1 Discharge of Mortgage 7070749.5 - 20.5.2010 at 1:59 pm

8648053.1 CAVEAT BY BRIAN CHANG AND ALICE PEI RU LEE - 26.11.2010 at 5:18 pm

8692351.1 Lapse of Caveat 8648053.1 pursuant to Section 145A Land Transfer Act 1952 - produced 7.2.2011 at 5:27 pm and entered 25.2.2011 at 7:00 am

8673984.1 Withdrawal of Caveat 7878129.1 - 1.8.2011 at 1:24 pm

Land Covenant in Easement Instrument 8800261.2 - 1.8.2011 at 4:08 pm

9077561.1 Transfer of Mortgage 7070749.4 to Crown Asset Management Limited - 5.6.2012 at 8:55 am

Appendix C  
Historical Aerial Photographs



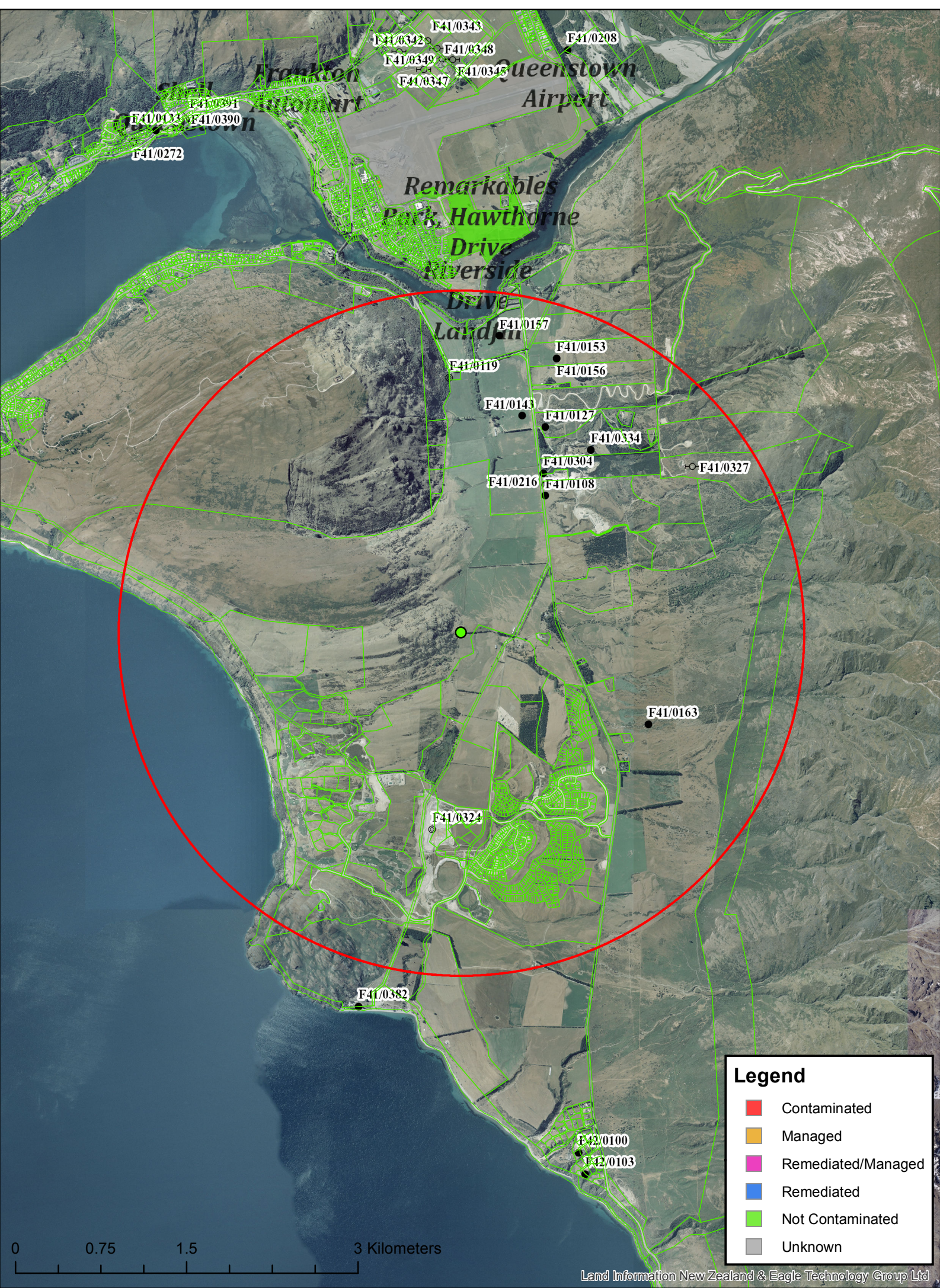




Appendix D  
Bore Search Information



Land-use and Site Contamination Request - Jacks Point





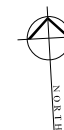
Appendix E  
Henley Downs Resort Structure Plan

# FIGURE 1

## Jacks Point Resort Zone - Henley Downs and Jacks Point

scale 1:25,000 (A4), 1:12,500 (A2)

15 June 2015



### KEY

R(HD)	Residential (Hanley Downs)
R(HD-SH)	Residential (Hanley Downs - State Highway)
FP	Farm / Preserve
EIC	Education Innovation Campus
OSL	Open Space Landscape Protection / Farming
W	Wetland
L	Lodge
V(JP)	Village (Jacks Point)
R(JP)	Residential (Jacks Point)
R(JP-SH)	Residential (Jacks Point - State Highway)
HS	Tablelands Homesites
W	Wetlands
G	Golf Course and Open Space
G/F	Golf Course, Open Space and Recreational Facilities
O/S	Open Space

	Highway Landscape Protection Area
	Peninsula Hill Landscape Protection Area
	Lake Shore Landscape Protection Area

	Open Space
	Activity Area
	State Highway Mitigation
	Public Access Route (location indicative)
	Secondary Road Access (location indicative)
	Primary Road Access (location indicative)
	Key Road Connections (location indicative)
	Tablelands (includes Homesites and Wetlands within shaded area)

