



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



R.W. Muir  
Registrar-General  
of Land

**Identifier** **1146272**

**Land Registration District** **Otago**

**Date Issued** 22 December 2023

**Prior References**

1114834

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<b>Estate</b>	Fee Simple
<b>Area</b>	71.6595 hectares more or less
<b>Legal Description</b>	Lot 981 Deposited Plan 587232 and Lot 982 Deposited Plan 590655 and Lot 984 Deposited Plan 523538 and Lot 985 Deposited Plan 523538 and Lot 988 Deposited Plan 523538 and Lot 980 Deposited Plan 574876 and Lot 971 Deposited Plan 567411 and Lot 972 Deposited Plan 567411

**Registered Owners**

Willowridge Developments Limited

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**Interests**

Subject to Section 59 Land Act 1948 (Affects Lot 981 DP 587232 part formerly Section 50 Block IV Lower Wanaka Survey District contained in RT OT5B/475)

Appurtenant to Lot 988 DP 523538 part formerly Lot 2 DP 510626 is a right to convey water created by Transfer 5206560.6 - 3.5.2002 at 9:00 am

Appurtenant to Lots 971 & 972 DP 567411 & Lots 984 & 985 DP 523538 & Lot 988 DP 523538 part formerly Section 2 SO 519746 & Lot 982 DP 590655 & Lot 980 DP 574876 & Lot 981 DP 587232 is a right of way and a right to convey water and a right to drain water and sewage created by Easement Instrument 9928670.10 - 11.2.2015 at 5:00 pm

The easements created by Easement Instrument 9928670.10 are subject to Section 243(a) Resource Management Act 1991 10784847.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 13.6.2017 at 11:49 am (Affects Lot 988 DP 523538 part formerly Lot 2 DP 510626)

11674965.12 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 22.4.2020 at 6:04 pm (Affects Lots 984 - 985 & 988 DP 523538)

Subject to a right to drain sewage (in gross) over part Lot 981 marked AE and a right to drain and discharge water (in gross) over part Lot 981 marked DE & J and a right to drain water (in gross) over part Lot 981 marked E on DP 587232 and a right of way (in gross) over part Lot 971 marked P on DP 567411 in favour of the Queenstown Lakes District Council created by Easement Instrument 11674965.13 - 22.4.2020 at 6:04 pm

The easements created by Easement Instrument 11674965.13 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right to convey and transform electricity (in gross) over part Lot 985 marked G on DP 523538 in favour of Aurora Energy Limited created by Easement Instrument 11674965.14 - 22.4.2020 at 6:04 pm

The easements created by Easement Instrument 11674965.14 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right to drain water over part Lot 988 marked DA on DP 523538 created by Easement Instrument 11674965.15 - 22.4.2020 at 6:04 pm

The easements created by Easement Instrument 11674965.15 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right of way over part Lot 988 marked BC on DP 523538 created by Easement Instrument 11674965.17 - 22.4.2020 at 6:04 pm

Appurtenant to Lot 988 DP 523538 is a right of way created by Easement Instrument 11674965.17 - 22.4.2020 at 6:04 pm

The easements created by Easement Instrument 11674965.17 are subject to Section 243 (a) Resource Management Act 1991

Subject to a parking and manoeuvring easement over part Lot 988 marked BD and a signage easement over part Lot 988 marked H on DP 523538 created by Easement Instrument 11674965.18 - 22.4.2020 at 6:04 pm

Appurtenant to Lot 988 DP 523538 is a parking and manoeuvring easement created by Easement Instrument 11674965.18 - 22.4.2020 at 6:04 pm

11787707.8 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 13.7.2020 at 4:08 pm (Affects Lots 971 & 972 DP 567411)

Subject to a right to drain sewage (in gross) over part Lot 972 marked FC on DP 567411 in favour of the Queenstown Lakes District Council created by Easement Instrument 11787707.9 - 13.7.2020 at 4:08 pm

The easements created by Easement Instrument 11787707.9 are subject to Section 243 (a) Resource Management Act 1991

11787707.12 Mortgage to Westpac New Zealand Limited - 13.7.2020 at 4:08 pm

11787707.13 CAVEAT OF LOT 984, 985, 988 DP 523538 AND LOT 982 DP 590655 AND LOT 981 DP 587232 BY QUEENSTOWN LAKES DISTRICT COUNCIL - 13.7.2020 at 4:08 pm

11787707.14 CAVEAT OF LOT 988 DP 523538 BY FOODSTUFFS (SOUTH ISLAND) PROPERTIES LIMITED - 13.7.2020 at 4:08 pm

12010107.1 CAVEAT OF LOT 988 DP 523538 BY AURORA ENERGY LIMITED - 4.2.2021 at 11:24 am

11898151.10 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 12.4.2021 at 12:42 pm (Affects Lot 982 DP 590655)

Subject to a right to drain and discharge water (in gross) over part Lot 981 marked B and a right to drain water (in gross) over part Lot 981 marked K & L and a right to drain sewage (in gross) over part Lot 981 marked C & E on DP 587232 in favour of the Queenstown-Lakes District Council created by Easement Instrument 11898151.11 - 12.4.2021 at 12:42 pm

The easements created by Easement Instrument 11898151.11 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant (in gross) in favour of Queenstown-Lakes District Council created by Covenant Instrument 11898151.12 - 12.4.2021 at 12:42 pm (Affects Lot 982 DP 590655)

Land Covenant (in gross) in favour of BP Oil New Zealand Limited created by Covenant Instrument 11898151.13 - 12.4.2021 at 12:42 pm (Affects Lot 982 DP 590655)

12208648.1 CAVEAT OF LOT 988 DP 523538 BY AURORA ENERGY LIMITED - 4.8.2021 at 2:17 pm

12552763.9 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 27.9.2022 at 3:11 pm (Affects Lot 980 DP 574876 & Lot 981 DP 587232)

Subject to a right to drain sewage (in gross) over part Lot 981 marked CB & CM DP 587232 and over part Lot 980 marked CJ on DP 574876 and right to drain water (in gross) over part Lot 981 marked A, DD, CB, CM, DA & CN on DP 587232 and over part Lot 980 marked CK & CJ on DP 574876 and a right to discharge water (in gross) over part Lot 981 marked DA & CN on DP 587232 in favour of the Queenstown Lakes District Council created by Easement Instrument 12552763.10 - 27.9.2022 at 3:11 pm

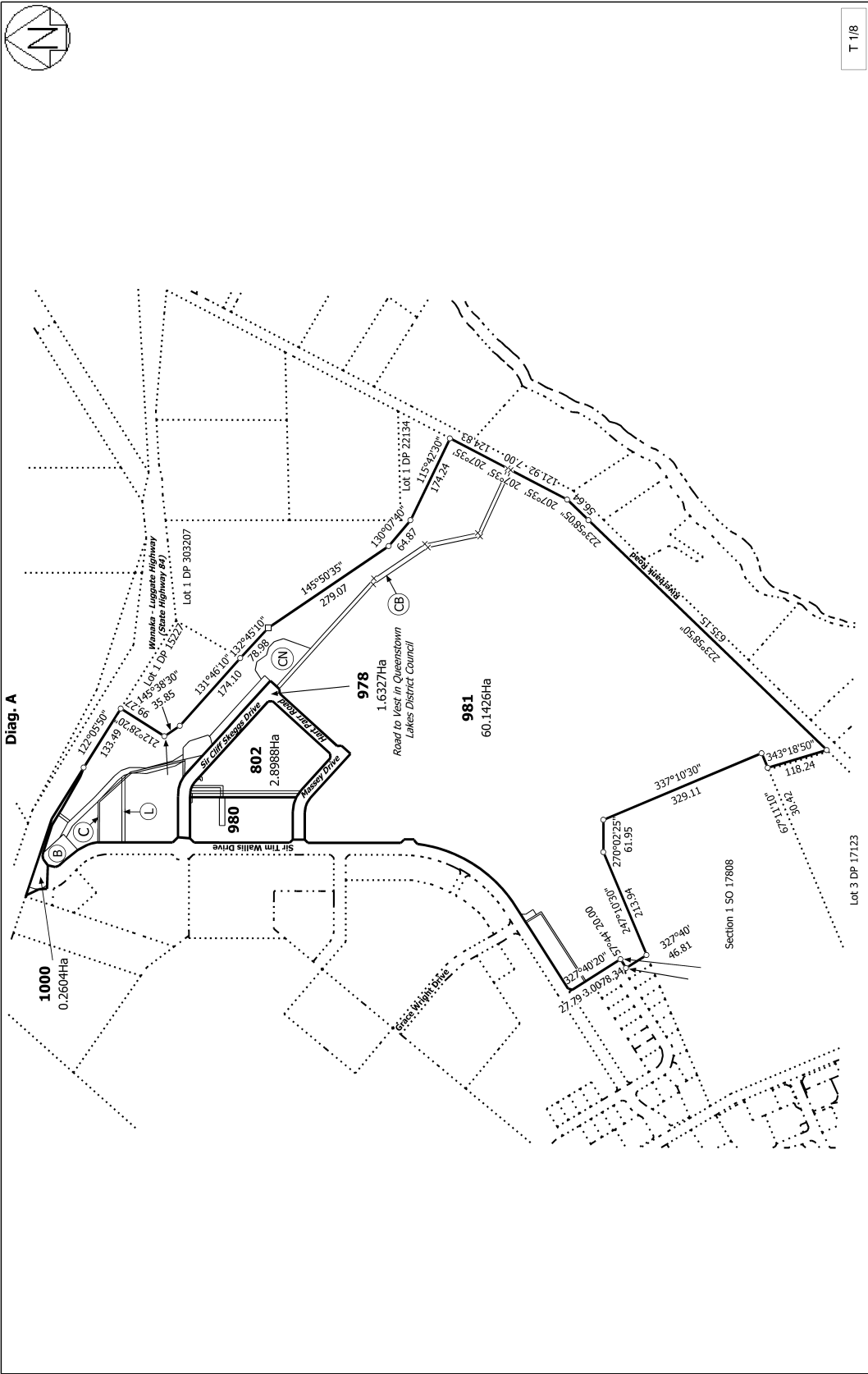
The easements created by Easement Instrument 12552763.10 are subject to Section 243 (a) Resource Management Act 1991

12599490.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 16.11.2022 at 4:39 pm (Affects Lots 971 & 972 DP 567411)

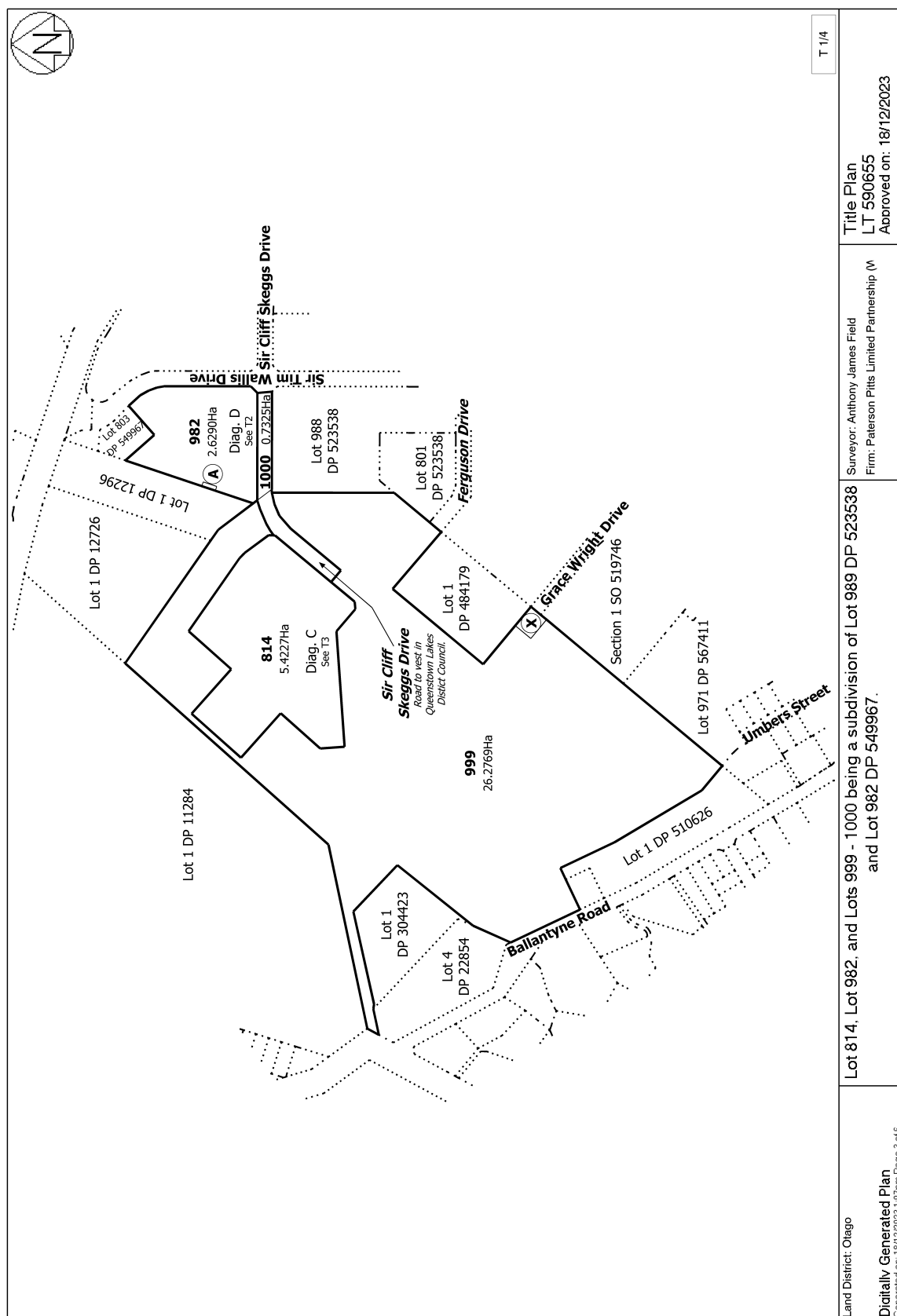
Subject to a right to convey water (in gross) over part Lot 971 marked P, Y & Z and a right of way (in gross) over part Lot 971 marked Z on DP 567411 in favour of the Queenstown Lakes District Council created by Easement Instrument 12599490.6 - 16.11.2022 at 4:39 pm

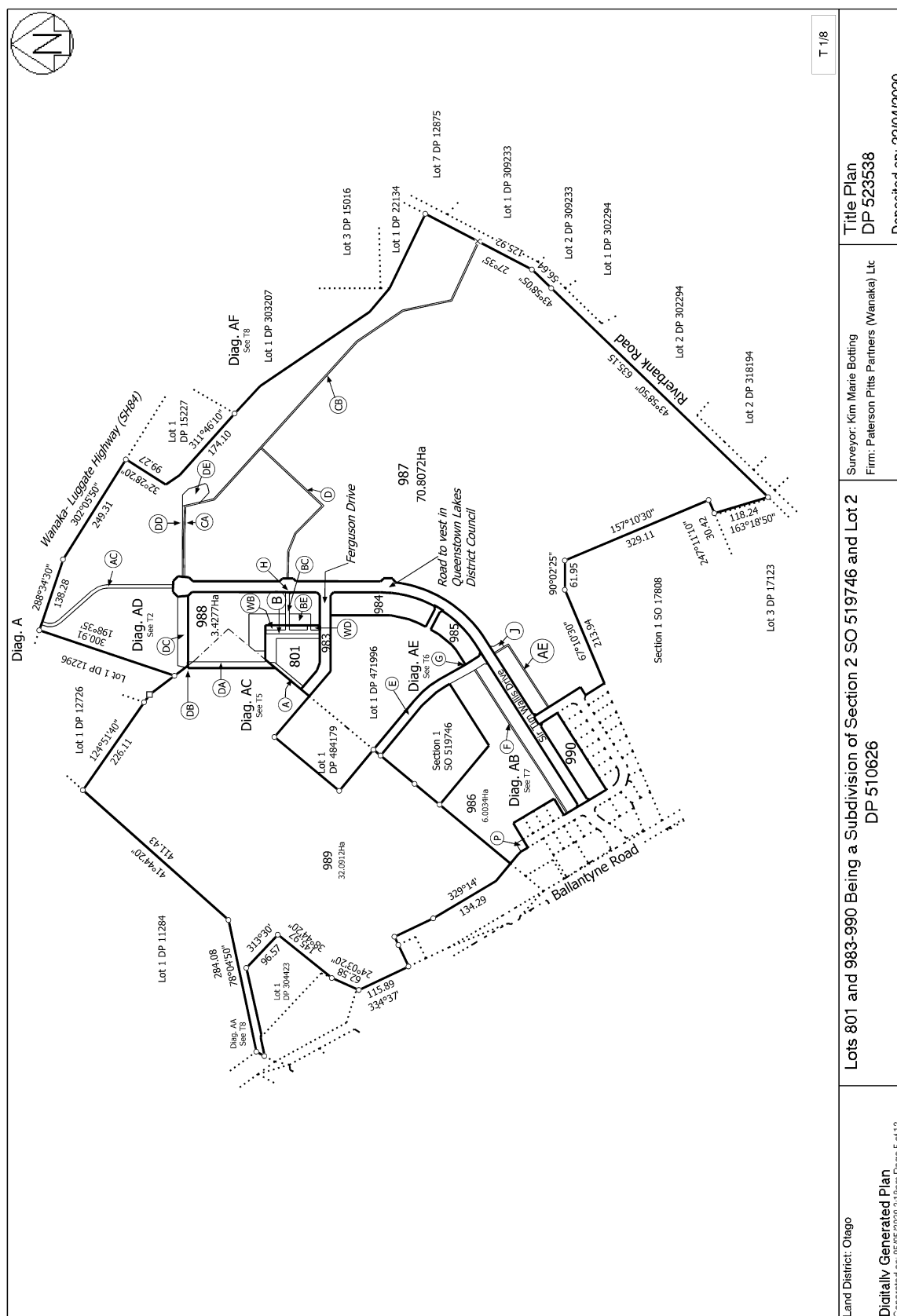
The easements created by Easement Instrument 12599490.6 are subject to Section 243 (a) Resource Management Act 1991  
Subject to a gas easement (in gross) over part Lot 972 marked GI on DP 567411 in favour of Rockgas Limited created by Easement Instrument 12599490.8 - 16.11.2022 at 4:39 pm

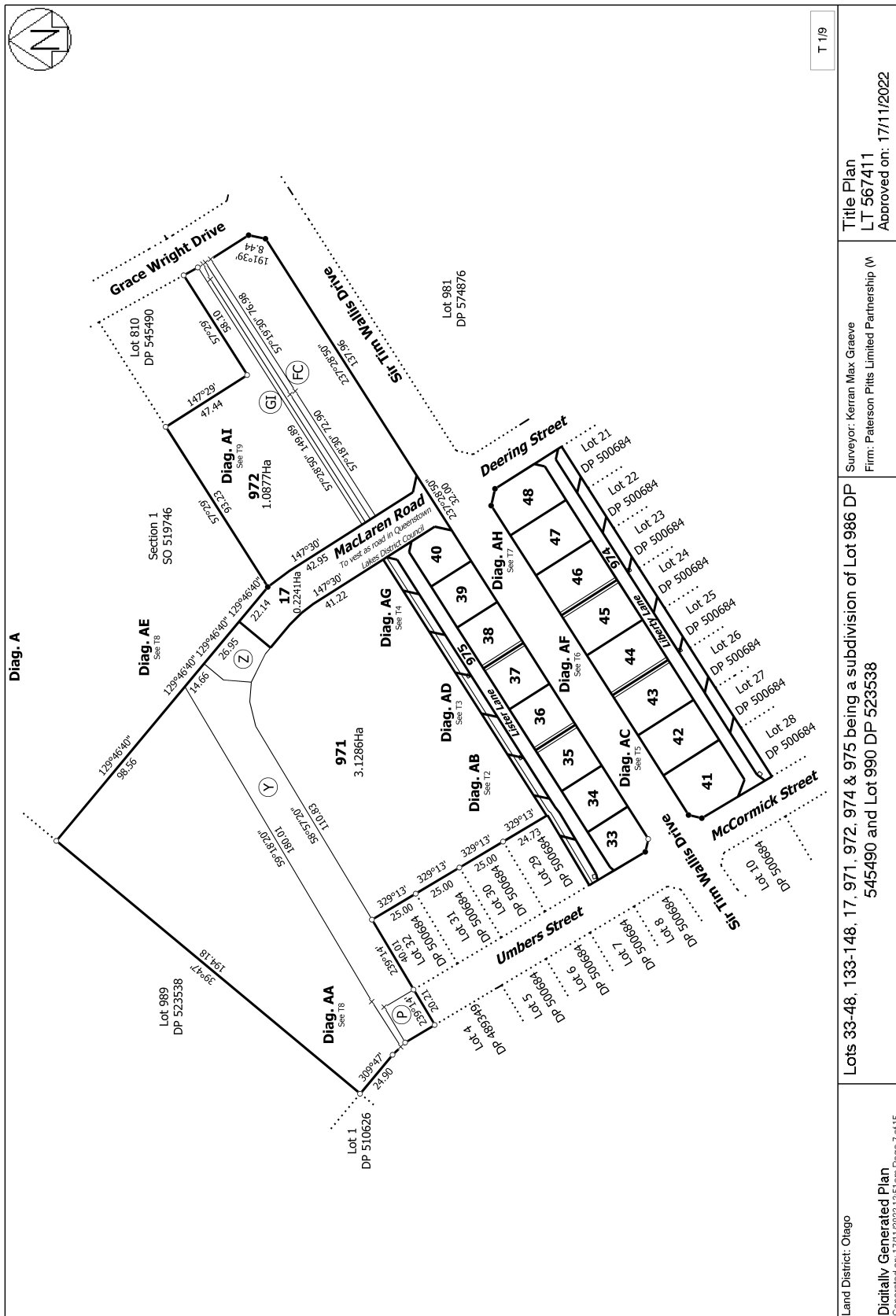
The easements created by Easement Instrument 12599490.8 are subject to Section 243 (a) Resource Management Act 1991  
Subject to Section 241(2) Resource Management Act 1991 (affects DP 590655)

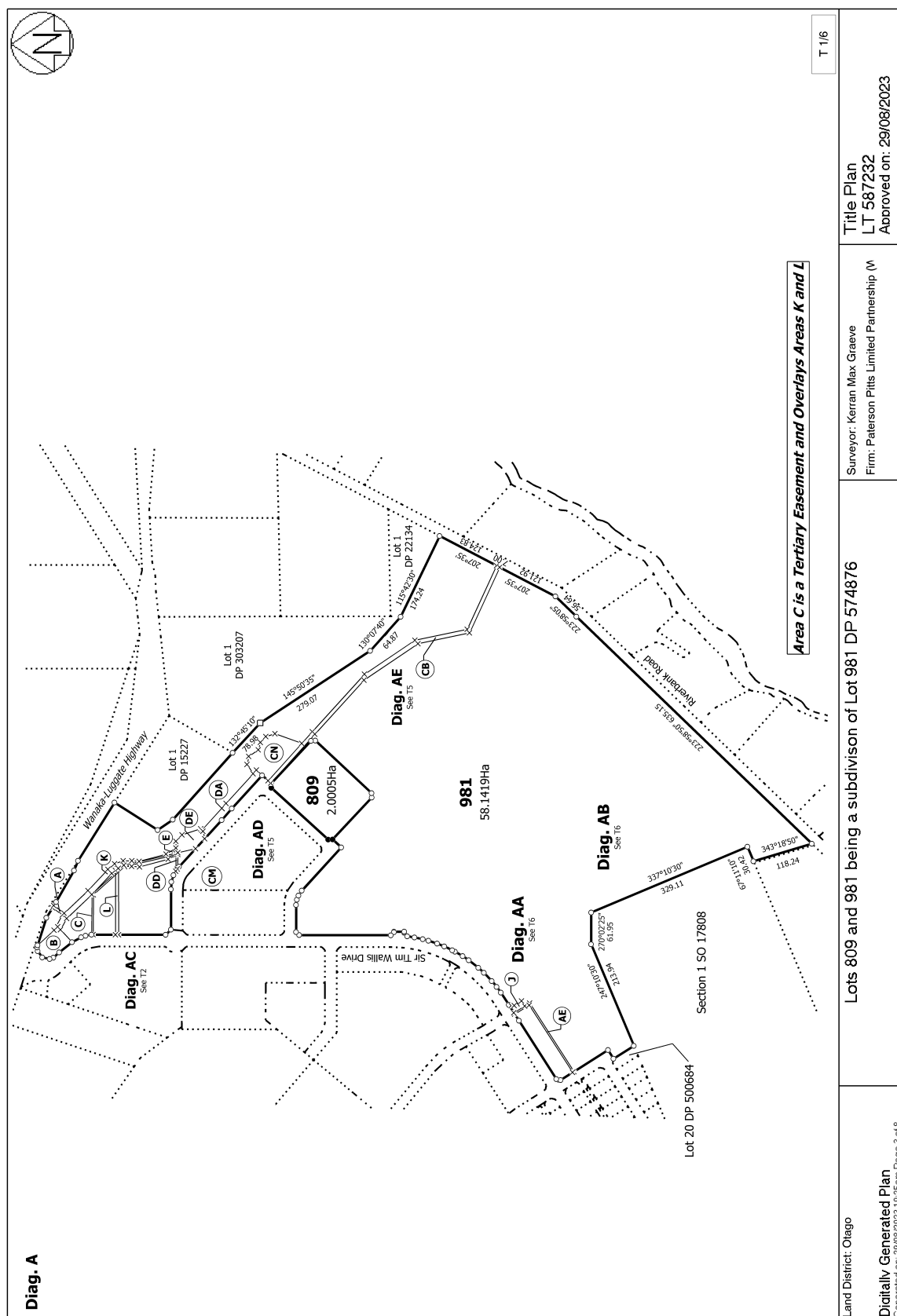


Land District: Otago	Lot 802, 978, 980, 981 and 1000 being a subdivision of Lot 981 DP 549967	Surveyor: Anthony James Field Firm: Paterson Pitts Limited Partnership (W)	Title Plan LT 574876 Approved on: 5/10/2022	T 118
Digitally Generated Plan Generated on: 05/10/2022 12:06am Page 5 of 12				











## Explanation of Title Instruments

### As applicable to Lot 981 DP587232

Instrument	Instrument Description	Comment
Subject to Section 59 Land Act 1948		<i>This is not applicable, as Section 59 of this Act has been repealed.</i>
Transfer 5206560.6	Appurtenant to Lot 988 DP 523538 part formerly Lot 2 DP 510626 is a right to convey water.	<i>Not applicable to the subject lot.</i>
Easement Instrument 9928670.10	Right of way and a right to convey water and a right to drain water and sewage.	<i>This instrument relates to Easement 'B', which is located at the northern end of the Three Parks development, some 800m from the site, and will be unaffected by any of the project works.</i>
Consent Notice 10784847.2	Pursuant to Section 221 Resource Management Act 1991.	<i>Not applicable to the subject lot.</i>
Consent Notice 11674965.12	Pursuant to Section 221 Resource Management Act 1991.	<i>Not applicable to the subject lot.</i>
Easement Instrument 11674965.13	Subject to a right to drain sewage (in gross) over part Lot 981 marked AE and a right to drain and discharge water (in gross) over part Lot 981 marked DE & J and a right to drain water (in gross) over part Lot 981 marked E on DP 587232 and a right of way (in gross) over part Lot 971 marked P on DP 567411 in favour of the Queenstown Lakes District Council.	<i>Easement 'AE' covers underground services in place under the central laneway of the project. This servicing will remain in place and protected throughout works, and in perpetuity on the title as an easement. Easement 'J' is located at the entrance of Road 6 (extension to Grace Write Drive), adjoining the site boundary. No works are proposed that would affect this easement outside the site boundary.  Easement 'DE' is located 750m from the project and will be unaffected by any of the works. Easement 'E' and 'P' are not applicable to this lot.</i>
Easement Instrument 11674965.14	Subject to a right to convey and transform electricity (in gross) over part Lot 985 marked G on DP 523538 in favour of Aurora Energy Limited.	<i>Not applicable to the subject lot.</i>
Easement Instrument 11674965.15	Subject to a right to drain water over part Lot 988 marked DA on DP 523538.	<i>Not applicable to the subject lot.</i>

Easement Instrument 11674965.17	Appurtenant to Lot 988 DP 523538 is a right of way.	<i>Not applicable to the subject lot.</i>
Easement Instrument 11674965.18	Subject to a parking and manoeuvring easement over part Lot 988 marked BD and a signage easement over part Lot 988 marked H on DP 523538.	<i>Not applicable to the subject lot.</i>
Consent Notice 11787707.8	Pursuant to Section 221 Resource Management Act 1991.	<i>Not applicable to the subject lot.</i>
Easement Instrument 11787707.9	Subject to a right to drain sewage (in gross) over part Lot 972 marked FC on DP 567411 in favour of the Queenstown Lakes District Council.	<i>Not applicable to the subject lot.</i>
Caveat 11787707.13	Lot 984, 985, 988 DP 523538 and Lot 982 DP 590655 and Lot 981 DP 587232.	<i>Whilst the subject lot is listed on this instrument it is not applicable to the subject lot.</i>
Caveat 11787707.14	Lot 988 DP 523538 by Foodstuffs (South Island) Properties Limited.	<i>Not applicable to the subject lot.</i>
Caveat 12010107.1	Lot 988 DP 523538 by Aurora Energy Limited.	<i>Not applicable to the subject lot.</i>
Easement Instrument 11898151.11	Subject to a right to drain and discharge water (in gross) over part Lot 981 marked B and a right to drain water (in gross) over part Lot 981 marked K & L and a right to drain sewage (in gross) over part Lot 981 marked C & E on DP 587232 in favour of the Queenstown-Lakes District Council.	<i>Easements 'B', 'K', 'L', 'C' and 'E' are located at the northern end of the Three Parks development, some 700 – 800m from the site, and will be unaffected by any of the project works.</i>
Covenant Instrument 11898151.12	Land Covenant (in gross) in favour of Queenstown-Lakes District Council.	<i>Not applicable to the subject lot.</i>
Covenant Instrument 11898151.13	Land Covenant (in gross) in favour of BP Oil New Zealand Limited.	<i>Not applicable to the subject lot.</i>

Caveat 12208648.1	Caveat of Lot 988 DP 523538 by Aurora Energy Limited.	<i>Not applicable to the subject lot.</i>
Consent Notice 12552763.9	Pursuant to Section 221 Resource Management Act 1991 - 27.9.2022 at 3:11 pm (Affects Lot 980 DP 574876 & Lot 981 DP 587232).	<i>The conditions on this consent notice require the lots to be serviced upon subdivision. This has been approved through RM230084, as has the cancellation of condition (b) as applicable to these lots, and therefore the relevant conditions of this consent notice have been cancelled or met.</i>
Easement Instrument 12552763.10	Subject to a right to drain sewage (in gross) over part Lot 981 marked CB & CM DP 587232 and over part Lot 980 marked CJ on DP 574876 and right to drain water (in gross) over part Lot 981 marked A, DD, CB, CM, DA & CN on DP 587232 and over part Lot 980 marked CK & CJ on DP 574876 and a right to discharge water (in gross) over part Lot 981 marked DA & CN on DP 587232 in favour of the Queenstown Lakes District Council.	<i>These Easements are located at the northern end of the Three Parks development, some 700 – 800m from the site, and will be unaffected by any of the project works.</i>
Consent Notice 12599490.5	Pursuant to Section 221 Resource Management Act 1991.	<i>Not applicable to the subject lot.</i>
Easement Instrument 12599490.6	Subject to a right to convey water (in gross) over part Lot 971 marked P, Y & Z, and a right of way (in gross) over part Lot 971 marked Z on DP 567411 in favour of the Queenstown Lakes District Council.	<i>Not applicable to the subject lot.</i>
Easement Instrument 12599490.8	Subject to a gas easement (in gross) over part Lot 972 marked GI on DP 567411 in favour of Rockgas Limited.	<i>Not applicable to the subject lot.</i>
Subject to Section 241(2) Resource Management Act 1991		<i>Not applicable to the subject lot.</i>