

CENTRAL OTAGO DISTRICT COUNCIL
S95A-F DECISION FOR RC240186
191 Fay Lane, Queensberry

INTRODUCTION

The applicant, Enfield Limited, seeks:

- subdivision consent to subdivide the property into 11 lots
- land use consent for the establishment of nine residential building platforms on the resultant allotments, associated earthworks and vegetation clearance.

SITE DESCRIPTION

The subject site is located at 191 Fay Lane, Queensberry and is legally described as Lot 1 Deposited Plan 487478 and Lot 3 Deposited Plan 427927, as held in record of title 697559. The site comprises of 710ha, of which approximately 107ha is proposed to be subdivided and developed as part of the subject application.

The applicant describes that the current land use on the site is predominantly dryland sheep farming, with a small area of cultivated and irrigated pasture land in the south-east corner of the site. Vegetation across the site consists mainly of regenerating kanuka dominated scrub and scrubland, with smaller areas of grassland, wetland, herbfield and rock outcrops.

The site increases in elevation towards the south-west, with the higher elevation land of the site subject to an Outstanding Natural Landscape (ONL) notation within the Central Otago District Plan (District Plan). The area of the proposed subdivision predominantly lies outside of the ONL land, comprising of several valley landforms with localised ridgelines.

DESCRIPTION OF THE ACTIVITY

Subdivision:

The application proposes to configure the subdivision as follows:

Lot	Area
1	710.0383ha (Balance Lot)
2	2.01ha
3	5.03ha
4	8.54ha
5	5.878ha
6	5.77ha
7	11.97ha
8	7.02ha
9	8.18ha
10	4.56ha
100	106.7475ha (Balance Lot)



Figure 1: Proposed scheme plan and allotment areas (Source: Application, 2024)

The applicant seeks to provide access to the subdivision from Fay Lane, including an upgrade of the carriageway to sealed formation to the boundary of proposed Lot 2 and terminating in a turning circle. The proposal seeks the retention of Fay Lane as a private accessway. Internally, access to each of the allotments with residential building platforms is proposed to be via a right of way (ROW). Access to both balance allotments is proposed to be via a farm access track, predominantly following the alignment of the existing track.

Potable water is proposed to be reticulated to each allotment, originating from the Queensberry Irrigation Scheme. Similarly, power is proposed to be reticulated to each allotment underground, with telecommunications provided to each allotment via wireless technology. The applicant proposes that stormwater and wastewater from future dwellings will be discharged to land within the boundaries of each allotment.

Land use:

The application seeks to create nine new lots which are intended for residential use, with the location of residential activity confined to defined residential building platforms. The proposal is supported by a Landscape Assessment (LA), prepared by Rough Milne Mitchell. The application proposes platforms which are 900m² in size, with controls volunteered restricting build from within the platforms to 450m² and to 6m in height. Each platform is proposed to have a fire break setback to mitigate the risk of wildfire.

Additional design controls are volunteered restricting the exterior colours and materials of future dwellings within the platforms, restricting fence design and utilising mitigation planting to assimilate built form into the surrounding environment. No part of any of the nine residential building platforms are located within the part of the site containing ONL notation.

The remaining two proposed allotments will be retained as balance allotments, intended for continued rural productive use.

The applicant proposes both bulk native vegetation planting for visual mitigation and ecological enhancement planting to replace areas where flammable native vegetation is removed in the fire break areas. The ecological enhancement planting is proposed within a defined area contained within proposed Lot 3 and managed and maintained by a management company.

The application proposes to undertake earthworks for the construction of the accessways, and to create level areas for future dwellings. The applicant estimates that the areas of earthworks will be as follows:

Disturbance Type	Area
30mx 30m build platforms	8100m ²
Access track from Fay Lane	16,000m ²
Fay Lane Upgrade / Extension	26,600m ²

The applicant proposes that earthworks within the ONL will be required to construct approximately 700m of accessway. The applicant volunteers the use of earthwork management practices to reduce risks of erosion or sedimentation.

The application is supported by an Ecological Assessment (EA), prepared by Wildland Consultants. The EA estimates that approximately 2.7ha of exotic-dominant grassland vegetation and 0.6ha of indigenous-dominant vegetation would need to be cleared. A suite of recommendations are proposed within the EA to avoid, remedy and mitigate effects on flora and fauna.

REASONS FOR CONSENT

Central Otago District Plan

The subject site is located within the Rural Resource Area of the Central Otago District Plan (the District Plan). The site is also subject to an outstanding natural landscape notation.

Subdivision consent is required:

- As a discretionary activity pursuant to Rule 4.7.4 (iii)(b) for the creation of allotments which are sized to exceed a 2ha minimum and 8ha average.

Land use consent is required:

- As a restricted discretionary activity pursuant to Rule 4.7.3 (vii) for the establishment of residential building platforms which comply with clauses (a) to (d) inclusive.
- As a discretionary activity pursuant to Rule 4.7.4 (i) for a breach of excavation standards within the Outstanding Natural Landscape, Rule 4.7.6L (b),(c) and (e)
- As a discretionary activity pursuant to Rule 4.7.4 (i) for a breach of excavation standards related to the establishment of the residential building platforms and access tracks.
- As a discretionary activity pursuant to Rule 4.7.4 (i) for undertaking an activity which may have adverse effects on indigenous vegetation.

National Environmental Standards

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NЕСS) came into effect on 1 January 2012. The National Environmental Standard applies to any piece of land on which an activity or industry described in the current edition of the Hazardous Activities and Industries List (HAIL) is being undertaken, has been undertaken or is more likely than not to have been undertaken. Activities on HAIL sites may need to comply with permitted activity conditions specified in the National Environmental Standard and/or might require resource consent.

The applicant has obtained a search of Council records NES230032, which indicates that gold mining, and rural activities have been undertaken on the site. The applicant has confirmed that the location of the gold mining and any potential HAIL activities associated with the rural land use were not located on the part of the site subject to the proposed subdivision or earthworks. Accordingly, the NЕСS does not apply.

There are no other National Environmental Standards relevant to this application.

SECTION 95A NOTIFICATION

Step 1 – Mandatory public notification

Public notification has been requested. (s95A(3)(a)).

There has been no failure or refusal to provide further information or the commissioning of a report under section 92(2)(b) of the Act (s95A(3)(b)).

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

EFFECTS ON PERSONS

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

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

Limited notification is not required under Step 1 as the proposal does not affect customary rights groups, customary marine title groups nor is it on, adjacent to or may affect land subject to a statutory acknowledgement.

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

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

Limited notification is not precluded under Step 2 as the proposal is not exclusively for a controlled land use activity.

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

Limited notification is not required under Step 3 as the proposal is not a boundary activity where the owner of an infringed boundary has not provided their approval, and it is not a prescribed activity.

Limited notification is not required under Step 3 as the proposal falls into the 'any other activity' category and the effects of the proposal on persons are assessed below.

PERMITTED BASELINE (s95E(2)(a))

Under Section 95E(2)(a) of the RMA, an adverse effect of the activity on persons may be disregarded if the plan permits an activity with that effect. No permitted baseline is relevant to the application, given that resource consent is required for all subdivisions under the District Plan.

ASSESSMENT: EFFECTS ON PERSONS

The applicant has requested public notification of the application; however it is prudent to assess if any particular parties are adversely affected by the application to ensure that the application documentation is served upon them.

The application proposes to access the subdivision from Fay Lane, a private right of way owned by the applicant and then construct a further right of way through the subdivision to service the proposed allotments. I understand from the applicant that Fay Lane provides practical access for 7 properties, plus appurtenant right of way to numerous other properties within Queensberry (as a result of easements carrying down through the subdivision process) as well as easements in gross for power, telecommunications and water. The internal right of way is proposed to provide access for 10 lots within the subdivision.

The proposal seeks to retain Fay Lane as a private right of way from the termination of the public road (adjacent to 51 Fay Lane) through to a proposed turning circle head adjacent to proposed Lot 2 of the subdivision. The applicant has volunteered the upgrade of Fay Lane to Local Sealed standard, but seeks to retain it in private ownership as opposed to vesting. The

proposed subdivision will increase demand on the Fay Lane access, commensurate with the 10 new allotments proposed by the application. Council relies upon Table 3.2a of the July 2008 Addendum to NZS4404:2004 as the standard for roading formation and construction. Based on the demand of this access servicing 17 titles and the topography of the access, Table 3.2a requires Fay Lane to be formed to Local Sealed standard and vested in Council as legal road.

The proposal seeks to construct a private right of way through the subdivision from the turning circle head adjacent to proposed Lot 2, through to a terminus at Lot 10. The applicant has volunteered to construct this access to right of way standard which includes a gravel surface and 4.5m carriageway width, passing bays and sealing on sections exceeding 16.7% gradient. The proposed subdivision will result in a demand on this right of way commensurate with 10 allotments. Council relies upon Table 3.2a of the July 2008 Addendum to NZS4404:2004 as the standard for roading formation and construction. Based on the demand of this access servicing 10 allotments and the topography of the access, Table 3.2a requires the internal right of way to be formed to Local Access A standard and vested in Council as legal road.

In terms of effects, the following assessment considers the two accessways separately. For Fay Lane, Council standards require this access to be sealed and vested as public road. The applicant volunteers sealing, but not vesting. The sealing of the road is considered to have net positive effects on the safety, durability and efficiency of access for the other parties that obtain access from Fay Lane and for the future residents of the proposed subdivision. However, these parties are likely to hold a reasonable expectation that Council uphold the standards with Table 3.2a and require Fay Lane to be vested as public road based on the resultant demand from the proposed subdivision and the topography of the access. In this vein, I consider all parties who hold the right to access their properties via this section of Fay Lane as potentially adversely affected by this proposal. Of particular note is the owner of the property at 127 Fay Lane (Lot 1 DP 427927). The formed carriageway of Fay Lane is located within the boundaries of this property, presenting legal and physical constraints to the vesting of Fay Lane in its current formed location.



Figure 2: Snip of Fay Lane entering Lot 1 DP 427927

Additionally, multiple parties currently hold easements for access to services which run along the Fay Lane corridor. In the instance that Fay Lane is vested through the subdivision process, all of these easements will need to be relinquished from each title. I consider these parties who hold easements over the area of Fay Lane to be adversely affected by the proposal to at least a minor degree.

In terms of effects resulting from the proposed internal right of way (servicing Lots 1-10), these effects will be primarily felt by the applicant as owner of the land and initial successor in title if the subdivision is realised. However, it would be remiss of Council to not consider effects on the safety, durability and efficiency of the access remaining in perpetuity. Council standards take demand, terrain, width, design speed and formation into account. I consider that an accessway which is not formed to meet Council standards has the potential to result in adverse effects on safety, durability and efficiency for all potential end users. As discussed above, this section of the proposed accessway is also impacted by the presence of existing easements. In the instance that the proposed internal right of way is vested (as required by Council standards) then the parties who hold easements for right to access their properties over this area will be adversely affected by the proposal to at least a minor degree.

In terms of visual amenity, rural amenity and landscape values, the proposal is supported by a Landscape Assessment, with volunteered design controls which aim to ensure that built form recesses into the surrounding landscape and that the visual effects of domestication are confined and screened within the site. Given these mitigations, combined with separation distances to neighbouring properties and general compliance with District Plan density standards, adverse effects in this regard are not identified with respect to any particular parties. The public notification process which has been volunteered by the applicant appropriately addresses potential effects on visual amenity, rural amenity and landscape values on the wider environment.

In terms of bulk and location effects, the proposed residential building platforms conform with all District Plan standards in relation to bulk and location both internally and externally to the site. No parties are identified as adversely affected in this regard.

In terms of earthworks, the applicant volunteers the use of best practice methodology during earthworks to avoid and mitigate the effects of erosion, sedimentation and dust emissions. No specific parties are identified as adversely affected in this regard.

No specific affected parties are identified regarding servicing arrangements, reverse sensitivity, and indigenous vegetation clearance. Again, the public notification process will ensure that any parties who may have an interest in, jurisdiction over, native flora and fauna are provided with an opportunity to be involved. This includes Aukaha, Department of Conservation, Fish & Game and Otago Regional Council.

Step 4: Further limited notification in special circumstances

Special circumstances do not apply that require limited notification.

DECISION: EFFECTS ON PERSONS (s95B(1))

In terms of Section 95E of the RMA, the following parties are considered affected by this proposal. Given the notification decision above, these parties will be served with the application and have the opportunity to engage in the consent process through the notification process.

Affected parties are as follows:

1. Statutory parties pursuant to clause 10(2) of the Resource Management (Forms, Fees and Procedures) Regulations 2003.
 - Aukaha
 - Otago Regional Council

- Department of Conservation
- Fish & Game

2. The following parties are considered affected by the proposal due to the consequential changes to their easements as a result of the proposed subdivision:

****The list of these parties is attached to this report as Appendix 1

OVERALL NOTIFICATION DETERMINATION

Given the decisions made under s95A and s95B, the application is able to be processed on a publicly notified basis. It is noted that the determination, as to whether an application should be notified or not, is separate from the issues to be considered in making a decision on the application itself.

Prepared by:



Tanya Copeland
TEAM LEADER - PLANNING

Date: 25 February 2025

Approved under Delegated Authority by:



Tim Anderson
Team Leader – Planning

Date: 26 February 2025

Appendix 1 - Affected Parties

Right (In Gross) to convey and telecommunications and computer media EA, EB, F, H, I, J, K, L and AZ Lot 3 DP 427927 EI7838583.14 Telecom New Zealand Limited

Currently affected Records (3)

Title Reference	Registered Owners	Legal Description
326800	Patrick Joseph Connell, Andrea Thiele Wilton-Connell	Lot 1-2 Deposited Plan 381579
510387	Robin James Dalton	Lot 1-2 Deposited Plan 427927
697559	Enfield Limited	Lot 1 Deposited Plan 487478 and Lot 3 Deposited Plan 427927



Right (in Gross) to convey and transform electricity EA, EB, F, U, AS, H, I, J, K, L and AZ Lot 3 DP 427927 EI7838583.15 Aurora Energy

Currently affected Records (5)

Title Reference	Registered Owners	Legal Description
326800	Patrick Joseph Connell, Andrea Thiele Wilton-Connell	Lot 1-2 Deposited Plan 381579
326802	Daniel Joseph Boon, Judy Blair	Lot 4-5 Deposited Plan 381579
510387	Robin James Dalton	Lot 1-2 Deposited Plan 427927
697559	Enfield Limited	Lot 1 Deposited Plan 487478 and Lot 3 Deposited Plan 427927
981225	Marcus John Dye, Lucy Alexandra Thomson, Adam Hamilton Fairmaid	Lot 2 Deposited Plan 558504



Right of Way AZ, B, C, D, EA, EB, F, G, H, I, J, K and L Lot 3 DP 427927 EI5960545.16

Currently affected Records (6)

Title Reference	Registered Owners	Legal Description
326800	Patrick Joseph Connell, Andrea Thiele Wilton-Connell	Lot 1-2 Deposited Plan 381579
326801	Pamela Hunter	Lot 3 Deposited Plan 381579
326802	Daniel Joseph Boon, Judy Blair	Lot 4-5 Deposited Plan 381579
510387	Robin James Dalton	Lot 1-2 Deposited Plan 427927
650071	Enfield Limited	Lot 7 Deposited Plan 381579 and Lot 1 Deposited Plan 474192
697559	Enfield Limited	Lot 1 Deposited Plan 487478 and Lot 3 Deposited Plan 427927



Right of Way AZ, B, C, D, EA, EB, F, G, H, I, J, K and L Lot 3 DP 427927 EI 7838583.17



Currently affected Records (50)

Title Reference	Registered Owners	Legal Description
1046972	Mark Stuart Davis, Anne Marie Molineux	Lot 1 Deposited Plan 573766
1046973	Adrienne Taylor, Phillip John Wilson	Lot 2 Deposited Plan 573766
510387	Robin James Dalton	Lot 1-2 Deposited Plan 427927
582608	Sacha Joshua Wetzel, Ardmore Trustee Limited	Lot 1 Deposited Plan 454158
582609	Jacob Matthew Dexter, Esther Leslie Dexter	Lot 2 Deposited Plan 454158
597225	International College of Herbal Medicine Limited	Lot 1 Deposited Plan 458571
650071	Enfield Limited	Lot 7 Deposited Plan 381579 and Lot 1 Deposited Plan 474192
696782	Anthony Morgan Lynch, Brenda Elizabeth Jessup, Law Works Trust Limited	Lot 2 Deposited Plan 487254
696783	Samuel Norman Stewart, Craig Stephen Blake	Lot 3 Deposited Plan 487254
696784	Mark Edward Williams	Lot 4 Deposited Plan 487254
696785	Peter James Stratton, Marissa Morgan Fallone	Lot 5 Deposited Plan 487254
696786	Craig Stephen Blake, Pamela Hidalgo Agabin	Lot 6 Deposited Plan 487254
696787	Alfred Anthony Lynch	Lot 26 Deposited Plan 487254
697559	Enfield Limited	Lot 1 Deposited Plan 487478 and Lot 3 Deposited Plan 427927
697560	Ross Duncan Roy, Stephanie Helen Roy	Lot 2 Deposited Plan 487478
717160	Yvonne Marie Binns, Russell John Binns	Lot 7 Deposited Plan 492816
717162	Helen Maree Ninkie, Christopher Ian Watkins	Lot 9 Deposited Plan 492816
717163	Jan Lynnette Grant, Ewan Fraser Grant, Geoffrey Alan Masterton	Lot 10 Deposited Plan 492816
717164	Georgina Kain	Lot 11 Deposited Plan 492816
717165	Michael Gerhard Landmann, Janet Ruth Landmann	Lot 12 Deposited Plan 492816
717166	Douglas Philip Creighton, Raylene Verna Creighton	Lot 13 Deposited Plan 492816
717167	Joshua Edward Welsh-Parrant, Saahn Welsh-Parrant	Lot 16 Deposited Plan 492816
717168	Sean Matthew Sweeney	Lot 17 Deposited Plan 492816
717169	Toni Leanne Gordon	Lot 18 Deposited Plan 492816
717170	Jamie Bradford Brown	Lot 19 Deposited Plan 492816
748608	Claire Coral Marshall	Lot 1 Deposited Plan 501267
748609	Keith Rodney Martin, Elizabeth Mary Martin, Liston Trustee Services Limited	Lot 2-3 Deposited Plan 501267

748610	Catherine Mary Field, Charlotte Grace Field, Richard Arne Robert Field, Daniel Nathan Van Biljon, Nicholas Daniel Jacobus Van Biljon	Lot 4 Deposited Plan 501267
760075	Lyndon Christopher Stott, Sophie Elizabeth Copley	Lot 1 Deposited Plan 504734 and Lot 15 Deposited Plan 328097
760076	Joseph Stephen McCrory, Mary Ouwerkerk	Lot 14 Deposited Plan 504734
760077	Ian Jeffrey, Marion Margaret Jeffrey	Lot 15 Deposited Plan 504734
760078	Mark Andrew Crosswell, Fiona Joanne Keene	Lot 20 Deposited Plan 504734
760079	Timothy John Lindsay, Sabrina Anne Lindsay	Lot 21 Deposited Plan 504734
760081	Malcolm George Bowes, Margot Isobel Bowes, Alastair Roderick Lawrence	Lot 23 Deposited Plan 504734
760083	Andrew Noel Todd, Joanne Patricia Todd, Jemima Poppy Todd	Lot 25 Deposited Plan 504734
760084	Bardeb Trustee Limited	Lot 27 Deposited Plan 504734
760085	Neil Charles Souness, Jennifer Anne Souness	Lot 28 Deposited Plan 504734
760086	Albert Andrew Orsborn Todd, Andrew Noel Todd, Joanne Patricia Todd	Lot 29 Deposited Plan 504734
778487	Justine Margaret Cormack, Marc Decio Taddei	Lot 31 Deposited Plan 509713
778488	Phala Gunson	Lot 32 Deposited Plan 509713
778489	Phala Gunson	Lot 33 Deposited Plan 509713
778490	Mariel Macaraig Edlund, Joseph William Edlund	Lot 34 Deposited Plan 509713
778491	John Read Meban, Diane Christine Bailey	Lot 35 Deposited Plan 509713
778492	Sharon Diane McIntyre, Dean Wearne Trustee Company Limited, Annaliese Hailey Michel	Lot 36 Deposited Plan 509713
813367	Kirsten MacFarlane, Andrew John Perkins	Lot 1 Deposited Plan 518776
878867	Cameron Christopher Stanley	Lot 1 Deposited Plan 533967
878868	Jarrod Jamie Eade, Dionne Kathryn Ryder	Lot 2 Deposited Plan 533967
935737	Blaithin Patricia Page	Lot 1 Deposited Plan 547756
935738	Wendy Joy Davie, Peter Michael Davie, Hugh Simon Lindo	Lot 2 Deposited Plan 547756
981224	Waterfall Creek Limited	Lot 1 Deposited Plan 558504

Right to convey water EA, F, U, AS, H, I, J, K, L, EB and AZ Lot 3 DP 427927 EI 5960545.18

Currently affected Records (8)

Title Reference	Registered Owners	Legal Description
326802	Daniel Joseph Boon, Judy Blair	Lot 4-5 Deposited Plan 381579
510387	Robin James Dalton	Lot 1-2 Deposited Plan 427927
582608	Sacha Joshua Wetzel, Ardmore Trustee Limited	Lot 1 Deposited Plan 454158
582609	Jacob Matthew Dexter, Esther Leslie Dexter	Lot 2 Deposited Plan 454158
597225	International College of Herbal Medicine Limited	Lot 1 Deposited Plan 458571
697559	Enfield Limited	Lot 1 Deposited Plan 487478 and Lot 3 Deposited Plan 427927
697560	Ross Duncan Roy, Stephanie Helen Roy	Lot 2 Deposited Plan 487478
981224	Waterfall Creek Limited	Lot 1 Deposited Plan 558504



Right to convey water EA, F, U, AS, and EB Lot 3 DP 427927 EI 5960545.19

Currently affected Records (8)

Title Reference	Registered Owners	Legal Description
326802	Daniel Joseph Boon, Judy Blair	Lot 4-5 Deposited Plan 381579
510387	Robin James Dalton	Lot 1-2 Deposited Plan 427927
582608	Sacha Joshua Wetzel, Ardmore Trustee Limited	Lot 1 Deposited Plan 454158
582609	Jacob Matthew Dexter, Esther Leslie Dexter	Lot 2 Deposited Plan 454158
597225	International College of Herbal Medicine Limited	Lot 1 Deposited Plan 458571
697559	Enfield Limited	Lot 1 Deposited Plan 487478 and Lot 3 Deposited Plan 427927
697560	Ross Duncan Roy, Stephanie Helen Roy	Lot 2 Deposited Plan 487478
981224	Waterfall Creek Limited	Lot 1 Deposited Plan 558504



Right of Way **AZ, B, C, D, EA and EB**, Lot 3 DP 427927 EI 8622143.3

Right to Convey Water **YB, YC, YD, YE, YF, YG, YH, YI, H, F, and EA**, Lot 3 DP 427927 EI 8622143.3

Right to Electricity and Computer Media **EA**, Lot 3 DP 427927 EI 8622143.3

Currently affected Records (2)

Title Reference	Registered Owners	Legal Description
510387	Robin James Dalton	Lot 1-2 Deposited Plan 427927
697559	Enfield Limited	Lot 1 Deposited Plan 487478 and Lot 3 Deposited Plan 427927



**Right (in Gross) to Convey Water AT, R, ZA, ZB, ZD, ZG,
ZH, ZJ, EA, F, U, AS, H, I, J, K, L, EB, AZ, YB, YC, YD, YE,
YF, YG, YH, YI, and YA, Lot 3 DP 427927 EI 9218117.2
Queensbury Irrigation Scheme**

Currently affected Records (1)

Title Reference	Registered Owners	Legal Description
697559	Enfield Limited	Lot 1 Deposited Plan 487478 and Lot 3 Deposited Plan 427927



Area AY DP 427927

Right to Convey Telecommunications and Computer Media - Telecom New Zealand Limited
Right to Convey and Tranform Electricity - Aurora Energy Limited
Right of Way
Right (in Gross) to Convey Water - Queensbury Irrigation Scheme
Right to Convey Water

Area BWD DP 427927

Right of Way

Area BWC DP 427927

Right to Convey Telecommunications and Computer Media - Telecom New Zealand Limited
Right to Convey and Tranform Electricity - Aurora Energy Limited
Right of Way

Area BWB DP 427927

Right of Way

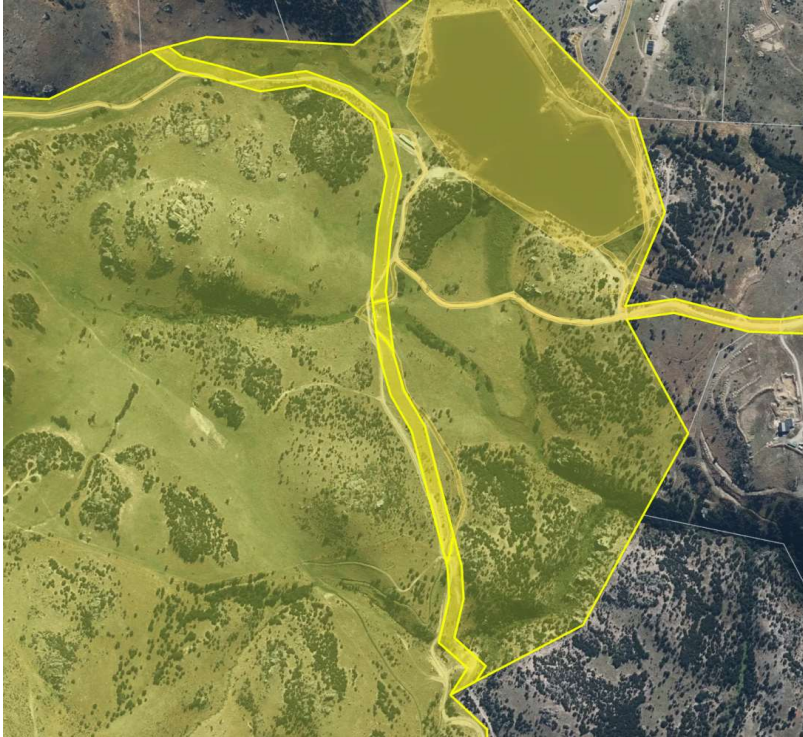
Area WA DP 427927

Right to Convey Telecommunications and Computer Media - Telecom New Zealand Limited
Right to Convey and Tranform Electricity - Aurora Energy Limited



Right of Way J, M, N & O Lot 3 DP 427927 EI5960545.10

Easement is west of Fay Lane - not affected by vesting but will come down on new titles



Currently affected Records (79)

Title Reference	Registered Owners	Legal Description
1048571	Jacqueline Hilda Coll, Michael McLaughlin Coll	Lot 7 Deposited Plan 535844 and Lot 2 Deposited Plan 574130
1048572	Jacqueline Hilda Coll, Michael McLaughlin Coll	Lot 3-5 Deposited Plan 574130
1048573	Andrew John Hyett, Phillippa Diane Rudhall Hyett	Lot 6-7 Deposited Plan 574130
131604	Queensbury Ridges Limited	Lot 1 Deposited Plan 332080 and Section 1 Survey Office Plan 300501 and Section 1 Survey Office Plan 316043
297903	BTC Trustees 2013 Limited, Roger Nicholas Ridley	Lot 19 Deposited Plan 373785
297905	Denise Elizabeth Ryan Costello	Lot 21 Deposited Plan 373785
297908	Fiona Joy Shepherd, Jeremy Shepherd	Lot 24 Deposited Plan 373785
297909	Stuart Campbell McLean, Nicola Jane McLean	Lot 25 Deposited Plan 373785
297910	Deane Linton Gerald Craft, Sylvie Marie Pierre Michelle Balluet	Lot 26 Deposited Plan 373785
297911	Jeremy Thomas Cain, Rebekah Bronwen Jane Cain	Lot 27 Deposited Plan 373785
297912	Frances Margaret Sell	Lot 28 Deposited Plan 373785
297913	Yvonne Maree Martin, Neill Robert Williams	Lot 29 Deposited Plan 373785

297914	Steven Michael Wert, Rochelle Louise Wert	Lot 30 Deposited Plan 373785
297915	Carla Elizabeth Lucas	Lot 31 Deposited Plan 373785
297916	Fernhill Trustee Company (2019) Limited, Bridget Hope Henry, David Alexander Pattillo	Lot 32 Deposited Plan 373785
297920	Hamish Robert Maclachlan, Shannon Jay Maclachlan	Lot 36 Deposited Plan 373785
322902	Gang Han, Alice Gaik Bee Lim	Lot 1 Deposited Plan 380531
322903	Martin James Ross, Jacqueline Mary Skelton	Lot 2 Deposited Plan 380531
326800	Patrick Joseph Connell, Andrea Thiele Wilton-Connell	Lot 1-2 Deposited Plan 381579
326801	Pamela Hunter	Lot 3 Deposited Plan 381579
326802	Daniel Joseph Boon, Judy Blair	Lot 4-5 Deposited Plan 381579
329248	Leigh Eric Mathieson, Robyn Ann Mathieson	Lot 1 Deposited Plan 382260
329249	James Timothy O'Mahony, Lisa Jane O'Mahony	Lot 2 Deposited Plan 382260
341346	Richard John Woerlee, Susan Jane Woerlee	Lot 5 Deposited Plan 341570 and Lot 8 Deposited Plan 381579
397165	Douglas John Braithwaite, Leigh Miriam Emmerton	Lot 3 Deposited Plan 399548
435059	Christopher Victor Byram Heine, Brigid Mary Costello	Lot 2 Deposited Plan 408663
435060	Catherine Diane Collings, Tracey Maree Collings Gibson	Lot 3 Deposited Plan 408663
435061	Donald Raymond Carey, CM Law Trustees (Ranfury) Limited, HGW Trustees 2021 Limited	Lot 4 Deposited Plan 408663
435062	Katrina Jane Williams, Allen James Williams	Lot 5 Deposited Plan 408663
435064	Troy David Mackie, Ardmore Trustee No 9 Limited	Lot 7 Deposited Plan 408663
435065	Richard Lewin Chilman, Philippa June Chilman, Nigel John Dixon	Lot 8 Deposited Plan 408663
435067	Carl Michael Cleaver, Claire Louise Downey	Lot 10 Deposited Plan 408663
435068	Blake Ross Silvester, Silvester Trustees Limited	Lot 11 Deposited Plan 408663
435069	Ian Tuke, Fleur Lorraine Sligo, DHT (2017) 5 Limited	Lot 12 Deposited Plan 408663
435070	Ernest Stagl	Lot 14 Deposited Plan 408663
435071	Sean Edwin O'Connell, Claire O'Connell	Lot 15 Deposited Plan 408663
435072	Craig Vernon Hart	Lot 16 Deposited Plan 408663

435073	Pendergrast Medical Services Limited, Pendergrast Trustee Services Limited	Lot 17 Deposited Plan 408663
435074	Elizabeth Anne Nuth, Jonathan Nuth, Richard James Walton	Lot 13 Deposited Plan 408663
507262	Raewyn Joy Curin	Lot 1 Deposited Plan 427255
510387	Robin James Dalton	Lot 1-2 Deposited Plan 427927
534650	Jeffrey Ingraham Wood, Jeff Wood Trustee Services Limited	Lot 1 Deposited Plan 436068
535302	James Edward Smith, James Macgregor Greer	Lot 9 Deposited Plan 408663 and Lot 2 Deposited Plan 436068
582608	Sacha Joshua Wetzel, Ardmore Trustee Limited	Lot 1 Deposited Plan 454158
582609	Jacob Matthew Dexter, Esther Leslie Dexter	Lot 2 Deposited Plan 454158
597225	International College of Herbal Medicine Limited	Lot 1 Deposited Plan 458571
650071	Enfield Limited	Lot 7 Deposited Plan 381579 and Lot 1 Deposited Plan 474192
654748	Christian Leuenberger, Irene Paula Leuenberger, D.G. Trustee Co (2012) Limited	Lot 18 Deposited Plan 472915
654749	Roy Goodwin, Alexandra Susan Bell	Lot 19 Deposited Plan 472915
654750	Tony Richard Logan, Dale Helen Logan	Lot 20 Deposited Plan 472915
654751	Jonathan Burns Fallow, Lisa Lynette Fallow, Nigel David Low	Lot 21 Deposited Plan 472915
654752	Glendon Keith Edwards, Jennie Patricia Pantano	Lot 22 Deposited Plan 472915
654753	Euan Stewart Simpson, Rebecca Janet Simpson	Lot 23 Deposited Plan 472915
654754	Andrew Steven Farris, Alexandre Sampaio Soares	Lot 24 Deposited Plan 472915
654755	Charles Barrie Carnie, Amanda June Carnie	Lot 25 Deposited Plan 472915
654760	Michael Kevin Sheehan, Christine Jayne Sheehan	Lot 26 Deposited Plan 472915
654761	Eliot Francis Drake, Ethel Mary Murphy	Lot 27 Deposited Plan 472915
654762	Philip John Wordsworth, Megan Joy Wordsworth	Lot 28 Deposited Plan 472915
654763	Robert Richard Greenslade, Sarah Jane Greenslade	Lot 29 Deposited Plan 472915
697559	Enfield Limited	Lot 1 Deposited Plan 487478 and Lot 3 Deposited Plan 427927
748608	Claire Coral Marshall	Lot 1 Deposited Plan 501267
748609	Keith Rodney Martin, Elizabeth Mary Martin, Liston Trustee Services Limited	Lot 2-3 Deposited Plan 501267

866538	Graham Morton, Nadine Morton, SWL Trustee Company (2012) Limited	Lot 1 Deposited Plan 531270
866539	Queensberry Lodge Limited	Lot 2 Deposited Plan 531270
880980	Duncan Charles Rice, Stallard Law Rice Trustee Limited	Lot 1 Deposited Plan 534443
880981	Andrew Delis, Ellen Jinhong Delis	Lot 2 Deposited Plan 534443
887465	Sylvia Jane Burbery	Lot 2, 13 Deposited Plan 535844
887466	Robert Lloyd Williams, Prudence Helen Williams	Lot 3, 10 Deposited Plan 535844
887472	Catherine Margaret Mann	Lot 12, 14 Deposited Plan 535844
887473	Miles Simon Bland, Vikki Joy Bland	Lot 15 Deposited Plan 535844
899977	Didier Victor Bernard Marie Ghislain Poot, Elisha Patricia Anne Smith	Lot 1 Deposited Plan 538886
899978	Adam Richard Ross, Elizabeth Jane Ross	Lot 2 Deposited Plan 538886
928597	Dorothea Johanna Jacoba Drake	Lot 1 Deposited Plan 546030
928598	David Andrew Robson, Anna Hamilton	Lot 2 Deposited Plan 546030
943654	Nicholas Vincent Lambert, Paula Marie Lambert	Lot 1 Deposited Plan 549156
943655	Nicholas Fraser Kemp, Jessie Danielle Kemp	Lot 2 Deposited Plan 549156
954600	Kyleigh Faye Burniston, Wesley John Burniston	Lot 1 Deposited Plan 551823
954601	Nicola Alice Esler, Linda Rae Esler, John Fraser Esler	Lot 2 Deposited Plan 551823
981224	Waterfall Creek Limited	Lot 1 Deposited Plan 558504