



**Delegat's Trust
Dashwood Vineyard
Redwood Pass Road
MARLBOROUGH**

Fair Value Assessment prepared for:

Regenal Investments Pty Ltd
C/- Thomsons Lawyers
Level 25
264 George
Sydney
New South Wales
AUSTRALIA 2000

As at 4 November 2010



EXECUTIVE SUMMARY

Property Address:	Redwood Pass Road, Marlborough, New Zealand
Brief Description:	Dashwood comprises a 200.52 hectare property contained in the Awatere District on the northern side of the Awatere River near Seddon. The property has been progressively developed since 2001, being mainly planted in 2001 and 2002. The vineyard is contained on both the northern and southern sides of Redwood Pass Road and has been developed to a good standard. Other improvements on the property include an administration, staff, implement shed, spray and workshop complex, irrigation source and reticulation, access, residential dwelling, sheds, and implement shed.
Instructing Party:	Regenal Investments Pty Ltd
Name of Trust:	Delegat's Trust
Registered Proprietor:	Challenger Beston Limited AND Challenger Listed Investments Limited
Purpose of Report:	To assess the current "Fair Value" of the property for major transaction purposes.
Reliant Parties:	Regenal Investments Pty Ltd
Date of Inspection:	4 November 2010
Date of Valuation:	31 December 2010
Interest Valued:	Fair Value, subject to existing lease
Annual Rental:	\$2,191,653.43.
Lease Expiry:	30 October 2012
Lease Term:	Ten (10) Years
Discount Rate:	10.4%
CPI Escalation:	1.0%
Vacancy Rate:	Single tenant
Key Assumptions:	The assessment is to be based on a willing, not anxious, buyer and seller and that a reasonable period has been allowed for the sale, having regard to the nature of the property and the state of the market for property sales of the same kind.

The key assumptions are based on the current lease to expire in 2012. These rentals make no allowance for any variations to the property and further capital expenditure that may be incurred during the lease term. The terminal value is based on the market value at expiry of lease calculated at December 2010 plus allowances for market sentiment until October 2012. While it is likely that Delegat's will exercise their Right of Renewal for a further four (4) x five (5) year terms, there is possibility that lease terms and conditions may be renegotiated. Until such time as the Lessee has disclosed their intention and the lease terms finalised we have placed no weight on any renewals.

Land Value Assessments:	\$13,760,000
Vines & Integral Infrastructure Value Assessment:	\$12,098,000
Freehold Valuation:	\$25,858,000
Terminal Valuation:	\$22,000,000
Rental NPV:	\$10,430,961
Reversionary NPV:	\$11,194,886
Valuation:	\$21,730,000
Valuer:	Boyd A Gross B Agr (Rural Val), Dip Bus Std, FNZIV, FPINZ

INTRODUCTION

We refer to the notice from CK Life Sciences Int'l., (Holdings) Inc. (the "Company") and a proposed circular to its shareholders dated on or before 31 December 2010 (the "Circular"), unless the context otherwise requires, terms used herein shall have the same meaning as defined in the Circular.

The valuations have been completed in accordance with the Fair Value definition and the AIFRS determination that *Fair Value* be assessed utilising a Discounted Cashflow Approach and the Property Institute of New Zealand Practice Standard Number 3 – *The Valuation of Rural Properties*, International Valuation Standards IVS 1 – *Market Value Basis of Valuation*, Guidance Note ANZVGN1 - *Valuation Procedures for Real Property*, Guidance Note 3 – *The Valuation of Rural Properties*, AASB 140 - *Investment Property* and the Fair Value definition and the AIFRS determination that *Fair Value* be assessed utilising a Discounted Cashflow Approach.

Dashwood comprises a 200.52 hectare property contained in the Awatere District on the northern side of the Awatere River near Seddon. The property has been progressively developed since 2001, being mainly planted in 2001 and 2002. The vineyard is contained on both the northern and southern sides of Redwood Pass Road and has been developed to a good standard. Other improvements on the property include an administration, staff, implement shed, spray and workshop complex, irrigation source and reticulation, access, residential dwelling, sheds, and implement shed.

VALUATION CONCLUSIONS

In assessing the Fair Value of the properties, we have considered sales of other properties that have transacted recently and have adjusted these sales to reflect the location, standard of improvements, plantings, mixed age of plants and productive capacities compared to the subject property. When analysing the sales we have paid particular attention to the varieties contained on the vineyard, the age of the vines, quality and also the size of the vineyards being transacted. All these factors contribute to the value attributed by the purchasers.

One of the key factors in the market at present is the paucity of vineyard transactions, large or small. This is partly due to large properties being tightly held by the wine companies that own a large percentage of this size property, but also partially due to the capital required to purchase these vineyards and the limited desire of banks to finance this sector at the present time.

The vineyard is well established and located in the Rarangi District an area to the east of Blenheim township and close to the coast. The current softening in the Real Estate market and easing returns in the wine sector has resulted in the current rentals for the property being high creating an over rented situation. This creates a disconnect between the market value, unencumbered and the encumbered value as derived by Discounted Cashflow, which overstates the later. Buyers would be weary of this situation and the likely chance of the tenant renewing under the same terms and conditions presently contained in the lease. As a result there is higher perceived tenant risk which has been reflected in the Discount Rate applied and the exclusion of any renewal periods in the Discounted Cashflow model. This risk could be further compounded by the size of the property in the current climate and the lack of market activity over recent times as buyers hold back to try and gauge the bottom of the market.

The investor market, being the market sector for these properties and instruments would consider the current yield from the investment, particularly from countries with low returns, as attractive. Though this would need to be balanced against the liquidity of the asset and likely eroding value, particularly over a short to medium term hold and the current uncertainty of the Lessee's intention.

We are also cognisant of the option held by Delekat's Wine Estate that allows them to purchase the assets at a pre defined level and the Right of last Refusal. Over recent years this has been favourable to Delekat's Wine Estate in that it had been below market levels (un encumbered) meaning Delekat's Wine Estate would have immediate positive impact to the balance sheet. As the market conditions soften the incentive of the option will erode and if there is no benefit to Delekat's they may elect to not exercise the right of renewal. If the market softens significantly the market value may ease below the option assessment. Introducing the possibility that the Lessee may wish to exit the lease or renegotiate the terms and conditions. While these options are possible the unknown is how reliant Delekat's are on the subject property for grape supply and would relinquishment compromise their overall business model.

The valuations have also been assessed utilising a Discounted Cashflow Approach method. The income stream is based on the current and projected rental stream of the asset for the remainder of the lease term together with an estimated terminal value at the lease expiry.

The terminal value has considered the Option Agreement and also the likely market value for the property at next renewal with the later being adopted.

As part of the cashflow agreement we have assessed the likelihood of the Lessee renewing the lease at the next renewal and/or the Lessee negotiating a new market based rental.

To determine the individual values we have analysed those components as it relates to market and depreciated replacement costs. We have analysed where possible the actual depreciated replacement cost or market value as derived by market evidence. We consider that the Land and Water are not easily separated for trade at the present time and the water asset in not easily traded in the current market.

We have therefore derived a market value for the combined value of the Land and Water. Building values can also be derived by market evidence and the added value of buildings will be calculated as such. To determine the value of the infrastructure, we have adopted a depreciated replacement cost method. The balance is the value of the vines, as these provide the method for generating income.

To determine the value of the land, we have analysed a number of sales of vacant parcels and land suited to vineyard development. This is discussed further in Section 2.1 of this report.

With regard to the infrastructure and the Discounted Replacement Cost (DRC) method we have adopted a useful economic life of 35 years. This includes the trellis and irrigation system in situ. We have taken an average age over the infrastructure of each vineyard and depreciated the infrastructure with a "straight line" method over the life of the infrastructure at 2.86% per annum.

We have analysed the replacement cost for several vineyards to determine the infrastructure costs excluding the costs associated with the vines. We consider that the estimated total cost of establishing a vineyard, including all trellising, posts, wire, irrigation, labour and vines is \$35,000 to \$50,000 per hectare dependent on vine density. Of this approximately 30 to 40% can be attributed to the infrastructure.

In assessing the value of the property we have undertaken an analysis of the property in the market particularly looking at the strengths and weaknesses specific to this property and how this relates to the wider market and economic conditions prevailing at date of the valuation and over the short term that may influence the demand and value levels.

Strengths & Opportunities	Weaknesses & Threats
➤ Large Scale	➤ Size would limit market
➤ Fully Planted	➤ Initial lease term due to expire in two years
➤ A steady state of production	➤ Tenants desire to remain
➤ Resource Consents	➤ Over rented
➤ Standard of Buildings	➤ Wine sector imbalance
➤ Strong rent	➤ Foreign Exchange position
➤ Strong tenant	➤ Ability to raise finance
➤ Location	➤ Small buyer pool
➤ Various titles	➤ Receiverships and mortgagee sales in market
➤ River location	➤ Strength of tenant

MARKET VALUATION

After examining all factors and subject to the overriding conditions we conclude the Fair Value of the Lessor's Interest in accordance with the International Financial Reporting Standard, as at 4 November 2010 is:

**TWENTY ONE MILLION SEVEN HUNDRED AND THIRTY
THOUSAND DOLLARS
(\$21,730,000)**

Apportioned as follows:

Value of Improvements		
– Buildings	\$333,000	
– Biological	\$7,337,000	
– Non Biological	\$2,497,000	
		\$10,167,000
Land Value – Lessor’s Interest		\$11,563,000
Market Value – Land & Buildings		\$21,730,000

The above valuation assessment is plus Goods and Services Tax (if any).

Overriding Conditions

- Our valuation is subject to the attached Statement of General Valuation Policies.
- This valuation is current as at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in value. Without limiting the generality of the above comment, we do not assume any responsibility or accept any liability where this valuation is relied upon after the expiration of three months from the date of the valuation, or such earlier date if you become aware of any factors that have any effect on the valuation.

DISCLAIMER

Crighton Stone Ltd prohibits the publication of this report in whole or in part, or any reference thereto, or to the valuation figures contained therein, or to the names and professional affiliations of the valuer, without the written approval of the valuer as to the form and context in which it is to appear.

Our valuation has been completed in compliance with International Valuation Standard 1 and 3. We confirm that:

- The statements of fact presented in the report are correct to the best of the Valuer’s knowledge;
- The analysis and conclusions are limited only by the reported assumptions and conditions;
- The Valuer has no interest in the subject property;
- The Valuer’s fee is not contingent upon any aspect of this report;
- The valuation was performed in accordance with an ethical code and performance standards;
- The Valuer has satisfied professional educational requirements;
- The Valuer has experience in the location and category of the property being valued;
- The Valuer has made a personal inspection of the property;
- The Valuer holds an Annual Practising Certificate; and
- No one except those specified in the report, has provide professional assistance in preparing the report.



Should you require any further advice, do not hesitate to contact us.

Yours faithfully

CRIGHTON STONE LTD



Boyd A Gross

B Agr (Rural Val), Dip Bus Std, FNZIV, FPINZ

Mob: 021 270 3290

E-Mail: boyd@crightonstone.co.nz

1012-946Full.docx

TABLE OF CONTENTS

EXECUTIVE SUMMARY	II
1.0 VALUATION METHODOLOGY	12
1.1 Land Value	13
1.1 Vine and Trellis Values	15
1.2 Improvements	16
1.3 Market Evidence	17
1.4 Plant and Equipment	19
2.0 RENTAL METHODOLOGY	19
2.1 Rate Per Area	19
2.2 Percentage of Value	20
2.3 Gross Income	20
2.4 Rental Assessment	21
3.0 DISCOUNTED CASH FLOW APPROACH	22
4.0 MARKET COMMENTARY	24
5.0 PROPERTY DETAILS	26
5.1 Legal Description	26
5.2 Lease Details - Terms and Conditions	27
5.3 Resource Management	27
5.4 Resource Consents	27
5.5 Rating Valuation	27
5.6 Rates	28
6.0 LOCATION & CLIMATE	28
6.1 Locality	28
6.2 Climate	29
7.0 LAND	29
7.1 Shape & Workability	29
7.2 Land Use Classification	30
7.3 Soils	30
7.4 Aspect	31
7.5 Archaeological	31
7.6 Altitude	31
7.7 Erosion	31
7.8 Drainage	31
7.9 Weeds and Pests	31
7.10 Subdivision	31
7.11 Environmental Issues	31
7.12 Flooding	32
8.0 UTILISATION	32
8.1 Schedule of Vine Plantings	33
8.2 Cover	33

9.0	BUILDING IMPROVEMENTS.....	34
9.1	Dwelling.....	34
9.2	Implement Shed	34
9.3	Vineyard Building.....	34
10.0	OTHER IMPROVEMENTS	35
10.1	Electrical Reticulation	35
10.2	Water Supply.....	35
10.3	Waste Water Disposal	35
10.4	Vineyard Access.....	35
10.5	Shelter.....	36
10.6	Yard Area.....	36

APPENDICES

- A Statement of General Valuation Policies
- B Computer Freehold Registers and Resource Consents

1.0 VALUATION METHODOLOGY

The valuations have been completed in accordance with the Fair Value definition and the AIFRS determination that *Fair Value* be assessed utilising a Discounted Cashflow Approach and the Property Institute of New Zealand Practice Standard Number 3 – *The Valuation of Rural Properties*, International Valuation Standards IVS 1 – *Market Value Basis of Valuation*, Guidance Note ANZVGN1 - *Valuation Procedures for Real Property*, Guidance Note 3 – *The Valuation of Rural Properties*, AASB 140 - *Investment Property* and the Fair Value definition and the AIFRS determination that *Fair Value* be assessed utilising a Discounted Cashflow Approach.

Highest and Best Use

Highest and Best Use for the land is that use that is practically feasible, legally permissible and supported by market demand. It is that particular property use that indicates the highest likely competitive price for the real estate at a particular time. Determination of the property's current highest and best use is a necessary precursor of market value assessment.

Market value is defined as:

In assessing the market value of the subject property we have had regard to the New Zealand Property Institute Professional Practice Standards 2008 and the International Valuation Standards 2003 which provide the following definition;

"Market Value is the estimated amount for which a property should be exchanged on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after property marketing wherein the parties had each acted knowledgeable, prudently and without compulsion."

The International Valuation Applications and Standards state:

IVA1 4.9 The Market Value of real estate is a representation of its market-recognised utility rather than its purely physical status. The utility of assets to a given enterprise or individual may differ from that which would be recognised by the market or by particular industry. Therefore it is necessary that asset valuation and reporting for accounting, under the convention, which reflects the effects of changing prices, distinguish between values recognised in the market, which should be reflected in financial reporting and non-market types of values. Depreciated Replacement Cost (DRC) can be considered an acceptable method use to arrive at a surrogate for Market Value.

IVA1 5.1 The concept of Market Value reflects the collective perceptions and actions of a market and it's the basis for valuing most resources in market-based economies.

IVA2 4.1 The concept of Depreciated Replacement Cost, where used as a surrogate for a market-related value, is generally not appropriate for the valuation of property for security purposes.

Of importance in determining the market value of a property is the concept of highest and best use. IVA1 6.1.1 states *the Market Value of land based upon the "highest and best use" concept reflects the utility and the permanence of land in the context of a market, with improvements constituting the difference between land value alone and total Market Value as improved.* Highest and Best Use is defined as *the most probable use of a property which is physically possible, financially feasible and which results in the highest value of the property being valued.*

In completing the valuation of the vineyard we have investigated recent sales of vineyards recorded predominantly in Hawke's Bay but have also considered other wine growing regions within New Zealand that have occurred over the past two to three years. An analysis of the sales has been completed, allowing for variables such as extent of structural improvements, areas of vine plantings, spacing, age and variety of vines, shelter and site development.

From the sales evidence we have analysed the value of land and vines from where we have deducted the value of the land to ascertain the value of the vine plantings and trellis structures. Improvements have been allowed for on a replacement less depreciation basis with adjustment where appropriate for obsolescence, both economic and physical.

In support of this approach we have also analysed sales of undeveloped land that has been purchased for viticulture development.

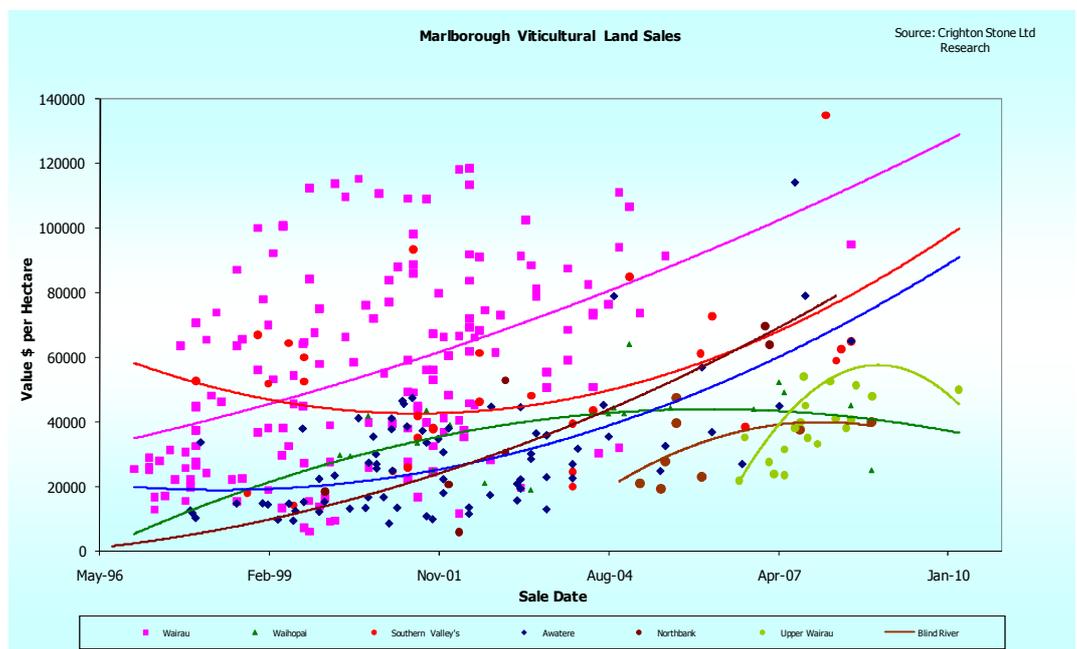
1.1 Land Value

We have analysed sales of undeveloped viticulture sites, pastoral property and established vineyards that have been transacted throughout the Hawke's Bay and Marlborough District. The demand for viticulture land eased after the 2008 vintage and has ceased at present due to the current over supply situation this industry has found itself in. It is our view that the historical market activity particularly for larger parcels of land for development will be subdued for at least 2 -3 years if not longer if the supply and demand of grapes is unable to be balanced. Any activity that does occur later in 2010 will be possible under duress. This is particularly so for land classes that have historically demonstrated the ability to crop to high levels that have now had production yield caps enforced under these supply contracts.

LUC	Sale Value Range	Subject Property
IIIIs3	\$55,000 - \$75,000/ha	\$72,000/ha
IIIIs5	\$50,000 - \$70,000/ha	\$68,000/ha

The above values exclude any lifestyle allowance that may be paid in addition to the productive value.

The following chart specifically focuses on the various growing areas within the Marlborough District. This chart shows the general value growth over recent years and price variation between areas. The key to this chart is that the land values are now starting to level off in all areas.



The chart shows a steady increase in values for viticulture land suitable for development with a wide range of values depending on their geographical location.

The last sales to occur indicate an easing or levelling of values. It is anticipated that land values will soften generally with remote sites or sites requiring higher management inputs (financial and technical) also easing as the market focuses on quality and consistency. It is also likely that buyers of bare land will look very seriously at buying developed vineyards in lieu of bare land if the cost of development and land purchase is not too dissimilar to purchasing established.

The above chart still shows an upward trend line due to lack of sales in recent times to adjust these trends. The trends show the historical increase in value of viticulture land in Marlborough over recent years averaged at \$60,000 to \$80,000 per hectare prior to the current market correction. There were also been a number of sales in Marlborough being transacted at over \$125,000 per hectare and one sale at \$184,000 per hectare in the Wairau Valley in 2008. In the Awatere Valley the historical average was \$60,000 to \$80,000 per hectare with one sale at \$100,000 per hectare. South of



Seddon historical vineyard land sales averaged \$40,000 to \$50,000 per hectare and \$40,000 to \$53,000 per hectare in the Upper Wairau. The current market sentiment is that values have eased, generally 10-25% with some sites now not deemed suitable for vineyard reverting to alternate highest and best use value.

We have also analysed sales of undeveloped viticulture and lifestyle sites that have been transacted throughout wider Waipara region. The demand for viticulture land has plateaued due to the uncertainty within the wine industry with only some areas easing due to alternate uses underpinning some areas and not others.

1.1 Vine and Trellis Values

We have analysed sales of undeveloped viticulture sites that have been transacted throughout Marlborough.

The following table provides vineyard producing areas, in hectares, by region.

TABLE I - VINEYARD PRODUCING AREA (hectares)													
	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011*
Auckland	345	393	409	457	461	591	514	504	533	534	550	556	573
Waikato/Bay of Plenty	100	119	126	136	142	151	148	150	145	147	147	147	147
Gisborne	447	1,681	1,848	1,963	2,003	1810	1890	1913	2133	2142	1850	2197	2203
Hawke's Bay	2,336	2,443	2,800	3,072	3,074	3873	4249	4346	4665	4899	4928	4945	4963
Wairarapa	281	327	363	430	595	737	79	777	827	855	871	882	885
Marlborough	3,477	4,054	4,354	5,228	6,831	8539	9944	11488	13187	15915	16682	16787	17347
Nelson	175	203	256	297	485	548	646	695	782	794	842	861	880
Canterbury	363	442	485	485	601	641	853	925	1034	1732	1754	1760	1764
Otago	207	280	352	433	703	844	978	1253	1415	1552	1540	1561	1598
Other	269	255	282	321	341								

* forward estimate.

The planted area in Marlborough is significantly ahead of any other growing area due to the recognition of Marlborough's Sauvignon Blanc in the international marketplace and the boom phase this region experienced due to years of super profits between 2004 and 2008.

The increase in plantings and the combined "on" production years has resulted in a swing from an under supply of fruit to an over supply situation. The main influence that appears to impact on the level of production being climate based. This has raised some debate on wine company and grower contracts and the robustness of contracts in particular cropping levels. The 2009 and 2010 vintages have resulted in significant reductions in prices paid to contract growers to wine companies. The oversupply has also resulted in un-contracted fruit or the spot market prices varying considerably to some fruit being un-saleable.

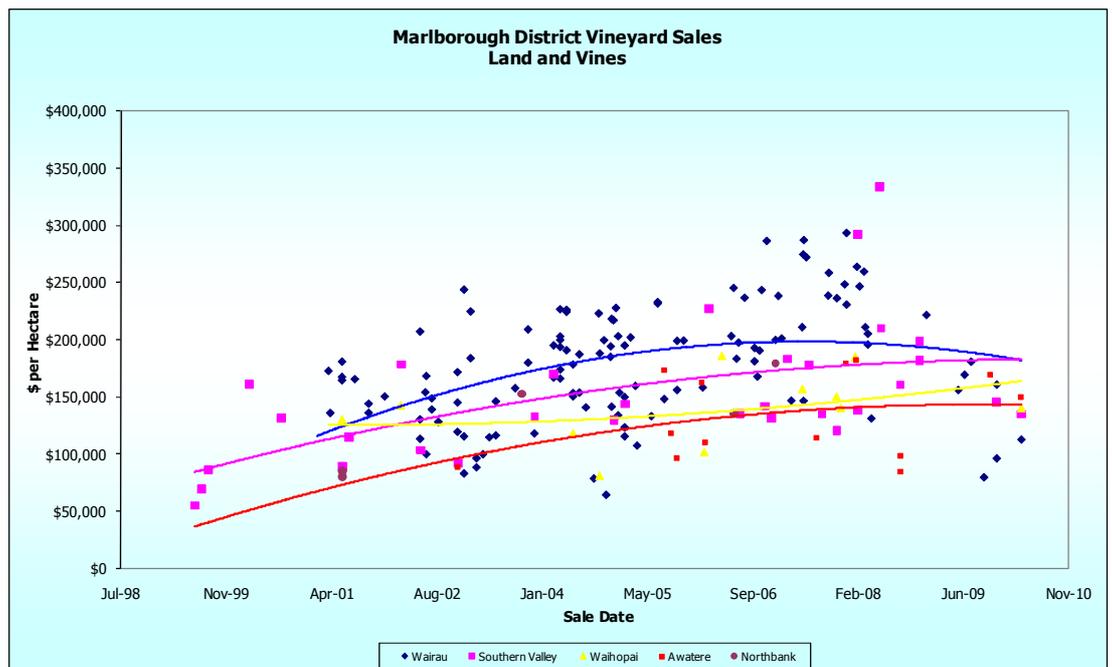
The current growers' sentiment in the market place is that the low returns are likely to continue into 2011. The lower price per tonne will result in an ease in values overtime as the market absorbs the changes and the 'capping' of yields on properties where a high level of cropping has been undertaken. As the supply and demand



equalises, prices per tonne are likely to stabilise and lift. Our view is this will take 3-5 years excluding climate events, with prices for Sauvignon Blanc likely to range between \$1,500 to \$1,800 per tonne. Varieties such as Pinot Noir, Chardonnay and other aromatics will also vary between a tight price band as their supply and demand increases and decreases.

We have firstly analysed the value of the land and vines from where we have deducted the value of land to ascertain the value of the vines and trellis. In Marlborough, market sentiment and list prices are indicative that land and mature vines now have a value of approximately \$90,000 to \$175,000 per hectare in the Awatere Valley and ranging from \$120,000 to \$180,000 in the Wairau Valley. These value levels having eased 15% to 40% since early 2008, which was the peak in the market. This range excludes sales that have occurred under duress.

Our analysis also indicates that the market appears to be recognising a value and differential between vines planted on their own roots and grafted plants and quality of development and management generally overlooked in more buoyant times. As buyers have more choice they will become more discerning and harder on property not developed, managed or presented to at least expected industry standards.



1.2 Improvements

The improvements have been assessed on the basis of three methodologies:

Replacement Cost Approach

We have summated our estimate of the cost to replace the buildings and other improvements less an appropriate allowance for depreciation to reflect the unexpired portion of the economic life due to physical depreciation, functional obsolescence and any relevant external or environmental factors so as to arrive at a value.



Added Value Approach

The Added Value Approach determines the added value of the buildings and other improvements to the property as determined by the current market situation. As the improvements are of a specialist nature and would have limited alternate uses.

Sales Approach

The Sales Approach is based on sales that have occurred throughout the area to determine what the market would pay for these assets. Sales provide a guide as to the market depth and where the market perception of value is for similar based assets.

1.3 Market Evidence

The valuation has been determined by comparison to known sales of similar properties in this locality. These sales have been adjusted for land and floor areas, age, condition, location, plantings and date of sale.

From the available market evidence, the following transactions are considered to be the most relevant to the subject property.

COMPARABLE SALES EVIDENCE		
Address	Sale Date	Sale Price
West Coast Rd	October 2010	\$2,300,000

Property Description:

Gravitas wines comprises a 22.89ha vineyard with two homes with wine business. Land is flat in contour and contained on a high profile site on the corner of Lanark Lane and SH 63. The vineyard is an established property containing four grape varieties. A property with good brand recognition and quality of product. Sold under mortgagee sale.

Staces Rd	October 2010	Price Confidential
-----------	--------------	--------------------

Property Description:

This 13.34ha (32.95 acre) property is located in Lower Wairau region within close proximity to Blenheim. A three bedroom refurbished home with swimming pool is set on easy care park-like grounds amongst with established shrubs, trees and citrus. The 6.1ha Sauvignon Blanc vineyard planted 2004 and 6.7ha of productive fertile bare land generates multi income streams. With a 474m³/day irrigation consent assists in the production of process crops of corn, peas, garlic, wheat, barley and intensive livestock grazing. This property is complimented with a woolshed, sheep yards and a full range of outbuildings.

Rapaura Rd	May 2010	\$2,644,800
------------	----------	-------------

An 11.7 hectare parcel of land of near regular shape planted in vineyard. Improvements include a larger shed at the rear of the property with informal access of Selmes Lane. The property is split in two by an open drain. The vineyard is of mature plantings with two main varieties. Plantings are older spacing and trellis on heavier soils. The sale includes crop and plant and was sold as part of a larger merger to associated parties.

138 Bells Rd	November 2009	\$1,775,000
--------------	---------------	-------------

An 8.2 hectare property situated on a rear site with modern home and shed and young vineyard. Land is heavy soils and close to Blenheim with irrigation water in place. House is set in established grounds.

Paynters Road	July 2010	\$1,040,000
---------------	-----------	-------------

The property is 16.2 hectares small farmlet located 3 kilometers from the Fairhall Golf Course. Improvements include a three bedroom dwelling. The property is set at the end of Paynters Road in a private setting

Ferry Rd	December 2009	\$3,000,000
----------	---------------	-------------

Property Description:

An 18.3 hectare property situated at Spring Creek. The property is fully planted and at a mature state of production. Property adjoins residential property along the Ferry Road frontage and is irregular in shape due to these adjoining properties.

Selmes Land	August 2009	\$2,060,000
-------------	-------------	-------------

Property Description:

An 11 hectare property situated on a rear site off Selmes Road. The property is of a regular shape and near fully planted in mature vineyard. There is a natural water course that cuts through the southern end of the property that increases unplanted area together with an unplanted house site. The property has power and water connected. Sale included management contract.

Terrace Rd	July 2009	\$1,200,000
------------	-----------	-------------

Property Description:

A 6.9 hectare rear parcel of land contained in two titles. Property is fully developed in Sauvignon Blanc vineyard of mature age and production. Property has some appeal for lifestyle with a stream bounding part of the property. Limited other improvements.

Godfrey Rd	June 2009	\$1,790,000
------------	-----------	-------------

Property Description:

A 9.2 hectare property which offers potential for cellar door or restaurant as well as wine production. The property has produced many award winning wines, has an 'A' class water right and is being sold with or without a grape supply contract. Improvements include a dwelling and swimming pool also a large shed used for winery and retail. The vineyard is contained in two distinct blocks of mixed soil types.



Property Description:

A 12.67 hectare property situated west of Renwick. The property comprises a two storey "Tudor" style dwelling set in established grounds together with shedding. The balance of the property is fully planted in vineyard which is mature and at a steady state of production. Land is irregular in shape due to following Gibson's Creek on its northern and southern boundaries.

1.4 Plant and Equipment

The valuation of the property excludes all items and plant and equipment associated with the operation of this property.

2.0 RENTAL METHODOLOGY

In undertaking the valuation we have also considered the market rentals that would be assessed in the current market, on the basis that the lease was to be renewed at this point in time. We have only considered this to consider the variation to the contracted rent and the market rent that might be applicable in the event that at the end of the current term the Lease was not renewed.

Rental value is defined as:

"The amount for which an asset should be rented for on the date of valuation between a willing lessor and a willing lessee in an arms-length rental transaction after proper exposure wherein each of the parties have each acted knowledgeably, prudently and without compulsion and there is no restrictions or limiting covenants contained within the lease document."

In determining the market rental we have considered the following approaches:

2.1 Rate Per Area

In brief, this approach is based on a negotiated rental per area, commonly dollars per hectare. It is determined by analysis and comparison of other known rentals within the same location or of similar type properties to the subject.

These rentals have been analysed and adjusted for size, soil type, productive capacity, terms and locality. These rentals include properties that are leased on both short and long term leases. Often these rentals are freely negotiated rentals at the time of leasing or at renewal. These rentals have then been analysed to arrive at a raw base rental level.

Under this approach rentals range from \$6,000-\$12,000 per hectare per annum for similar type properties in this locality. The range reflects the various aspects that the specific property contains. The higher end of the range are from leases that had the rental levels struck pre 2008 and are subject to ratchet clause provisions. More recent leases are tend to lie at the lower to mid point of this range.

2.2 Percentage of Value

This methodology firstly determines the market value of the lease property or the parts of the property that are offered by the Lessor for lease. The lease document will often have a prescribed percentage rate that is to be applied to this assessed value which determines the rental value. Depending on the type of lease and assets included in the lease, this can either be based on the market value of all the property, including non productive influences to value, or the market value of the productive land and buildings of the property or the market value of the productive land only. In today's market the percentage assessment of value should reflect a fair return to the lessor for the asset in relation to the opportunity cost of that capital that could be invested elsewhere. While still being affordable to the Lessee in respect of what the property can produce. This in reality is challenging to achieve particularly when non productive value influences area included in the assessment.

The ability to convert this theory into practice on the open market faces some difficulty as the realistic return that should be received is quite often excessive in relation to rentals being paid for similar parcels of land, based on the rate per area approach, and/or the inability of the lessee due to lower commodity returns being able to pay the rental. This approach should also only consider the productive value and not include any lifestyle values or other intangible values that the property may contain.

Traditionally long term government lease rentals were assessed on the value of land and buildings with a percentage range of 4.0-5.0% return. There are a number of leases in the vineyard market within New Zealand that are using this method with percentages ranging from 4% - 12% of market value or the rateable value of the land. The higher levels in this range tend to be leases that were entered into post 2000 and pre 2006. More latterly where leases have been negotiated the lower end of the range is being used.

This approach removes some of the subjectivity of the Rate per Area approach and also allows both parties to have the rental adjust in line with market values. As in theory the value movement within a property will reflect the economic returns being experienced by that property type and sector.

2.3 Gross Income

The third and least common approach is the rental assessed as a percentage of the Gross Income that the property can generate. This approach varies in respects of the percentage range used which is heavily influenced by the market conditions prevailing at that time. This approach also tends to be overlooked when commodity returns and market values are bullish while in softer times the popularity of this approach increases, particularly from Lessee's. Over recent years percentage range has set between 20% - 30% of Gross Income. Over the past 2 years this approach has softened to between 15% - 20% reflecting the lower earning capacity in this sector.

This approach while considered to provide fairness to both parties, it is extremely volatile and also open to manipulation which contributes to this mechanism being the least preferred of the three.

2.4 Rental Assessment

Utilising the three approaches the subject property would have a rental range of between \$580,000 and \$1,520,000 per annum.

The lower end of this range is the Income Approach. This is considerably lower than the other approaches due to the current low returns being experienced within this sector and particularly for the Sauvignon Blanc variety. The Rate per Area and the Percentage of Value Approach are within a tighter band of \$1,050,000 and \$1,520,000 per annum. The range between these two approaches reflecting that those utilising the Rate per Hectare Approach are negotiating downwards, where possible, to align more with the earnings being received while the Percentage of Value approach is reflecting the resistance in the market to softening values and the lack of market transactions to provide clear price points. The common trend is that these have eased from previous levels which are reflected across all three approaches.

A concern and a factor that needs to be considered is the disparity between the earnings approach and the other approaches. As this is indicating that the rental affordability from the Lessee may be challenging if the higher rentals are adopted. While it is viewed, from growers, that the current price per tonne is low the fundamentals within this sector have changed and it is unlikely that the price per tonne will not return to levels previously experienced (except as a result of prolonged adverse climatic events).

Considering these factors we would assess the current market rental of the Dashwood Vineyard as at date of this valuation to be **ONE MILLION ONE HUNDRED THOUSAND DOLLARS (\$1,100,000)** per annum and exclusive of outgoing and Goods and Services Tax.

We are also of the view that there would be no justification, from the market, to support rental escalation over the remaining 2 years to the end of the current lease term in 2012.

3.0 DISCOUNTED CASH FLOW APPROACH

As per Australian IFRS, the Fair Value is to be determined utilising a Discounted Cash flow Approach to determine the value due to the long term leases in place with Delegat's Wine Estate Ltd. This approach looks at the earning capacity from each of the properties based on the rental streams that are in place and contracted between the parties.

The Discounted Cash Flow methodology requires a forecast of the periodic net cash flow over the period of the investment. This cash flow is discounted at a market derived rate that reflects the risk, opportunity, cost of capital and the investor desired returns to compute its present value. The cash flow will be based on the remaining lease term for the leases. The terminal value has been assessed as per the Option Deed within the lease agreements.

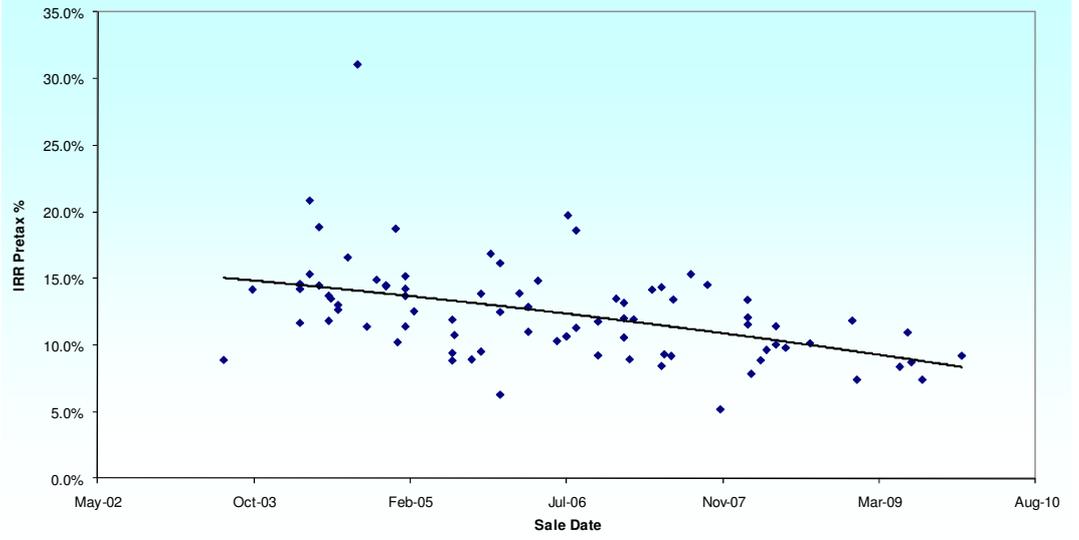
Discounted Cash Flow calculations require the application of an investment rate when discounting the periodic cash flows. The impact of cash flows in the latter period of the assumed investment, therefore contribute relatively less to the present value of the property than earlier similar sized cash flows. A Discounted Cash Flow Valuation is therefore less sensitive to variance and assumptions affecting cash flows in the latter part of the holding period compared to the effect of similar magnitude variations in assumptions affecting the early part of a holding period.

- *Lease costs* – In assessing the lease costs for the model we have used actual lease costs at date of valuation and the forecasted lease amounts as per Challenger Wine Trust assessments. Expiry of the first term on 30 October 2012 and based on the lease being renewed for a further five years.
- *Discount rate* – The discount rate has been assessed by analysing sales on a Pre – Tax basis within the sector up to 31 December 2010. The analysed sales do not however consider a lease nearing the end of its first term. This in our view would increase risk and impact on the Discount Rate.

Discount rate

The other key input into this assessment is the appropriate discount rate to be utilised. As discussed in the Discount Cash Flow section we have undertaken an analysis of sales and assessments of Internal Rate of Returns for properties within the Marlborough and Hawke's Bay areas being the two main vineyard areas within New Zealand. This has provided a wide range of Internal Rate of Returns that are being achieved for vineyard assets.

IRR Analysis Marlborough Vineyard Sales



4.0 MARKET COMMENTARY

The New Zealand wine sector is showing very mixed signals throughout the wider New Zealand market.

The 2010 vintage saw a reduction in total tonnes harvest from that which was budgeted primarily due to climatic intervention and a concentrated effect to reduce yields. This has reportedly dropped the yield from approximately 285,000 tonnes as a national harvest to approximately 265,000 tonnes nearing the point of equilibrium between supply and demand. This has meant the overhang of 2008 and 2009 vintage is being sold down. The ability to sell down this oversupply will hinge on the industries crop management control for the 2011 vintage. Despite this there is still a large volume of bulk wine and price returns per litre both with bulk and table wine below that which is desirable for the industry. This is having flow on effects to wineries viability and as a result returns to growers. The current bulk wine market is showing an increase in price which is a positive signal within the industry although as mentioned above there is still significant wine volumes to sell under challenging marketing conditions.

As a result property transaction volume is low and listings continuing to increase. This will have an easing effect on values over the short to medium term. The long term view is that with crop management and infrastructural investment combined with the lower than expected 2010 vintage will remove fruit and wine surpluses. The key is that Marlborough and the industry generally cannot continually rely on mother nature to correct volume of over supply

The Hawke's Bay market has been relatively quiet over the past two years although there have been an increasing number of listings. There have been a number of transactions of various property type and localities over recent months. The key to these transactions is that some areas have retained values shown historically while others are showing signs of softening.

There still appears to be a reluctance towards red varieties particularly Merlot even though there are positive signals in the demand for this variety and the Asian, particularly, Chinese demand. The prospective purchasers are not overly excited if there is heavy Bordeaux weighting to the planting at present. The Gimblett Gravels has been an area with a number of transactions and varying value points over a wide price range.

The Otago and Wairarapa Regions are showing similar signs where there has been historically strong lifestyle presence in the market which has tended to under pin the smaller operations, while larger property is not generating interest. This is partly due to the challenging climatic conditions experienced in these regions and the impact this has had on the financial integrity of these entities.

The Otago area is also impacted by the availability of bare land deemed suitable for vineyard development which any larger operator could purchase and develop without paying a developer margin. If Otago fruit is required more quickly than waiting for a development to reach production than consideration of an established property occurs.

Marlborough as a region is experiencing the largest connection partially due to the area of vines planted but also due to the large dependence on Sauvignon Blanc. The change in financial returns due to reduce price per tonne, yield caps and increased crop and canopy



management has impacted on this region the most. If vineyard owners are unable to carry the business for the next 2 – 4 years there will be casualties. This is evident at the moment with the number of properties listed for sale. There have been minimal transactions despite listing prices being well below previous transaction levels. This is due to buyers holding off and waiting to see where the market will settle. The medium term outlook is that there has been a connection in value levels and are unlikely to return to the super profit levels experienced between 2003 and 2008.

The Gisborne vineyard market has been a main provider to the New Zealand wine sector of Chardonnay and Pinot Noir for sparkling and table wine production. The larger wine companies have indicated that they are not wishing to increase intake from new or increasing crop volumes and in some instances have exited the region. A sale of some key brands focussed on Gisborne to another international beverage company may stabilise this market off a smaller production base.

There have also been some contract growers that have been given notice of termination or non renewal. This phenomenon is not specific to the Gisborne region, it has occurred in Hawke's Bay, Martinborough, Marlborough and Central Otago as Wine Companies only procure crops that they know they can profitably sell into the international and domestic market places. This predominantly is based around the over supply of Sauvignon Blanc in the New Zealand wine sector which is 65% of the New Zealand crop and is the primary focus for a large percentage of New Zealand growers. This is also occurring in the sparkling wine production (Chardonnay and Pinot Noir) mainly from Pernod Ricard in Hawke's Bay and Gisborne.

There has been activity in some of the beverage companies with them selling down parts of companies or trying to internally split different beverages and markets internally. This indicates these companies are trying to rationalise the various components of their business and return profitability to sectors they can and sell underperforming components.

Throughout wider New Zealand there are vineyards establishing in many regions. A number of these are focused around restaurant/cafes and in tourist or, close to, high population centres. These are meeting with mixed success in regards to quality of fruit, wine and financial sustainability.

5.0 PROPERTY DETAILS

5.1 Legal Description

We refer to the attached Computer Freehold Registers ("titles") at Appendix B contained within the Marlborough Land Registration District. To summarise:

Description	Title Identifier	Area (ha)
Lot 1 Deposited Plan 10008	MB5D/670	11.2650 ha
Lot 2 Deposited Plan 10008	MB5D/671	11.2620 ha
Lot 3 Deposited Plan 10008	MB5D/672	15.9170 ha
Lot 4 Deposited Plan 10008	MB5D/673	16.0450 ha
Lot 1, 3-4 Deposited Plan 12215	MB6C/526	78.5300 ha
Lot 2 Deposited Plan 12259	MB6C/698	63.5000 ha
Lot 2 Deposited Plan 12215	MB6C/527	4.0000 ha
	Total Land Area	200.519 ha

Lessee's Interest

Description	Title Identifier	Lease Area (ha)
Lot 1 and Lot 2-4 Deposited Plan 10008 and Lot 1-4 Deposited Plan 12215 and Lot 2 Deposited Plan 12259	63802	200.5190 ha

Where applicable the impacts of the interests on the above Titles have been taken into account in our valuation assessment.

All Titles are registered in the name of Challenger Beston Limited and Challenger Listed Investments Limited.

Title 63802 is registered in the name of Delegat's Wine Estate Limited.

The property is leased for 30 years from 31 October 2002 to Delegat's Wine Estate Limited if all Rights of Renewal are exercised. The current rental is paid monthly in advance.

5.2 Lease Details - Terms and Conditions

The property is leased under a lease agreement. The following is a summary of the principal lease terms and conditions:

Premises:	Dashwood Vineyard – Redwood Pass, Marlborough
Term:	10 years
Commencement Date:	31 October 2002
Rights of Renewal:	Four (4) of Five (5) years each
Current Annual Rental:	\$2,191,653.45 excl GST
Rent Reviews:	Annually
Permitted Use:	Vineyard
Operating Expenses:	The tenant is responsible for 100% operating expenses associated with the property.

5.3 Resource Management

The land is zoned Rural 3 under the Operative Wairau/Awatere Resource Management Plan which was notified by the Marlborough District Council on the 8 October 1998.

The existing vineyard use is a permitted activity within this rural rezone.

5.4 Resource Consents

Consent No	Type	Source	Rate	Area (ha)	Expires
U070410	Water Permit	Awatere River	4,379.65m ³ /day	200.0	1 September 2027
U081280	Water Permit	Awatere River	4,379.65m ³ /day	233.8	1 September 2027
U020716	Land Use	N/A	N/A		12 August 2037

5.5 Rating Valuation

<i>The Rateable Values assessed as at 1 July 2008</i>			
<i>Property</i>	<i>Value of Improvements</i>	<i>Land Value</i>	<i>Capital Value</i>
Lot 1 Deposited Plan 10008	\$1,010,000	\$770,000	\$1,780,000
Lot 2 & 3 Deposited Plan 10008	\$2,060,000	\$1,890,000	\$3,950,000
Lot 4 Deposited Plan 10008	\$1,070,000	\$1,120,000	\$2,190,000
Lot 1, 3 & 4 Deposited Plan 12215	\$4,845,000	\$7,335,000	\$12,180,000
Lot 2 Deposited Plan 12259	\$320,000	\$392,000	\$712,000
Total	\$9,305,000	\$11,507,000	\$20,812,000



The above assessment has been undertaken in accordance with the Ratings Valuation Act 1998 and is based on mass appraisal techniques for use primarily by local authorities for rating. In many cases the property has not been inspected in determining this assessment and does not represent the market value in many instances.

5.6 Rates

<i>For the 2010/2011 Year (GST inclusive):</i>	
<i>Property Address</i>	<i>Marlborough District Council</i>
Lot 1 Deposited Plan 10008	\$1,489.85
Lot 2 & 3 Deposited Plan 10008	\$3,656.90
Lot 4 Deposited Plan 10008	\$2,167.05
Lot 1, 3& 4 Deposited Plan 12215	\$14,192.27
Lot 2 Deposited Plan 12259	\$1,482.47
Total	\$22,988.54

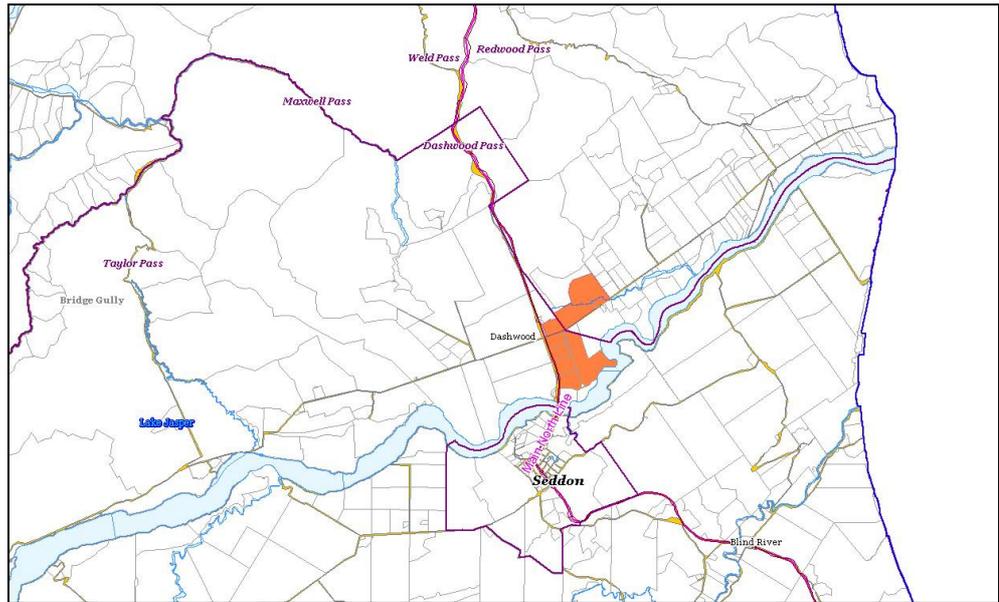
6.0 LOCATION & CLIMATE

6.1 Locality

The property is situated on Redwood Pass Road in the Awatere Valley bounding the Christchurch-Picton rail corridor and State Highway 1. Surrounding properties are utilised for a mix of lifestyle, viticulture, grazing and cropping activities.

Distances to services are as follows:

Service/Amenity	Location	Approx Distance
Power and telephone are connected.		
Primary School	Seddon	3 kms
Secondary School	Blenheim	20 kms
Main Centre	Blenheim	20 kms
Wine Processing	Blenheim	17 kms



6.2 Climate

The Rarangi District experiences a moderate Marlborough climate with normally hot dry summers and mild winters.

Rainfall Average	600-800 mm per annum
Main Rainfall Months	Main rainfall months being May to August. Generally reliable autumn-spring rainfall but prone to summer dryness.
Temperature Range	-3°-38°
Hazardous Conditions	Minimal
Frost Frequency	Regular winter and prone to early spring events
Snow Frequency	Rare
Prevailing Winds	Westerly quarter

7.0 LAND

The Dashwood vineyard has been created from a number of different parcels of land to provide a contiguous unit to allow development and economics of scale. The main features pertaining to the land are summarised as follows:

7.1 Shape & Workability

Although the land is not contiguous being bisected by Redwood Pass Road, the Stafford Creek and Lintons Road, it has been developed as an intensive vineyard with slightly increased but not excessive headland wastage. The shape does, however, allow the property to be efficiently managed as one unit.



We have made no cadastral survey of the property and unless otherwise stated assume that all improvements lie within the Computer Freehold Register boundaries. No guarantee is given that the land is not subject to statutory rights not recorded on the relevant Computer Freehold Register and not apparent from normal inspection of the property. We assume no responsibility in connection with such foregoing matters.

7.2 Land Use Classification

Unit	Description	Derived from	Erosion		Gradient Range	Approximate Area (ha)
			Present	Potential*		
IIIIs3	Flat to gently undulating terraces and plains with moderately shallow and/or stony soils in cool moist foothill areas.	Alluvium from greywacke and tuffaceous greywacke. Loess in places.	Negligible to slight wind	Slight to moderate wind when cultivated	0 - 3°	90
IIIIs5	Moderately shallow and/or stony soils on plains and terraces, in the summer moisture deficient eastern districts	Alluvium from greywacke and schist. Loess in places.	Slight wind	Slight to moderate wind when cultivated.	0 - 3°	106

* Assessed as under actual or assumed grassland cover with average management and no soil conservation measures applied.

7.3 Soils

The soil type descriptions have been provided by Soil Selection Services, from unpublished information originally obtained by staff of the DSIR Soil Bureau in the 1970s:

Land on the Northern Side of Redwood Pass Road and Lot 1 DP 10008

These soils are described as Broadbridge silt loam occurring in association with tributary streams such as Stafford Creek. Nearer Stafford Creek, soils are described as Castlebrae gravely sandy loam, and shallow sandy loam. North of Stafford Creek and adjacent to State Highway 1, Pinedale silt loam, Fairhall shallow loam and Starborough gravely silt loam are found.

Broadbridge silt loam is classed as an imperfectly drained soil, with hard fragipan layers at depth. Pinedale silt loam is classed as being imperfectly to poorly drained. The other soil types may be summarised together, as being free draining and shallow over gravel.

The imperfectly drained soils occupy approximately one third of this area.

Land on the Southern Side of Redwood Pass Road

These soils are described as Muritai shallow sandy loam and Marama sandy loam occurring on an intermediate terrace of the Awatere River. These soil types may be summarised together as free draining soils, ranging in depth from shallow to deep, over gravel.

7.4 Aspect

The property contains a predominantly open all round aspect.

7.5 Archaeological

Archaeological sites are present throughout the area and are not always officially recorded. Under the New Zealand Historic Places Act 1993 consent must be obtained to damage, destroy or modify archaeological sites such as for the creation of a house site or track or for land cultivation. Our valuation has been assessed on the basis that there are none on the land.

7.6 Altitude

The altitude ranges from 60-72 metres above sea level.

7.7 Erosion

There is no evidence of erosion of any major significance to the property.

7.8 Drainage

Due to the soil composition the property has a natural free draining soil.

7.9 Weeds and Pests

The property is relatively free of weeds with no weeds being of any economic significance. Pests are controlled by the Marlborough District Council.

7.10 Subdivision

The property is contained in three blocks due to rocks and creeks bisecting the property. On the southern side of Redwood Pass Road some boundaries between the subject and adjoining titles are not fenced.

In the main construction is of conventional post and 7-8 wire fully battened type fencing found in average condition.

7.11 Environmental Issues

There is no known or recorded site contamination or environmental issues relating to the subject land.

The property has been utilised for viticulture activities. This use requires the use of chemicals. There may be some chemical residues in the soil.

While due care has been taken to note any contamination liability, our investigations have been undertaken for valuation purposes only, and this report does not constitute an environmental audit. Unless otherwise stated no account has been taken of the effect on value due to contamination or pollution.

7.12 Flooding

The property is contained on an upper terrace level away from the main Awatere River channel therefore is not subject to any flooding risk. The irrigation intake and source is contained in the Awatere River channel and in a major climatic event would be subject to flooding.

8.0 UTILISATION

At date of inspection, the property was planted in Pinot Noir, Sauvignon Blanc and Chardonnay varieties with the Chardonnay planted in 2001 and the Sauvignon Blanc and Pinot Noir planted in 2002. The plantings have been established on selected rootstock and clones for each variety and soil types.

The vineyard is developed utilising timber post trellis, one irrigation vine, one fruiting wire and four foliage wires. There are four vines per bay.

The vines are at a full steady state of production. The vines are being grown mainly on a VSP pruning regime with 2 to 4 canes. The Sauvignon Blanc is a mix of 2 and 4 canes with blocks C, F and part of N to be trained on a Scott Henry canopy. The Pinot Noir is 2 cane and the Chardonnay a mix of 2 -3 cane. Overall the vines are of generally good health and are managed to a high standard.

8.1 Schedule of Vine Plantings

Variety	Rootstock	Clone	Vine Spacing		Age	Net		%
			Between	Within		Planted	Planted	
Pinot Noir			2.50 m	x 1.80 m	2002	1.22	ha	0.7%
Pinot Noir		B777	2.50 m	x 1.80 m	2002	11.54	ha	6.9%
Pinot Noir		ABLE	2.50 m	x 1.80 m	2002	1.40	ha	0.8%
Pinot Noir		B667	2.50 m	x 1.80 m	2002	10.59	ha	6.3%
Pinot Noir			2.50 m	x 1.80 m	2002	11.46	ha	6.8%
Pinot Noir			2.50 m	x 1.80 m	2002	16.89	ha	10.1%
Sauvignon Blanc		MS	2.50 m	x 1.80 m	2002	2.50	ha	1.5%
Sauvignon Blanc	SO4 SICA 8	MS	2.50 m	x 1.80 m	2002	9.15	ha	5.4%
Sauvignon Blanc	101	MS	2.50 m	x 1.80 m	2002	9.84	ha	5.9%
Sauvignon Blanc		MS	2.50 m	x 1.80 m	2002	9.95	ha	5.9%
Sauvignon Blanc		MS	2.50 m	x 1.80 m	2002	9.47	ha	5.6%
Sauvignon Blanc	Schwartzman	MS	2.50 m	x 1.80 m	2002	15.68	ha	9.3%
Chardonnay		Cl 15	2.50 m	x 1.80 m	2001	14.82	ha	8.8%
Chardonnay		Cl 15	2.50 m	x 1.80 m	2001	13.31	ha	7.9%
Chardonnay		Cl 15	2.50 m	x 1.80 m	2001	6.91	ha	4.1%
Chardonnay		Cl 15	2.50 m	x 1.80 m	2001	3.44	ha	2.0%
Chardonnay		Cl 15	2.50 m	x 1.80 m	2001	3.46	ha	2.1%
Chardonnay		Cl 15	2.50 m	x 1.80 m	2001	16.27	ha	9.7%
Nett Planted Area						167.91	ha	
Loss to Headlands						32.61	ha	
Title Area						200.52	ha	

8.2 Cover

At date of inspection the cover of the property was estimated to be as follows:

Cover Description	Approx Area (ha)
Vineyards	167.91 ha
Headlands	16.5 ha
Building areas	1.0 ha
Unplanted areas (creeks and sidlings)	15.1 ha
Title Area	200.51 ha



9.0 BUILDING IMPROVEMENTS

9.1 Dwelling

Situated on the northern side of Redwood Pass Road is a residential dwelling, comprising a gross floor area of approximately 150m². The dwelling has been constructed on piles, timber frame, fibrecement profile, weatherboard exterior cladding, aluminium joinery and iron roofing.



The interior provides comfortable family accommodation and is partitioned to provide kitchen, dining, lounge, central hallway, bathroom and bedrooms.

We were unable to inspect the interior of the dwelling but were advised is to a tidy condition.

9.2 Implement Shed

Comprising approximately 200m², the building has been constructed on concrete piles with a timber frame and corrugated iron cladding and roofing. We have assumed that the building will be utilised as an implement shed, workshop and staff amenities.



9.3 Vineyard Building

This structure was constructed in 2006 and is internally partitioned to provide an office of 28m², staff lunchroom of 28m², staff locker room and amenities of 28m², fully enclosed lockable implement shed of 242m², chemical shed of 45m², a drive through filling area of 60m², an open mixing area of 60m², concrete patio of 33m².

The construction is comprised on a mix of concrete block ring foundation, concrete floor slab, steel framing with timber purlin and truss, feature stone zincalume and timber exterior cladding, aluminium joinery and zincalume roofing. The office and staff areas are plasterboard lining to the walls and ceilings, with the two end walls of the implement shed being lined with plywood, the chemical shed fully lined with plywood and the drive-through spray filling area zincalume lined.



The internal fittings contained in the shed include a stainless sink, dishwasher, hot water unit, cupboard space in kitchen area, a toilet, hand basin and shower and paraplegic toilet, a standard pan and cistern in the second toilet and a hand basin to amenities area, large vehicle sliding doors to implement shed and drive-through spray filler. Electric light and power points and telephone connections throughout together with a monitored security system, and fire sensors. The structure is in new condition and found in a good standard.

While in the course of inspection due care is taken to note building defects, no structural survey has been made and no undertaking is given about the absence of rot, termite or pest infestation, deleterious substances such as asbestos or calcium chloride or other hidden defects. We can give no guarantee as to outstanding requisitions in respect to the subject building(s).

10.0 OTHER IMPROVEMENTS

10.1 Electrical Reticulation

Electricity is reticulated to the dwelling, office and water pumps.

10.2 Water Supply

Water for staff and domestic purposes is provided from the Altimarlock Scheme – a community scheme that reticulates water from Awatere Valley Road.

Water for irrigation purposes is provided from the Oakridge Irrigation Scheme and is taken from the Awatere River being drawn through a flexible pipe and pumped by a Southern Cross pump by a 90 kw electric pumping system. Water is pumped through in-line filters and is conveyed through a 200 mm PVC mainline. A comprehensive under vine irrigation system is in place. Adequate water consents are held to irrigate a total area in excess of 200 hectares.

We have not carried out water quality or quantity tests on the property's water supply. Our valuation has therefore been assessed on the basis that the existing water supply is both reliable and of sufficient quantity and quality for the present use. Should this prove to be incorrect we reserve the right to re-assess our valuation.

10.3 Waste Water Disposal

Effluent disposal is by means of a septic tank. Situated at the main building complex is a drive through spray tank filling facility and machinery wash down area. The waste water from these areas are collected into collection sumps.

10.4 Vineyard Access

Good access is provided from the existing access from Lintons Road, Redwood Pass Road and a metalled access through the land on the southern side of Redwood Pass Road.

10.5 Shelter

There is no shelter on the property.

10.6 Yard Area

At the main building complex there is a yard area constructed of consolidated gravel. This yard area allows for all weather access and parking of implements and staff vehicles.

APPENDIX A

STATEMENT OF GENERAL VALUATION POLICIES

1. Our responsibility in connection with this valuation report is limited to the person to whom the report is addressed and we disclaim all responsibility to any other party without reference to us.
2. This report may not be reproduced, in whole or in part, without our prior written approval.
3. This report has been prepared for the purpose stated in the report and may be relied upon for that purpose only. Assumptions made in the preparation of the report are as expressly stated in the report or set out below.
4. Where it is stated in the report that information has been supplied to us by another party, this information is believed to be reliable but we cannot accept responsibility if this should prove not to be so. Where information is given without being attributed directly to another party, this information has been obtained by our search of records and examination of documents or by enquiry from Government or other appropriate departments.
5. We have made no survey of the property and unless otherwise stated assume that all improvements lie within the Computer Freehold Register boundaries. No guarantee is given that the land is not subject to statutory rights not recorded on the relevant Computer Freehold Register and not apparent from normal inspection of the property. We assume no responsibility in connection with such foregoing matters.
6. We do not carry out investigations on site in order to determine the suitability of ground conditions and services, nor do we undertake environmental or geotechnical surveys. Unless notified to the contrary, our valuations are on the basis that these aspects are satisfactory and also that the site is clear of underground mineral or other workings, methane gas or other noxious substances.
7. Unless otherwise stated our report is subject to there being no detrimental registration(s) affecting the land other than those appearing on the Computer Freehold Register(s) valued in this report. Such registrations may include Wahi Tapu registrations and Historic Places Trust registrations.
8. We have not obtained from the territorial authority a Land Information Memorandum. Our valuation has been made on the basis that such Memorandum if obtained would not have disclosed information which would have affected adversely our opinion of the market value of the property.
9. No environmental audit has been undertaken, although contaminants present on the site and obvious to us on inspection may have been noted in the report. No warrant is given, or is to be implied, in this report that the property is free from contaminants.
10. While in the course of inspection due care is taken to note building defects, no structural survey has been made and no undertaking is given about the absence of rot, termite or pest infestation, deleterious substances such as asbestos or calcium chloride or other hidden defects. We can give no guarantee as to outstanding requisitions in respect to the subject building.
11. In preparing the valuation it has been assumed hot and cold water systems, electrical systems and other devices, fittings and conveniences as are in the building to be in proper working order and functioning for the purpose for which they were designed.
12. Where a property is leased, this report records the nature of the information supplied. That information has been accepted and relied upon at face value. It has been assumed that the information supplied is complete and accurate, and that the lease is fully enforceable.
13. Unless otherwise stated in our report our valuation is on the basis that the property complies with the Building Act 1991, Health and Safety in Employment Act 1992, Evacuation of Buildings Regulations 1992 and Disabled Persons Community Welfare Act 1975 or that the legislation has no significant impact on the value of the property.
14. We certify that Crighton Stone Limited holds professional indemnity insurance.

APPENDIX B

Computer Freehold Registers and Resource Consents



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



R. W. Muir
Registrar-General
of Land

Search Copy

Identifier MB5D/670
Land Registration District Marlborough
Date Issued 17 February 1997

Prior References

MB4C/753

Estate Fee Simple
Area 11.2650 hectares more or less
Legal Description Lot 1 Deposited Plan 10008

Proprietors

Challenger Beston Limited

Interests

185524.2 Transfer creating the following easements in gross

Type	Servient Tenement	Easement Area	Grantee	Statutory Restriction
Convey telecommunication	Lot 1 Deposited Plan 10008 - herein	A DP 9886	Telecom New Zealand Limited	

145556.2 Easement Certificate specifying the following easements

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Convey water	Lot 3 Deposited Plan 7493 - CT MB4C/751	G & M DP 7493	Lot 1 Deposited Plan 10008 - herein	
Convey water	Lot 3 Deposited Plan 10008 - CT MB5D/672	A DP 7493	Lot 1 Deposited Plan 10008 - herein	
Right of way	Lot 3 Deposited Plan 10008 - CT MB5D/672	A B & K DP 7493	Lot 1 Deposited Plan 10008 - herein	
Right of way	Part Lot 2 Deposited Plan 7176 - CT MB4C/754	C DP 7493	Lot 1 Deposited Plan 10008 - herein	
Right of way	Lot 3 Deposited Plan 7493 - CT MB5C/751	D F G & H DP 7493	Lot 1 Deposited Plan 10008 - herein	

The easements specified in Easement Certificate 145556.2 are subject to Section 309(1)(a) Local Government Act 1974

179667.2 Transfer creating the following easements

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Convey water	Lot 3 Deposited Plan 7493 - CT MB4C/751	C DP 9516	Lot 1 Deposited Plan 10008 - herein	

189438.8 Easement Certificate specifying the following easements - 17.2.1997 at 9.55 am

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Convey water	Lot 3 Deposited Plan 10008	O E DP 10008	Lot 1 Deposited Plan 10008 - herein	
Right of way, Right to convey water, electricity and telephonic communications	Lot 3 Deposited Plan 10008 - CT MB5D/672	B W X DP 10008	Lot 1 Deposited Plan 10008 - herein	
Convey water	Lot 2 Deposited Plan 10008 - CT MB5D/671	N DP 10008	Lot 1 Deposited Plan 10008 - herein	

Identifier**MB5D/670**

Convey water	Lot 4 Deposited Plan 10008	Q I DP 10008	Lot 1 Deposited Plan 10008 - herein
Right to convey water and telephonic communications	Lot 1 Deposited Plan 10008 - herein	M V Y DP 10008	Lot 2 Deposited Plan 10008
Right to convey water and telephonic communications	Lot 1 Deposited Plan 10008 - herein	M V Y DP 10008	Lot 3 Deposited Plan 10008
Right to convey water and telephonic communications	Lot 1 Deposited Plan 10008 - herein	M V Y DP 10008	Lot 4 Deposited Plan 10008
Convey water	Lot 1 Deposited Plan 10008 - herein	P V DP 10008	Lot 2 Deposited Plan 10008
Convey water	Lot 1 Deposited Plan 10008 - herein	P V DP 10008	Lot 3 Deposited Plan 10008
Convey water	Lot 1 Deposited Plan 10008 - herein	P V DP 10008	Lot 4 Deposited Plan 10008 - CT MB5D/673

The easements specified in Easement Certificate 189438.8 except the right to convey water and telephonic communications marked M, V & Y when created will be subject to Section 243(a) Resource Management Act 1991

189438.9 Transfer creating the following easements - 17.2.1997 at 9.55 am

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Convey water	Lot 1 Deposited Plan 10008 - herein	P & V DP 10008	Part Lot 2 Deposited Plan 7176 - CT MB4C/754	

The easement created by Transfer 189438.9 is subject to Section 243(a) Resource Management Act 1991

189438.10 Transfer creating the following easements - 17.2.1997 at 9.55 am

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right to convey water and telephonic communications	Lot 1 Deposited Plan 10008 - herein	M V Y DP 10008	Lot 3 Deposited Plan 7493 - CT MB4C/751	
Right to convey water and telephonic communications	Lot 1 Deposited Plan 10008 - herein	M V Y DP 10008	Lot 4 Deposited Plan 7493 - CT MB4C/752	

189438.11 Transfer creating the following easements - 17.2.1997 at 9.55 am

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Convey water	Part Lot 2 Deposited Plan 7176 - CT MB4C/754	R DP 10008	Lot 1 Deposited Plan 10008 - herein	

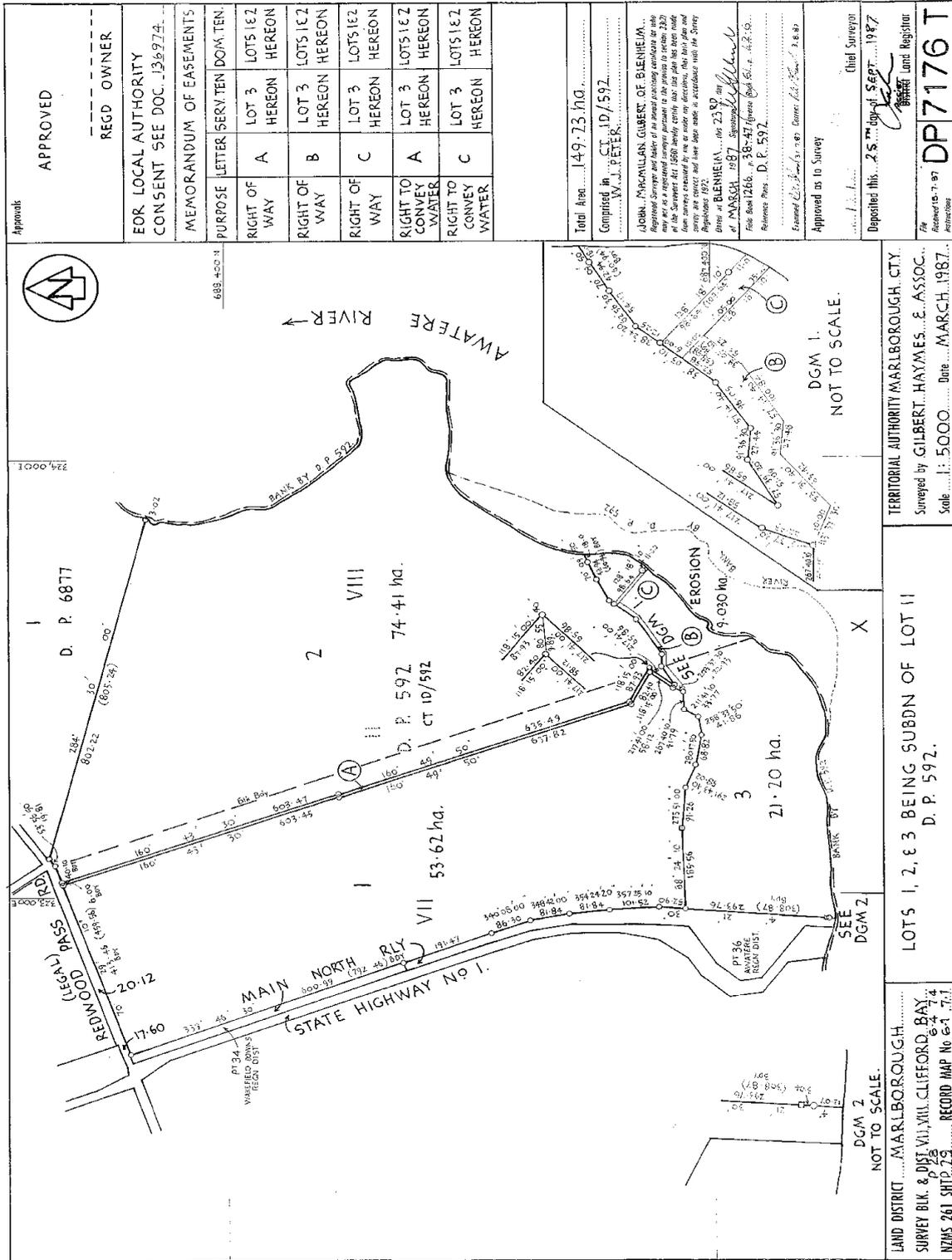
5407606.6 Lease Term Ten years commencing on 31.10.2002 (Right of renewal) CT 63802 issued - 20.11.2002 at 9:00 am

5407606.7 CAVEAT BY DELEGAT'S WINE ESTATE LIMITED - 20.11.2002 at 9:00 am

5407606.8 CAVEAT BY DELEGAT'S WINE ESTATE LIMITED - 20.11.2002 at 9:00 am

5407606.9 Mortgage to National Australia Bank Limited - 20.11.2002 at 9:00 am

Subject to a right (in gross) to convey electricity over part marked A on DP 318452 in favour of Marlborough Lines Limited created by Transfer 6543729.1 - 23.8.2005 at 9:00 am



APPROVED
REGD OWNER

FOR LOCAL AUTHORITY
CONSENT SEE DOC. 1369774

MEMORANDUM OF EASEMENTS

PURPOSE	LETTER	SERV TEN	DOM TEN.
RIGHT OF WAY	A	LOT 3	LOTS 1&2 HEREON
RIGHT OF WAY	B	LOT 3	LOTS 1&2 HEREON
RIGHT OF WAY	C	LOT 3	LOTS 1&2 HEREON
RIGHT TO CONVEY WATER	A	LOT 3	LOTS 1&2 HEREON
RIGHT TO CONVEY WATER	C	LOT 3	LOTS 1&2 HEREON

Total Area: 149.73 ha.

Committed in: CT 10/592.

W. J. PETER

J. JOHN, MACMILLAN, GILBERT OF BLENHEIM...
Registered Surveyor and holder of the annual practicing certificate for the year ending 31st Dec 1987.
I hereby certify that the above is a true and correct copy of the original plan as shown to me in the presence of the Registrar of Land Districts, Marlborough, on the 15th day of March 1987.
I further certify that the above plan has been made in accordance with the Survey Regulations 1972.

Date of BLENHEIM: 15th 23rd 1987

of MARSEH: 1987

File Book 1266, p 38-47 (Plans Book 51, p. 2-5)

Reference Plan: D. P. 592.

Examined by: [Signature] 2.8.87

Approved as to Survey: [Signature] Chief Surveyor

Deposited this 25th day of SEPT 1987

Registrar of Land Districts

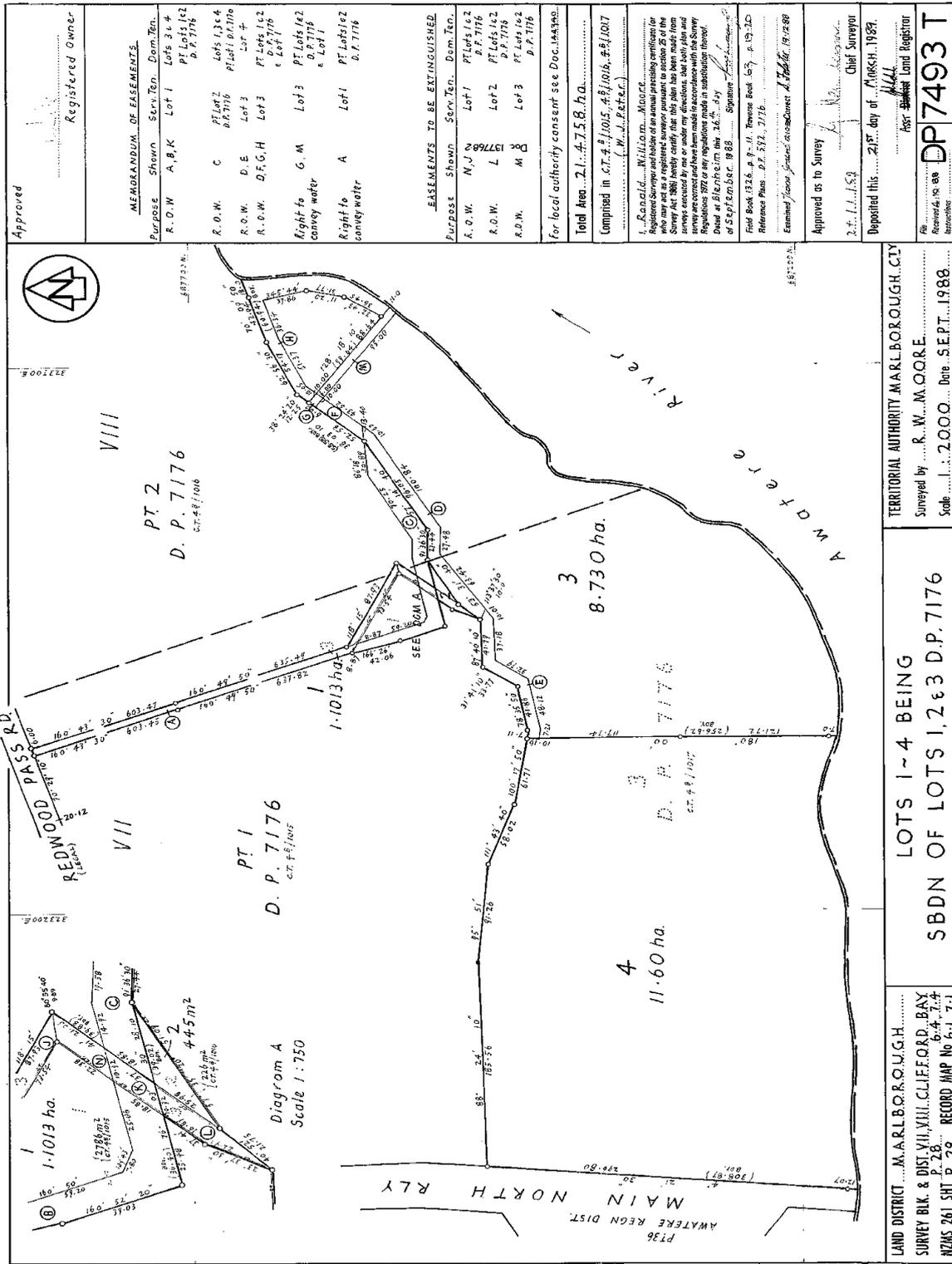
TERITORIAL AUTHORITY MARLBOROUGH, CTY.
Surveyed by GILBERT, HAYMES, & ASSOC.,
Scale 1:5000 Date: MARCH, 1987.

LAND DISTRICT MARLBOROUGH
SURVEY BLK. & DIST. VII, VIII, CLIFFORD BAY,
NZMS 261 SHIP. 23. RECORD MAP No 67, 74

LOTS 1, 2, & 3 BEING SUBDN OF LOT 11
D. P. 592.

DP7176 T

U.S. & D.M. 1987





COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



R. W. Muir
Registrar-General
of Land

Search Copy

Identifier MB5D/671
Land Registration District Marlborough
Date Issued 17 February 1997

Prior References

MB4C/753

Estate Fee Simple
Area 11.2620 hectares more or less
Legal Description Lot 2 Deposited Plan 10008
Proprietors
Challenger Beston Limited

Interests

185524.2 Transfer creating the following easements in gross

Type	Servient Tenement	Easement Area	Grantee	Statutory Restriction
Convey Telecommunicator	Lot 2 Deposited Plan 10008 - herein	A DP 9886	Telecom New Zealand Limited	

145556.2 Easement Certificate specifying the following easements

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way	Lot 3 Deposited Plan 10008 - CT MB5D/672	A B & K DP 7493	Lot 2 Deposited Plan 10008 - herein	
Right of way	Part Lot 2 Deposited Plan 7176 - CT MB4C/754	C DP 7493	Lot 2 Deposited Plan 10008 - herein	
Right of way	Lot 3 Deposited Plan 7493 - CT MB4C/751	D F G & H DP 7493	Lot 2 Deposited Plan 10008 - herein	
Convey water	Lot 3 Deposited Plan 10008 - CT MB5D/672	A DP 7493	Lot 2 Deposited Plan 10008 - herein	
Convey water	Lot 3 Deposited Plan 7493 - CT MB4C/751	G & M DP 7493	Lot 2 Deposited Plan 10008 - herein	

The easements specified in Easement Certificate 145556.2 are subject to Section 309 (1)(a) Local Government Act 1974

179667.2 Transfer creating the following easements

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Convey water	Lot 3 Deposited Plan 7493 - CT MB4C/751	C DP 9516	Lot 2 Deposited Plan 10008 - herein	

189438.1 Resolution pursuant to Section 321(3)(c) Local Government Act 1974 - 17.2.1997 at 9.55 am

189438.8 Easement Certificate specifying the following easements - 17.2.1997 at 9.55 am

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way, Right to convey water, electricity and telephonic communications	Lot 3 Deposited Plan 10008 - CT MB5D/672	B W X DP 10008	Lot 2 Deposited Plan 10008 - herein	
Convey water	Lot 2 Deposited Plan 10008 - herein	N DP 10008	Lot 1 Deposited Plan 10008 - CT MB5D/670	

Identifier MB5D/671

Convey water	Lot 3 Deposited Plan 10008	O E DP 10008	Lot 2 Deposited Plan 10008 - herein
Convey water	Lot 1 Deposited Plan 10008	P V DP 10008	Lot 2 Deposited Plan 10008 - herein
Convey water	Lot 4 Deposited Plan 10008	Q I DP 10008	Lot 2 Deposited Plan 10008 - herein
Right to convey water and telephonic communications	Lot 1 Deposited Plan 10008	M V Y DP 10008	Lot 2 Deposited Plan 10008 - herein
Right to convey water and telephonic communications	Lot 2 Deposited Plan 10008 - herein	L DP 10008	Lot 3 Deposited Plan 10008
Right to convey water and telephonic communications	Lot 2 Deposited Plan 10008 - herein	L DP 10008	Lot 4 Deposited Plan 10008
Convey water	Lot 2 Deposited Plan 10008 - herein	N DP 10008	Lot 3 Deposited Plan 10008
Convey water	Lot 2 Deposited Plan 10008 - herein	N DP 10008	Lot 4 Deposited Plan 10008

The easements specified in Easement Certificate 189438.8 excepting the right to convey water and telephonic communications marked L, M, V & Y when created will be subject to Section 243(a) Resource Management Act 1991

189438.9 Transfer creating the following easements - 17.2.1997 at 9.55 am

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Convey water	Lot 2 Deposited Plan 10008 - herein	N DP 10008	Part Lot 2 Deposited Plan 7176 - CT MB4C/754	

The easement created by Transfer 189438.9 is subject to Section 243(a) Resource Management Act 1991

189438.10 Transfer creating the following easements - 17.2.1997 at 9.55 am

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right to convey water and telephonic communications	Lot 2 Deposited Plan 10008 - herein	L DP 10008	Lot 3 Deposited Plan 7493 - CT MB4C/751	
Right to convey water and telephonic communications	Lot 2 Deposited Plan 10008 - herein	L DP 10008	Lot 4 Deposited Plan 7493 - CT MB4C/752	

189438.11 Transfer creating the following easements - 17.2.1997 at 9.55 am

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Convey water	Part Lot 2 Deposited Plan 7176 - CT MB4C/754	R DP 10008	Lot 2 Deposited Plan 10008 - herein	

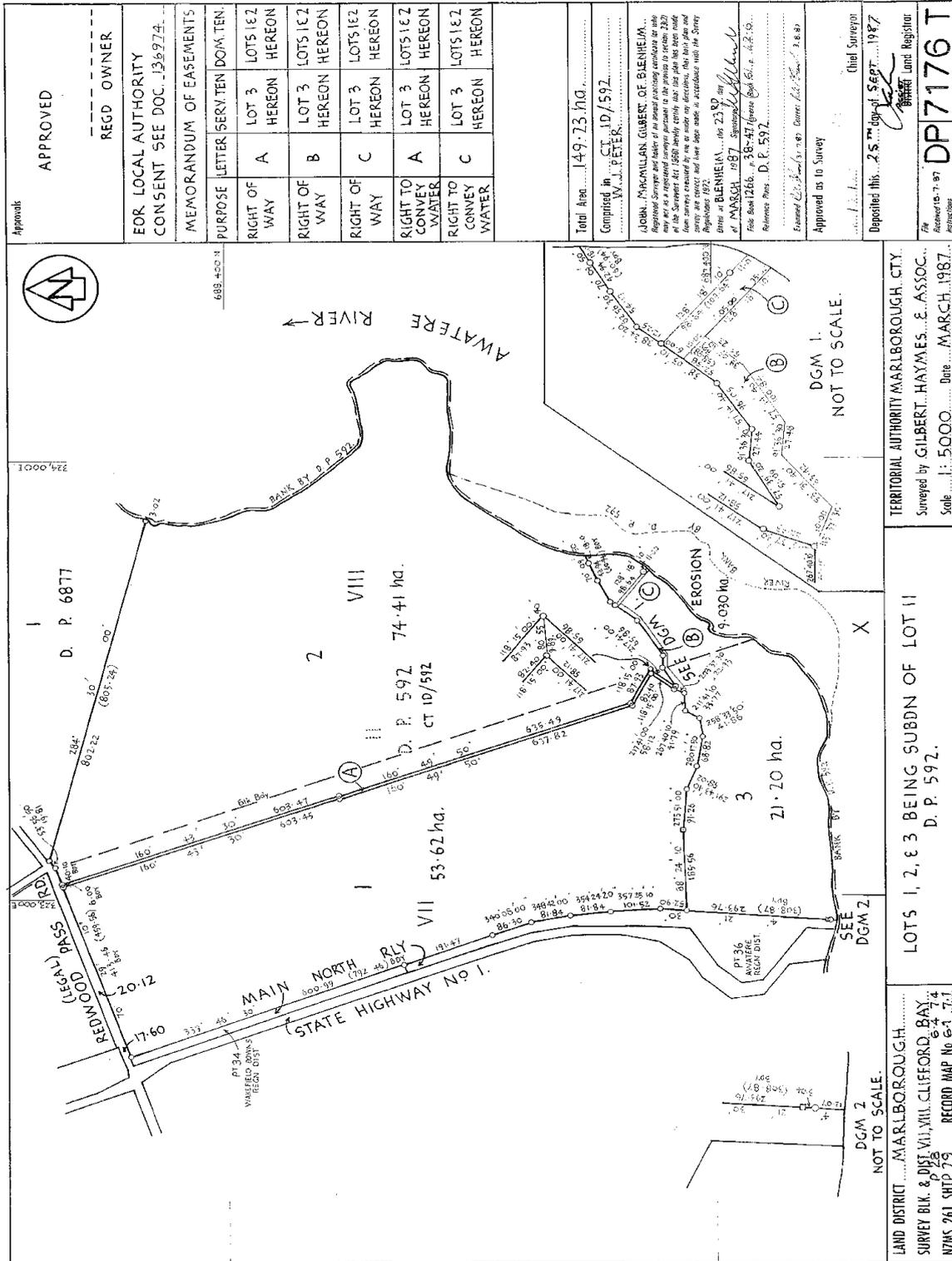
5407606.6 Lease Term Ten years commencing on 31.10.2002 (Right of renewal) CT 63802 issued - 20.11.2002 at 9:00 am

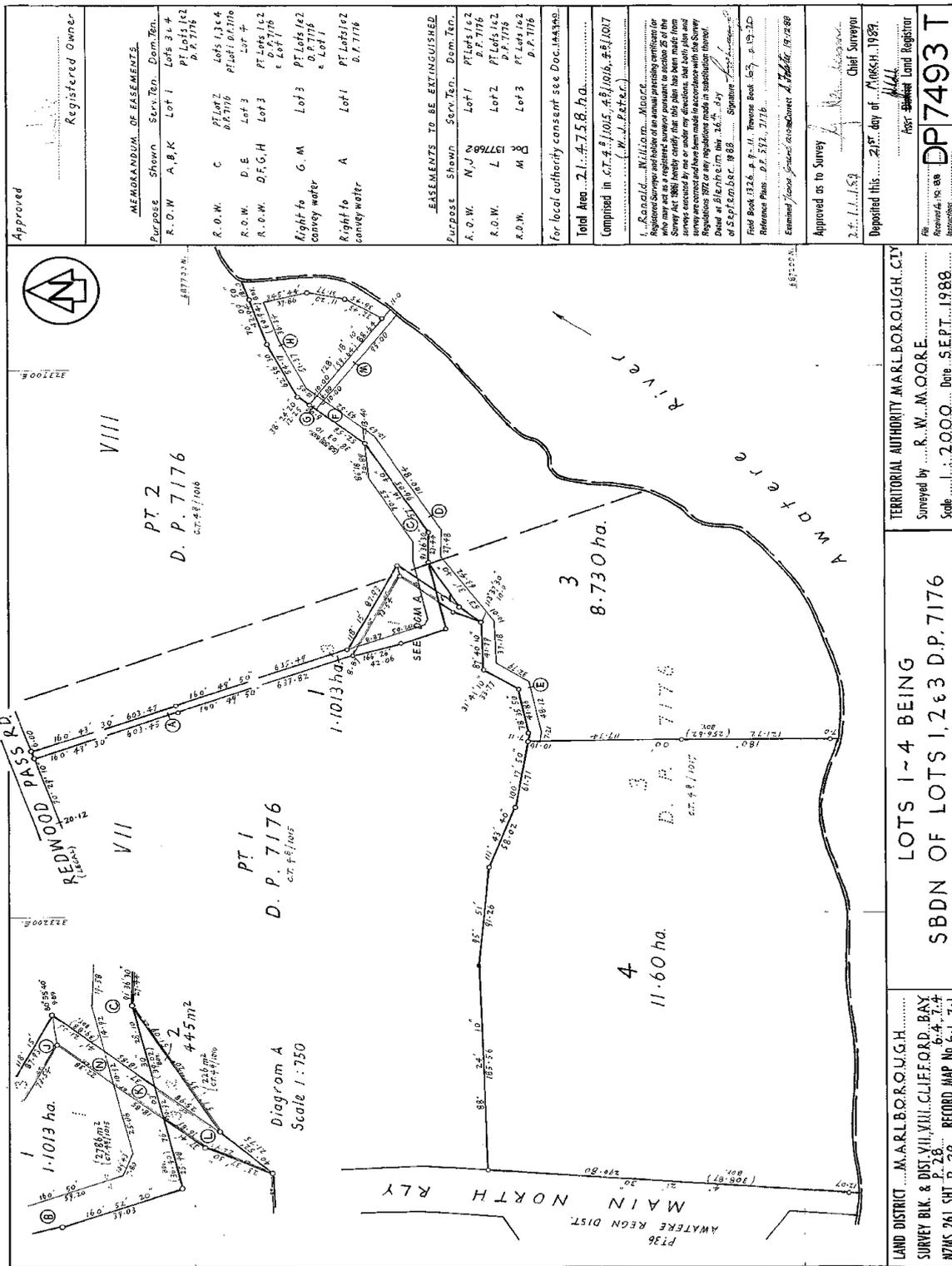
5407606.7 CAVEAT BY DELEGAT'S WINE ESTATE LIMITED - 20.11.2002 at 9:00 am

5407606.8 CAVEAT BY DELEGAT'S WINE ESTATE LIMITED - 20.11.2002 at 9:00 am

5407606.9 Mortgage to National Australia Bank Limited - 20.11.2002 at 9:00 am

Subject to a right (in gross) to convey electricity over part marked B on DP 318452 in favour of Marlborough Lines Limited created by Transfer 6543729.1 - 23.8.2005 at 9:00 am







COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy

Identifier MB5D/672
Land Registration District Marlborough
Date Issued 17 February 1997

Prior References

MB4C/749 MB4C/750 MB4C/753

Estate Fee Simple
Area 15.9170 hectares more or less
Legal Description Lot 3 Deposited Plan 10008

Proprietors

Challenger Beston Limited

Interests

Subject to a right (in gross) to convey telecommunications over part marked A on DP 9886 in favour of Telecom New Zealand Limited created by Transfer 185524.2

Subject to a right of way over part marked A, B and K on DP 7493 and a right to convey water over part marked A on DP 7493 specified in Easement Certificate 145556.2

Appurtenant hereto is a right of way and a right to convey water specified in Easement Certificate 145556.2 (Affects the parts formerly in CsT WN4C/749 and WN4C/753)

The easements specified in Easement Certificate 145556.2 are subject to Section 309 (1) (a) Local Government Act 1974

Appurtenant hereto is a right to convey water created by Transfer 179667.2 (Affects the parts formerly in CsT WN4C/749 and WN4C/753)

Subject to a right of way and rights to convey water, electricity and telephonic communications over parts marked B, C, D, E, F, W and X on DP 10008 and rights to convey water over parts marked O and E on DP 10008 and a right to convey water and telephonic communications over parts marked K and G on DP 10008 specified in Easement Certificate 189438.8 - 17.2.1997 at 9.55 am

Appurtenant hereto is a right to convey water and telephonic communications specified in Easement Certificate 189438.8 - 17.2.1997 at 9.55 am

Some of the easements specified in Easement Certificate 189438.8 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right to convey water over part marked O and E on DP 10008 created by Transfer 189438.9 - 17.2.1997 at 9.55 am

The easements created by Transfer 189438.9 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right to convey water and telephonic communications over part marked K and G on DP 10008 created by Transfer 189438.10 - 17.2.1997 at 9.55 am

Appurtenant hereto is a right to convey water created by Transfer 189438.11 - 17.2.1997 at 9.55 am

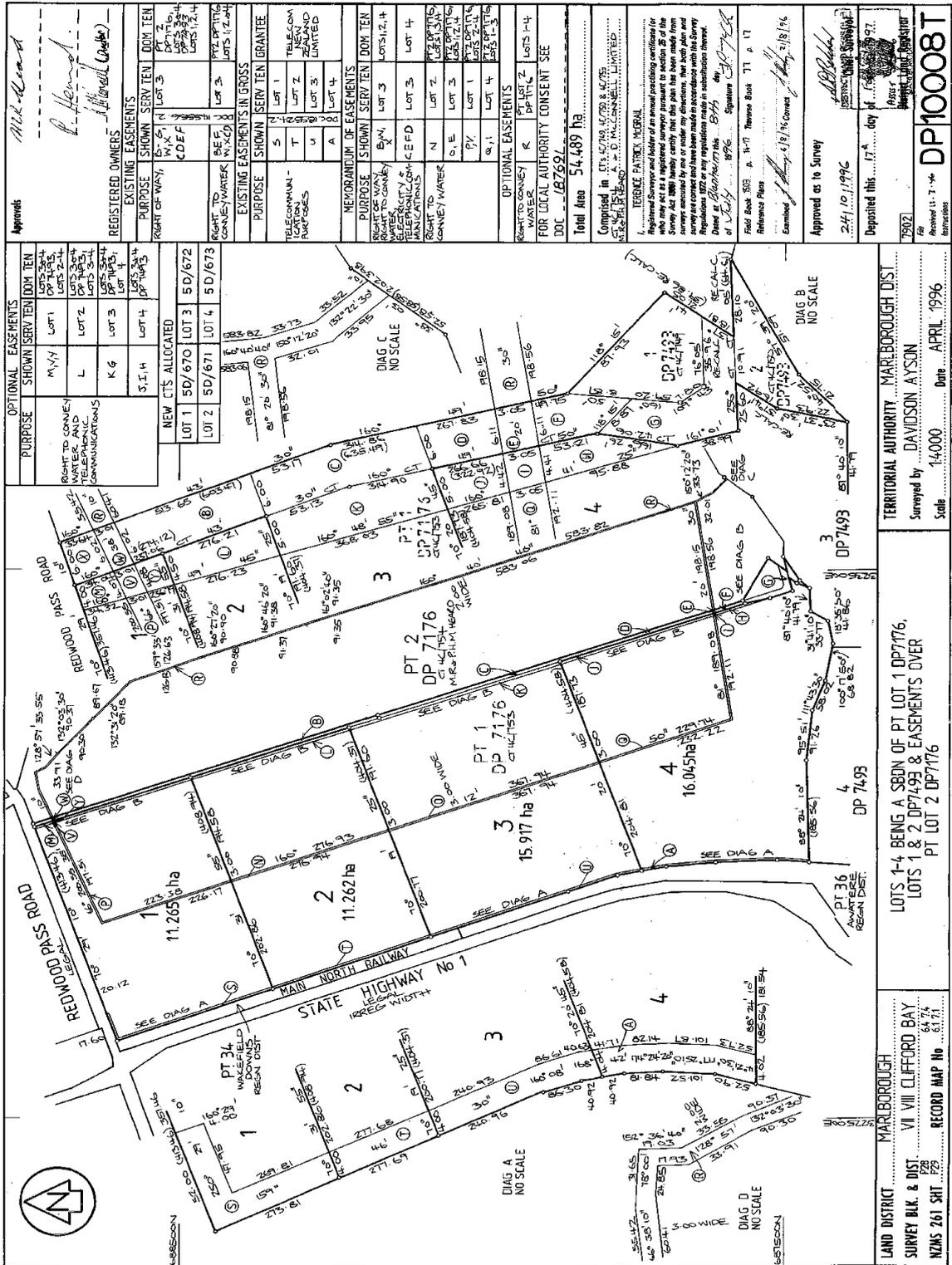
5407606.6 Lease Term Ten years commencing on 31.10.2002 (Right of renewal) CT 63802 issued - 20.11.2002 at 9:00 am

5407606.7 CAVEAT BY DELEGAT'S WINE ESTATE LIMITED - 20.11.2002 at 9:00 am

5407606.8 CAVEAT BY DELEGAT'S WINE ESTATE LIMITED - 20.11.2002 at 9:00 am

5407606.9 Mortgage to National Australia Bank Limited - 20.11.2002 at 9:00 am

Subject to a right (in gross) to convey electricity over parts marked C and D on DP 318452 in favour of Marlborough Lines Limited created by Transfer 6543729.1 - 23.8.2005 at 9:00 am



Approvals: *M. H. Wood*

REGISTERED OWNERS: *R. Howard*

EXISTING EASEMENTS	SHOWN	SERV TEN	DOM TEN
PURPOSE	W, X, Y, Z	1, 2, 3, 4	1, 2, 3, 4
RIGHT OF WAY	C, D, E, F		

EXISTING EASEMENTS IN GROSS:

PURPOSE	SHOWN	SERV TEN	GRANTEE
TELECOMMUNICATIONS PURPOSES	T	LOT 1, 2, 3, 4	TELECOM Z-AND Z-AND LIMITED
CONVEY WATER	W, X, Y, Z	LOT 1, 2, 3, 4	UNLIMITED

EXISTING EASEMENTS IN GROSS:

PURPOSE	SHOWN	SERV TEN	GRANTEE
TELECOMMUNICATIONS PURPOSES	T	LOT 1, 2, 3, 4	TELECOM Z-AND Z-AND LIMITED
CONVEY WATER	W, X, Y, Z	LOT 1, 2, 3, 4	UNLIMITED

MEMORANDUM OF EASEMENTS:

PURPOSE	SHOWN	SERV TEN	DOM TEN
RIGHT TO CONVEY WATER	W, X, Y, Z	LOT 1, 2, 3, 4	LOT 1, 2, 3, 4
TELECOMMUNICATIONS PURPOSES	T	LOT 1, 2, 3, 4	LOT 1, 2, 3, 4
CONVEY WATER	W, X, Y, Z	LOT 1, 2, 3, 4	LOT 1, 2, 3, 4

OPTIONAL EASEMENTS:

PURPOSE	SHOWN	SERV TEN	DOM TEN
RIGHT TO CONVEY WATER	W, X, Y, Z	LOT 1, 2, 3, 4	LOT 1, 2, 3, 4
TELECOMMUNICATIONS PURPOSES	T	LOT 1, 2, 3, 4	LOT 1, 2, 3, 4
CONVEY WATER	W, X, Y, Z	LOT 1, 2, 3, 4	LOT 1, 2, 3, 4

FOR LOCAL AUTHORITY CONSENT SEE DOC: *18769*

Total Area: **54.489 ha**

Completed in *18769* by *18769*

TERENCE PATRICK MORRIS

Registered Surveyor and holder of an annual continuing certificate for the Survey Act 1989 hereby certify that this plan has been made from a survey conducted by me or under my direction, that both plan and Regulations 1922 as any regulations made in substitution thereof.

Dated at *Blenheim* this *18* day of *July* 1996

Field Book: *18769* p. 1-17

Reference Plans: *18769*

Examined: *18769* 18/7/96

Approved as to Survey: *18769* 18/7/96

Deposited this *17* day of *July* 1996

LAND DISTRICT: **MARLBOROUGH**

SURVEY BLK. & DIST: **VI VIII CLIFFORD BAY**

NZMS 261 SH: **6474**

RECORD MAP No: **6171**

TERRITORIAL AUTHORITY: **DAVIDSON AYSUN**

Surveyed by: **DAVIDSON AYSUN**

Scale: **1:4000**

Date: **APRIL 1996**

DP10008T



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



R. W. Muir
Registrar-General
of Land

Search Copy

Identifier MB5D/673
Land Registration District Marlborough
Date Issued 17 February 1997

Prior References

MB4C/753

Estate Fee Simple
Area 16.0450 hectares more or less
Legal Description Lot 4 Deposited Plan 10008

Proprietors

Challenger Beston Limited

Interests

Subject to a right (in gross) to convey telecommunications over part marked A on DP 9886 in favour of Telecom New Zealand Limited created by Transfer 185524.2

Appurtenant hereto is a right of way and a right to convey water specified in Easement Certificate 145556.2

The easements specified in Easement Certificate 145556.2 are subject to Section 309 (1) (a) Local Government Act 1974

Appurtenant hereto is a right to convey water created by Transfer 179667.2

189438.1 Resolution pursuant to Section 321(3)(c) Local Government Act 1974 - 17.2.1997 at 9.55 am

Appurtenant hereto is a right of way and rights to convey water, electricity and telephonic communications specified in Easement Certificate 189438.8 - 17.2.1997 at 9.55 am

Subject to a right to convey water over parts marked Q and I on DP 10008 specified in Easement Certificate 189438.8 - 17.2.1997 at 9.55 am

Some of the easements specified in Easement Certificate 189438.8 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right to convey water over part marked Q and I on DP 10008 created by Transfer 189438.9 - 17.2.1997 at 9.55 am

The easements created by Transfer 189438.9 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right to convey water and telecommunications over part marked J, H and I on DP 10008 created by Transfer 189438.10 - 17.2.1997 at 9.55 am

Appurtenant hereto is a right to convey water created by Transfer 189438.11 - 17.2.1997 at 9.55 am

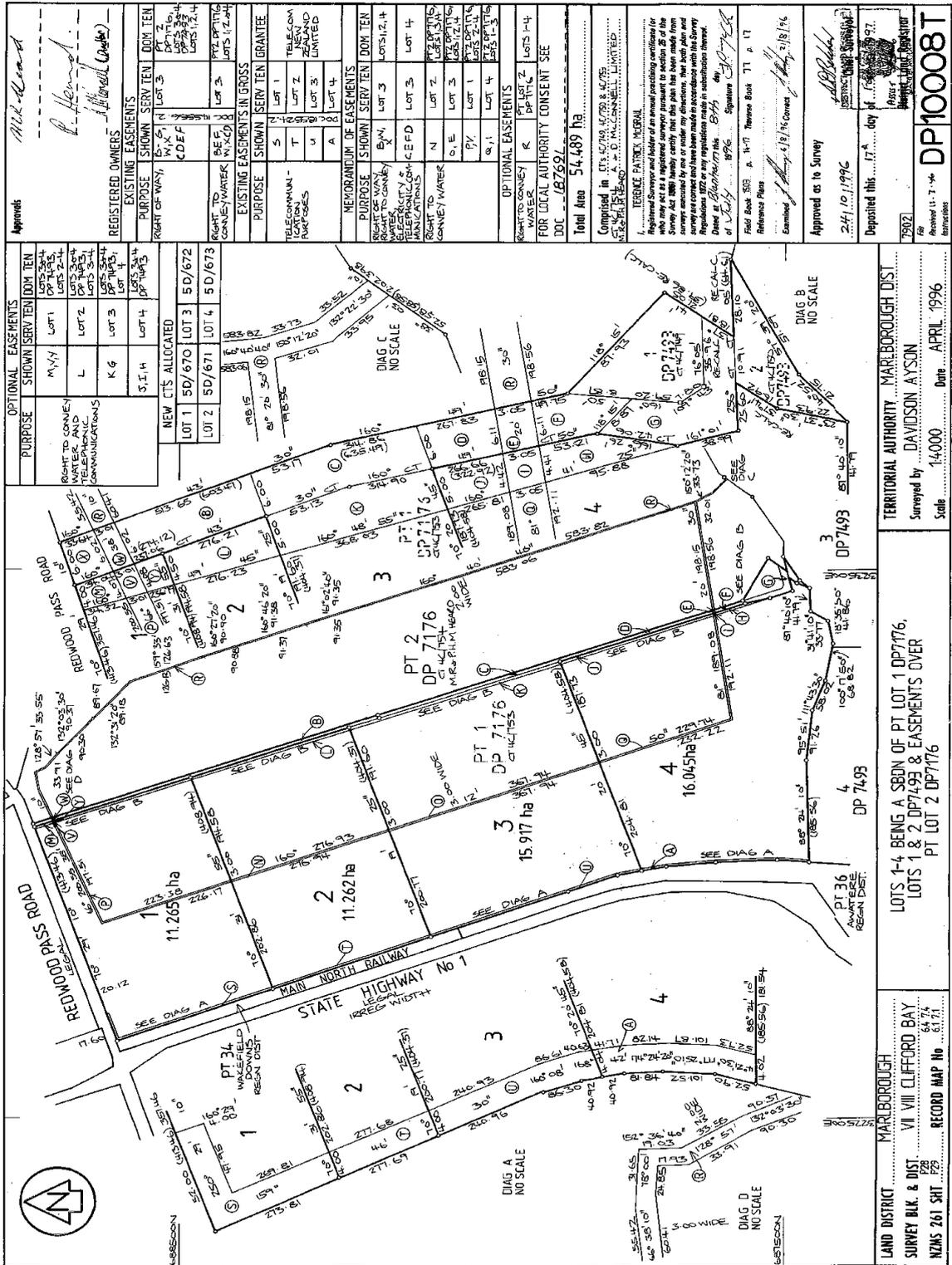
5407606.6 Lease Term Ten years commencing on 31.10.2002 (Right of renewal) CT 63802 issued - 20.11.2002 at 9:00 am

5407606.7 CAVEAT BY DELEGAT'S WINE ESTATE LIMITED - 20.11.2002 at 9:00 am

5407606.8 CAVEAT BY DELEGAT'S WINE ESTATE LIMITED - 20.11.2002 at 9:00 am

5407606.9 Mortgage to National Australia Bank Limited - 20.11.2002 at 9:00 am

Subject to a right (in gross) to convey electricity over parts marked E and F on DP 318452 in favour of Marlborough Lines Limited created by Transfer 6543729.1 - 23.8.2005 at 9:00 am



APPROVALS M.H. Wood R. Howard J. Howard (Quiller)	
OPTIONAL EASEMENTS SHOWN SERV TEN DOM TEN PURPOSE M, N, L, K, G, 3, I, H RIGHT TO CONVEY WATER AND COMMUNICATIONS	REGISTERED OWNERS PURPOSE SHOWN SERV TEN DOM TEN RIGHT OF WAY B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z CONVEY WATER CONVEY TELECOMMUNICATIONS
NEW CTS ALLOCATED LOT 1 5D/670 LOT 3 5D/672 LOT 2 5D/671 LOT 4 5D/673	MEMORANDUM OF EASEMENTS PURPOSE SHOWN SERV TEN DOM TEN RIGHT TO CONVEY TELECOMMUNICATIONS CONVEY WATER
FOR LOCAL AUTHORITY CONSENT SEE DOC 18769 Total Area 54.489 ha Completed in 1996	

TERRITORIAL AUTHORITY MARLBOROUGH DIST
 Surveyed by DAVIDSON AYSON
 Scale 1:4000 Date APRIL 1996

LOTS 1-4 BEING A SUBN OF PT LOT 1 DP7776,
 LOTS 1 & 2 DP7493 & EASEMENTS OVER
 PT LOT 2 DP7776

LAND DISTRICT MARLBOROUGH
 SURVEY BLK. & DIST. VI VIII CLIFFORD BAY
 NZMS 261 SH1
 RECORD MAP No 6474

Approved to Survey 24.1.1996
 Deposited this 17th day of April 1996
 DP10008T

Detail Form DTG Approved (LH) 5/89
 Scale 1:4000 Date APRIL 1996



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy

R. W. Muir
Registrar-General
of Land

Identifier MB6C/526
Land Registration District Marlborough
Date Issued 24 August 2001

Prior References

MB4C/107 MB5D/246 MB5D/373
MB5D/974

Estate Fee Simple
Area 78.5300 hectares more or less
Legal Description Lot 1, 3-4 Deposited Plan 12215

Proprietors

Challenger Listed Investments Limited

Interests

Appurtenant hereto is a right to convey water created by Transfer 179667.2 (Affects Lot 1 DP 12215) - 11.5.1995 at 10:00 am
Subject to a right to convey water over part marked F on DP 12215 created by Transfer 187588.2 - 14.10.1996 at 9:40 am
Subject to Section 241(2) Resource Management Act 1991 (affects DP 12215)
Appurtenant hereto is a right of way specified in Easement Certificate 5074543.9 - 24.8.2001 at 9:00 am
The easements specified in Easement Certificate 5074543.9 are subject to Section 243 (a) Resource Management Act 1991
Subject to a right to convey water over part marked E on DP 12215 specified in Easement Certificate 5074543.9 - 24.8.2001 at 9:00 am
The easements specified in Easement Certificate 5074543.9 are subject to Section 243 (a) Resource Management Act 1991
5407606.6 Lease Term Ten years commencing on 31.10.2002 (Right of renewal) CT 63802 issued - 20.11.2002 at 9:00 am
5407606.7 CAVEAT BY DELEGAT'S WINE ESTATE LIMITED - 20.11.2002 at 9:00 am
5407606.8 CAVEAT BY DELEGAT'S WINE ESTATE LIMITED - 20.11.2002 at 9:00 am
5407606.9 Mortgage to National Australia Bank Limited - 20.11.2002 at 9:00 am
6079550.1 Encumbrance to Marlborough District Council - 15.7.2004 at 9:00 am
Subject to a right right to convey water, telecommunications and computer media over part marked C,D on DP 347672 created by Easement Instrument 6640339.2 - 9.11.2005 at 9:00 am
Subject to a right (in gross) to convey electricity over part Lot 1 DP 12215 marked B, over part Lot 3 DP 12215 marked A and over part Lot 4 DP 12215 marked D all on DP 347120 in favour of Marlborough Lines Limited created by Transfer 7385526.2 - 24.5.2007 at 9:00 am
Subject to a right (in gross) to convey electricity over part Lot 4 herein marked A, B and C on DP 412986 in favour of Marlborough Lines Limited created by Easement Instrument 8383388.1 - 23.12.2009 at 9:00 am

APPROVALS
 G.P. FRENCHVILLE
 R.A. FRENCHVILLE
 O.M. LLOYD
 R.A. D. BARKER
 E.M. BARKER
 FOR LOCAL AUTHORITY CONSENT SEE REGISTERED OWNERS
 D.C. No. 217240
 NEW EXT ALLOCATED
 LOT 5 HERON 62/53.4
 LOT 3 HERON LOT 5 DP 10843 LOT 10 DP 605 62/53.4
 LOT 6 62/53.4

EXISTING EASEMENTS IN GROSS & IN PROSLS 4
 PURPOSE SERV TEN
 FRONT OF WAY SERV TEN GRANTEE
 RIGHT OF WAY SERV TEN ALLEGED
 TELEPHONE SERV TEN UNLAWFUL
 COMMUNICATIONS SERV TEN UNLAWFUL

EXISTING EASEMENTS
 PURPOSE SERV TEN DOC NO
 WATER SERV TEN T 10788-2
 RIGHT TO CONVEY LOT 1 HERON T 07588-2
 F LOT 1 HERON
 EXISTING EASEMENTS TO BE EXTINGUISHD
 PURPOSE SERV TEN DOC NO
 WATER SERV TEN T 07588-2
 K LOT 1 HERON T 07588-2

MEMORANDUM OF EASEMENTS
 PURPOSE SERV TEN DOC TEN
 RIGHT OF WAY A, B, C LOT 5 HERON LOTS 1, 4 HERON
 RIGHT TO CONVEY E LOT 2 HERON LOT 2 HERON
 WATER

CLASS OF SURVEY :- III
 NOTE: Please allow three days before use from DP 620
 Total Area 458.81 ha.
 Comprised in CT 50124-64 P.A.R.A. PRESQUEVILLE
 LOT 50123 8.41 G.M. 11012 CT 50174/45

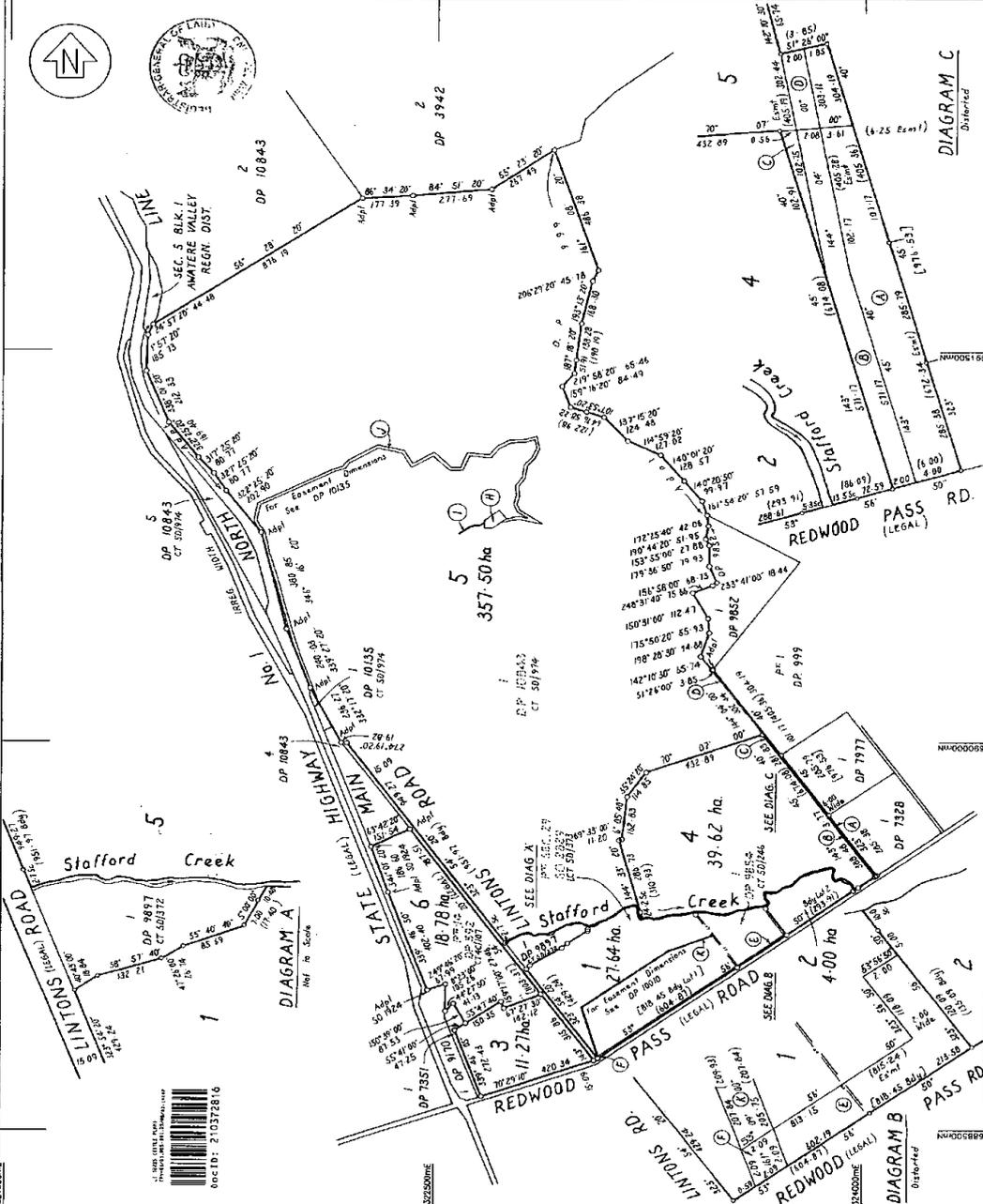
L. ANTHONY JOHN HAWKE
 being a person entitled to practice as a registered surveyor.
 (C) The survey to which this document relates is accurate, and
 (D) The survey was made in accordance with the Survey Regulations 1995 and the Survey Act 1988 and the Survey Regulations 1995, and the Survey has been made in accordance with the Act and those Regulations.

Dated at BLENHEIM this 20th day of August 2001
 L. ANTHONY JOHN HAWKE
 Registered Surveyor

Approved as to Survey
 24/11/2001
 Chief Surveyor
 Deposited this 24th day of August 2001
 Registrar General of Land

File No. 3-1-01
 PH-4822
 DP12215 T

LINK FORM 015 Approved on 8/1/01



TERRITORIAL AUTHORITY MARLBOROUGH DIST. C.
 Surveyed by GILBERT-HAYMES & ASSOCIATES LTD
 Scale 1:10000 Date NOVEMBER 2000

PLAN OF LOTS 1 - 6 BEING SBDN OF LOT 1 DP9854, LOT 1 DP10843, PT LOT 14 DP592 AND PT SEC 29 S0 2829

LAND DISTRICT MARLBOROUGH
 SURVEY BLK V & VIII
 SURVEY DIST. CLIFFORD BAY



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



R. W. Muir
Registrar-General
of Land

Search Copy

Identifier MB6C/698
Land Registration District Marlborough
Date Issued 16 October 2001

Prior References

MB4B/991 MB4C/754

Estate Fee Simple
Area 63.5000 hectares more or less
Legal Description Lot 2 Deposited Plan 12259

Proprietors

Challenger Beston Limited

Interests

Subject to a right of way over part marked D on DP 12259 specified in Easement Certificate 145556.2 - 21.3.1989 at 1:50 pm

Appurtenant hereto is a right of way and a right to convey water specified in Easement Certificate 145556.2 - 21.3.1989 at 1:50 pm (affects part formerly part Lot 2 DP 7176)

The easements specified in Easement Certificate 145556.2 are subject to Section 309 (1) (a) Local Government Act 1974

Subject to a right to convey water over part marked B, C, H on DP 12259 created by Transfer 179667.2 - 11.5.1995 at 10:00 am

Appurtenant hereto is a right to convey water created by Transfer 179667.2 - 11.5.1995 at 10:00 am (affects part formerly part Lot 2 DP 7176)

Appurtenant hereto is a right to convey water created by Transfer 189438.9 - 17.2.1997 at 9:55 am (affects part formerly part Lot 2 DP 7176)

The easements created by Transfer 189438.9 are subject to Section 243(a) Resource Management Act 1991

Subject to a right to convey water over part marked A, C, H on DP 12259 created by Transfer 189438.11 - 17.2.1997 at 9:55 am

Subject to a right to convey water over part marked A, C, G, H, I on DP 12259 specified in Easement Certificate 5094973.4 - 16.10.2001 at 9:00 am

The easement specified in Easement Certificate 5094973.4 is subject to Section 243 (a) Resource Management Act 1991

5195400.1 Certificate pursuant to Section 348 Local Government Act 1974 - 22.4.2002 at 9:00 am

Subject to a right of way over part marked A DP 307538 created by Transfer 5235642.1 - 30.5.2002 at 9:00 am

Appurtenant hereto is a right of way created by Transfer 5235642.1 - 30.5.2002 at 9:00 am

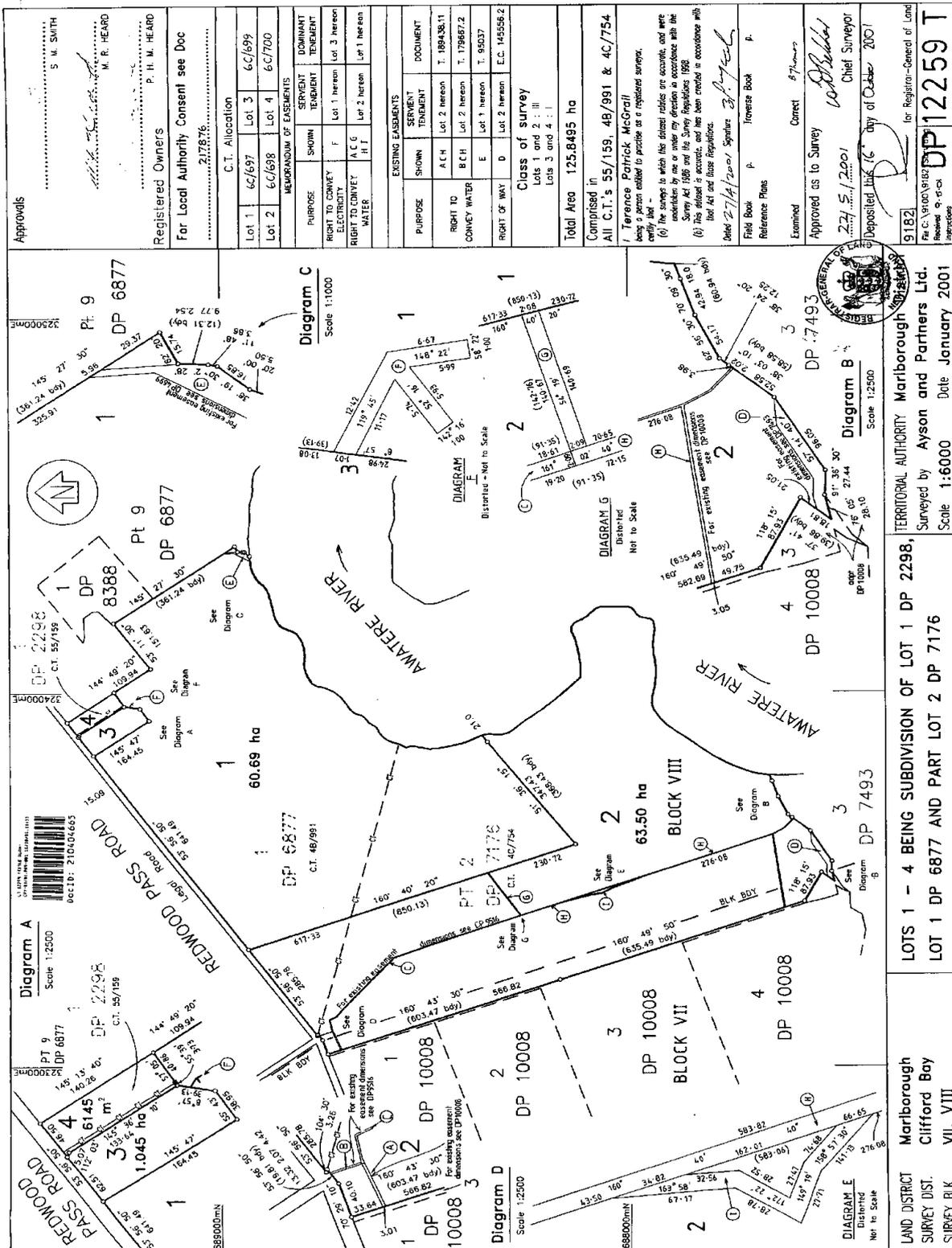
5407606.6 Lease Term Ten years commencing on 31.10.2002 (Right of renewal) CT 63802 issued - 20.11.2002 at 9:00 am

5407606.7 CAVEAT BY DELEGAT'S WINE ESTATE LIMITED - 20.11.2002 at 9:00 am

5407606.8 CAVEAT BY DELEGAT'S WINE ESTATE LIMITED - 20.11.2002 at 9:00 am

5407606.9 Mortgage to National Australia Bank Limited - 20.11.2002 at 9:00 am

Subject to a right (in gross) to convey electricity over part marked I on DP 318452 in favour of Marlborough Lines Limited created by Transfer 6543729.1 - 23.8.2005 at 9:00 am



Approvals
 S. M. SMITH
 W. R. HEARD
 Registered Owners
 P. H. M. HEARD
 For Local Authority Consent see Doc
 217876

C.T. Allocation

Lot 1	6C/697	Lot 3	6C/699
Lot 2	6C/698	Lot 4	6C/700

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT TO CONVEY ELECTRICITY	F	Lot 1 hereon	Lot 3 hereon
RIGHT TO CONVEY WATER	A C G H J	Lot 2 hereon Lot 1 hereon	Lot 1 hereon

EXISTING EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOCUMENT
RIGHT TO CONVEY WATER	A C H B C H	Lot 2 hereon Lot 2 hereon	T. 189438/11 T. 179687/2
RIGHT OF WAY	E	Lot 1 hereon	T. 95037

Class of survey
 Lots 1 and 2 : II
 Lots 3 and 4 : I

Total Area 125.8495 ha

Comprising in All C.T.'s 55/159, 48/991 & 4C/754
 Terence Patrick McGrath
 being a person entitled to practise as a registered surveyor.

The survey to which this document relates is accurate, and was undertaken by me or under my direction in accordance with the Survey Act 1958 and the Survey Regulations 1962.
 (b) This document is accurate, and has been created in accordance with that Act and those Regulations.
 Dated 27/4/2001 Signature *T.P. McGrath*

Field Book P Traverse Book P
 Reference Plans
 Examined Correct
 Approved as to Survey 27/5/2001
 Chief Surveyor

Deposited this 16 day of October 2001

9182 for Registrar-General of Land
 Received 9/10/01
 DP12259 T

Approved CH 96/7

LAND DISTRICT Marlborough
 SURVEY DIST. Clifford Bay
 SURVEY BLK. VII, VIII

LOTS 1 - 4 BEING SUBDIVISION OF LOT 1 DP 2298,
 Surveyed by Ayson and Partners Ltd.
 Scale 1:6000 Date January 2001

LOT 1 DP 6877 AND PART LOT 2 DP 7176
 Scale 1:6000 Date January 2001

ALBERTA SURVEYOR GENERAL LAND INFORMATION NEW ZEALAND



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy


R. W. Muir
Registrar-General
of Land

Identifier MB6C/527
Land Registration District Marlborough
Date Issued 24 August 2001

Prior References

MB5D/246

Estate Fee Simple
Area 4.0000 hectares more or less
Legal Description Lot 2 Deposited Plan 12215

Proprietors

Challenger Listed Investments Limited

Interests

Appurtenant hereto is a right to convey water created by Transfer 179667.2 - 11.5.1995 at 10:00 am
Appurtenant hereto is a right to convey water created by Transfer 187588.2 - 14.10.1996 at 9:40 am
Appurtenant hereto is a right to convey water specified in Easement Certificate 5074543.9 - 24.8.2001 at 9:00 am
The easements specified in Easement Certificate 5074543.9 are subject to Section 243 (a) Resource Management Act 1991
5407606.6 Lease Term Ten years commencing on 31.10.2002 (Right of renewal) CT 63802 issued - 20.11.2002 at 9:00 am
5407606.7 CAVEAT BY DELEGAT'S WINE ESTATE LIMITED - 20.11.2002 at 9:00 am
5407606.8 CAVEAT BY DELEGAT'S WINE ESTATE LIMITED - 20.11.2002 at 9:00 am
5407606.9 Mortgage to National Australia Bank Limited - 20.11.2002 at 9:00 am
6079550.1 Encumbrance to Marlborough District Council - 15.7.2004 at 9:00 am
Subject to a right right to convey water, telecommunications and computer media over part marked E on DP 347672 created by Easement Instrument 6640339.2 - 9.11.2005 at 9:00 am
Subject to a right (in gross) to convey electricity over part marked C on DP 347120 in favour of Marlborough Lines Limited created by Transfer 7385526.2 - 24.5.2007 at 9:00 am

APPROVALS
 G.P. FRENCHVILLE
 R.A. FRENCHVILLE
 O.M. LLOYD
 A.A.D. BARKER
 E.M. BARKER
 FOR LOCAL AUTHORITY CONSENT SEE REGISTERED OWNERS DOC. No. 217240
 NEW E.S.T. ALLOCATED
 LOT 5 HERON 62/53.4
 LOT 3 HERON LOT 5 DP 10843 LOT 10 DP 658
 LOT 6 62/53.4

EXISTING EASEMENTS IN GROSS & IN TRESSIS 4
 PURPOSE SERV TEN GRANTEE
 FRONT OF WAY 2 1 1075 HERON BELLEFLORE
 RIGHT OF WAY 1 1 1075 HERON BELLEFLORE
 RIGHT TO CONVEY 1 1 1075 HERON BELLEFLORE
 TELEPHONE 1 1 1075 HERON BELLEFLORE
 COMMUNICATIONS 1 1 1075 HERON BELLEFLORE
 PURPOSE SERV TEN GRANTEE
 RIGHT TO CONVEY 1 1 1075 HERON BELLEFLORE
 WATER 1 1 1075 HERON BELLEFLORE

EXISTING EASEMENTS
 PURPOSE SERV TEN GRANTEE
 RIGHT TO CONVEY 1 1 1075 HERON BELLEFLORE
 WATER 1 1 1075 HERON BELLEFLORE

EXISTING EASEMENTS TO BE EXTINGUISHED
 PURPOSE SERV TEN GRANTEE
 RIGHT TO CONVEY 1 1 1075 HERON BELLEFLORE
 WATER 1 1 1075 HERON BELLEFLORE

MEMORANDUM OF EASEMENTS
 PURPOSE SERV TEN GRANTEE
 RIGHT TO CONVEY 1 1 1075 HERON BELLEFLORE
 WATER 1 1 1075 HERON BELLEFLORE

CLASS OF SURVEY :- III
 NOTE: Please allow three days before use from DP 620
 Total Area 458.81 ha.
 Comprised in CT 50124-64 P.A.R.A. PRESERVILLE
 LOT 50123 8.41 G.M. 11012 CT 50124-64 P.A.R.A. BARKER

ANTHONY JOHN HAWKE
 Being a person entitled to practice as a registered surveyor.
 (C) The survey to which this document relates is accurate, and
 (D) The survey to which this document relates is a survey conducted with
 the Survey Act 1988 and the Survey Regulations 1995 in accordance
 with that Act and those Regulations.

Dated at BLENHEIM this 20th day of August 2001
 of MARSBY 2001 Signatur
 P.D. Book 1523 p.58-31 Traverse Book 58 p.13-134
 Reference Plans 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 2681, 2682, 2683, 2684, 2685, 2686, 2687, 2688, 2689, 2690, 2691, 2692, 2693, 2694, 2695, 2696, 2697, 2698, 2699, 2700, 2701, 2702, 2703, 2704, 2705, 2706, 2707, 2708, 2709, 2710, 2711, 2712, 2713, 2714, 2715, 2716, 2717, 2718, 2719, 2720, 2721, 2722, 2723, 2724, 2725, 2726, 2727, 2728, 2729, 2730, 2731, 2732, 2733, 2734, 2735, 2736, 2737, 2738, 2739, 2740, 2741, 2742, 2743, 2744, 2745, 2746, 2747, 2748, 2749, 2750, 2751, 2752, 2753, 2754, 2755, 2756, 2757, 2758, 2759, 2760, 2761, 2762, 2763, 2764, 2765, 2766, 2767, 2768, 2769, 2770, 2771, 2772, 2773, 2774, 2775, 2776, 2777, 2778, 2779, 2780, 2781, 2782, 2783, 2784, 2785, 2786, 2787, 2788, 2789, 2790, 2791, 2792, 2793, 2794, 2795, 2796, 2797, 2798, 2799, 2800, 2801, 2802, 2803, 2804, 2805, 2806, 2807, 2808, 2809, 2810, 2811, 2812, 2813, 2814, 2815, 2816, 2817, 2818, 2819, 2820, 2821, 2822, 2823, 2824, 2825, 2826, 2827, 2828, 2829, 2830, 2831, 2832, 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841, 2842, 2843, 2844, 2845, 2846, 2847, 2848, 2849, 2850, 2851, 2852, 2853, 2854, 2855, 2856, 2857, 2858, 2859, 2860, 2861, 2862, 2863, 2864, 2865, 2866, 2867, 2868, 2869, 2870, 2871, 2872, 2873, 2874, 2875, 2876, 2877, 2878, 2879, 2880, 2881, 2882, 2883, 2884, 2885, 2886, 2887, 2888, 2889, 2890, 2891, 2892, 2893, 2894, 2895, 2896, 2897, 2898, 2899, 2900, 2901, 2902, 2903, 2904, 2905, 2906, 2907, 2908, 2909, 2910, 2911, 2912, 2913, 2914, 2915, 2916, 2917, 2918, 2919, 2920, 2921, 2922, 2923, 2924, 2925, 2926,



COMPUTER INTEREST REGISTER UNDER LAND TRANSFER ACT 1952




R. W. Muir
Registrar-General
of Land

Search Copy

Identifier 63802
Land Registration District Marlborough
Date Registered 20 November 2002 09:00 am

Prior References

MB5D/670	MB5D/671	MB5D/672
MB5D/673	MB6C/526	MB6C/527
MB6C/698		

Estate	Leasehold	Instrument	L 5407606.6
Area	200.5190 hectares more or less	Term	Ten Years commencing on 31.10.2002 (Right of renewal)

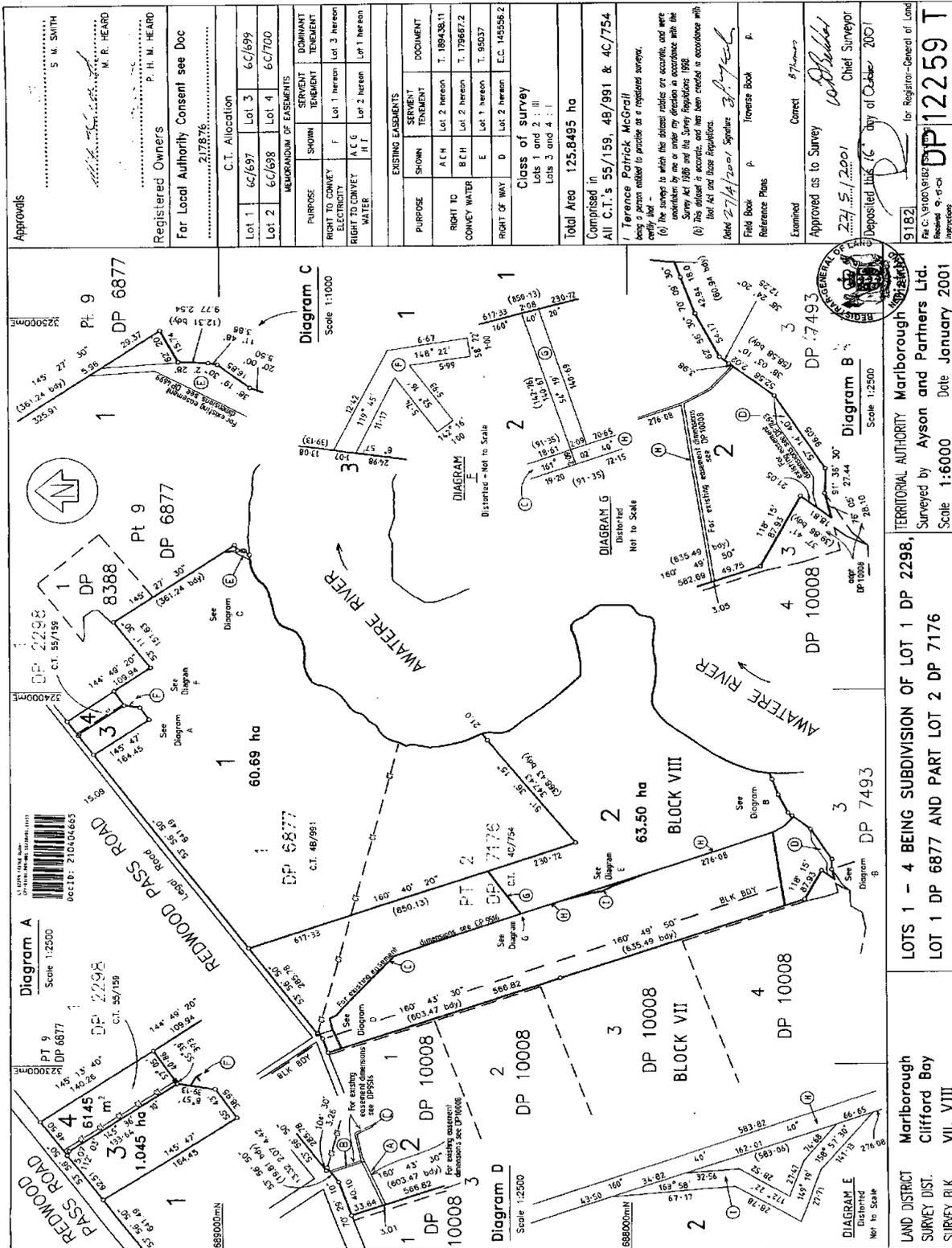
Legal Description Lot 1 and Lot 2-4 Deposited Plan 10008
and Lot 1-4 Deposited Plan 12215 and Lot
2 Deposited Plan 12259

Proprietors

Delegat's Wine Estate Limited

Interests

6052516.1 Mortgage to Westpac Banking Corporation - 23.6.2004 at 9:00 am
7400454.2 Variation of Mortgage 6052516.1 - 1.6.2007 at 9:00 am



Approvals
 S. M. SMITH
 W. R. HEARD
 Registered Owners
 P. H. M. HEARD
 For Local Authority Consent see Doc
 217876

C.T. Allocation

Lot 1	6C/697	Lot 3	6C/699
Lot 2	6C/698	Lot 4	6C/700

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT TO CONVEY ELECTRICITY	F	Lot 1 hereon	Lot 3 hereon
RIGHT TO CONVEY WATER	A C G H J	Lot 2 hereon	Lot 1 hereon

EXISTING EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOCUMENT
RIGHT TO CONVEY WATER	A C H	Lot 2 hereon	T. 1894/38/11
	B C H	Lot 2 hereon	T. 1796/67/2
RIGHT OF WAY	E	Lot 1 hereon	T. 950/37
	D	Lot 2 hereon	E.C. 145556/2

Class of survey
 Lots 1 and 2 : II
 Lots 3 and 4 : I

Total Area 125.8495 ha

Comprised in
 All C.T.'s 55/159, 48/991 & 4C/754

Terence Patrick McGrath
 being a person entitled to practise as a registered surveyor.

The surveys to which this document relates are accurate, and were undertaken by me or under my direction in accordance with the Survey Act 1958 and the Survey Regulations 1962.
 (b) This document is accurate, and has been created in accordance with that Act and those Regulations.
 Dated 27/4/2001 Signature *T.P. McGrath*

Field Book P Traverse Book P
 Reference Plans
 Examined Correct
 Approved as to Survey 1008/2001
 27/5/2001 Chief Surveyor
 Deposited this 16 day of October 2001

9182 for Registrar-General of Land
 Received 9/10/01
 DP 12259 T
 Approved CH 967

LAND DISTRICT Marlborough
 SURVEY DIST. Clifford Bay
 SURVEY BLK. VII, VIII

LOTS 1 - 4 BEING SUBDIVISION OF LOT 1 DP 2298,
 LOT 1 DP 6877 AND PART LOT 2 DP 7176

TERRITORIAL AUTHORITY Marlborough
 Surveyed by Ayson and Partners Ltd.
 Scale 1:6000 Date January 2001

COPY

Report pursuant to Section 42A of the Resource Management Act 1991



ISO 9001:2000
Form Ref CI 546

FILE NO: U070410

APPLICANT: Challenger Beston Limited

SITE OF APPLICATION: Redwood Pass Road, Seddon

PROPERTY NUMBER: 215722, 250032, 250323, 250325, 250741, 254191, 254269, 254270

PROPOSAL: To take and use Awatere River A Class surface water from an infiltration trench adjacent to Lot 3 DP 7493 up to a maximum rate of 4379.65 cubic metres per day for the irrigation of 181 hectares of vineyard and 19 hectares of broad acre (headlands/shelterbelts) and miscellaneous uses on Lots 1-4 DP 10008, Lot 2 DP 12259 and Lots 1-4 DP 12215.

CONSENTS APPLIED FOR: Water Permit – Take Surface Water
Water Permit – Use Water

GRID REFERENCE: E 2600562 N 5949701

Application

1. The applicant proposes to take and use Awatere River A Class surface water from an existing infiltration trench adjacent to Lot 3 DP 7493 up to a maximum rate of 4379.65 cubic metre per day for the irrigation of 181 hectares of vineyard and 19 hectares of broad acre (headlands/shelterbelts) and miscellaneous uses at Redwood Pass Road, Seddon.
2. The water will be abstracted from an existing infiltration trench in the Awatere River bed approximately 1500 metres southeast of the State Highway 1 – Redwood Pass Road intersection adjacent to Lot 3 DP 7493.
3. The applicant has three existing water permits –
 - U011432 – expires on 31 October 2007. This permit allows the applicant to take Awatere River A Class surface water up to 1745.3 cubic metres per day for the irrigation of 63.5 hectares on Lot 2 DP 12259.
 - U020274 – expires on 30 April 2032. This permit allows the applicant to take Awatere River A Class surface water up to 101.25 cubic metres per day for the irrigation of 3.5 hectares on Lot 2 DP 12215.
 - U020301 – expires on 31 October 2022. This permit allows the applicant to take Awatere River A Class surface water up to 2378.7 cubic metres per day for the irrigation of 133 hectares on Lots 1-4 DP 10008 and Lots 1, 3 & 4 DP 12215.
4. The applicant also has an application in progress to transfer 154.4 cubic metres per day from a neighbouring property (see resource consent U011431).

Statutory Framework

Resource Management Act 1991

5. Section 14 of the Resource Management Act 1991 states that:

(1) No person may take, use, dam, or divert any waterunless the taking, use, damming, or diversion..... is allowed by subsection (3)

(3) A person is not prohibited by subsection (1) from taking, using, damming, or diverting any water....if-

(a) the taking, using, damming, or diversion is expressly allowed by a rule in a regional plan and in any relevant proposed regional plan or a resource consent....

Proposed Wairau/Awatere Resource Management Plan

6. Rule 1.2.4 of the General Rules chapter of the Proposed Plan provides for abstractions greater than 500 cubic metres per day per site, from a water resource other than the Wairau Aquifer as a **non-complying activity**.
7. This application will be assessed as a **non-complying activity** under Sections 104 and 108, and giving consideration to Part II and the Fourth Schedule of the Act.

Submissions

8. Under Section 93 of the Resource Management Act 1991, this application was publicly notified on 22 May 2007.
9. At the closing date for submissions, 22 June 2007, the Council had received no opposing submissions therefore under Section 100 of the Resource Management Act 1991 a hearing is not required.

Evaluation

Section 104 of the RMA

10. Subject to Part II of the Act, Section 104(1) sets out the matters which the consent authority 'shall have regard to', when considering applications for resource consents. The relevant matters regarding this application are:

“Any actual and potential effects on the environment of allowing the activity s104(1)(a)”

11. The possible adverse effects of this abstraction are interference with neighbouring wells or extraction sites, and contribution to the decline in water levels in the Awatere River.
12. The possibility of an abstraction interfering with a neighbouring abstraction depends upon the volume of water taken, the distance to neighbouring intake points and the river characteristics. Generally, the greater the distance between abstractions, the less likelihood there will be any significant adverse effects. As this water take will be straight from an Awatere River channel, I do not believe there will be any adverse effects on any neighbouring abstractions. The intake points of other water users are in close proximity to the applicant's infiltration trench, however there were no known or recorded adverse effects on these users during the last consent period and neighbours had an opportunity to raise any concerns during the notification process.
13. The second possible adverse effect is contribution to the cumulative abstraction on the Awatere River. The PWARMMP makes provisions for abstractions from the Awatere River under A, B and C Class water permits. As this application is to replace an existing water permit, it is within the A Class allocation for Awatere River. Therefore, I recommend that if consent is granted to this application, the appropriate Class A restrictions be placed on this abstraction. If those restrictions are imposed I believe this abstraction is sustainable in terms of Part II of the Resource Management Act as those restrictions have been developed to manage the quantity, level and flow of the Awatere River to sustain its life-supporting capacity, ensure adequate recharge of groundwater systems, preserve natural character and protection recreational and other amenity values.
14. The application was reviewed by the Council's Hydrologist and he raised concerns regarding the water use in relation to the irrigated area. After reviewing the site map/photograph I identified what I believed to be approximately 19 hectares of land not planted in vines that was

included in the irrigated area in the application. I brought this to the attention of the applicant's representative, Mr Wilkes, who advised that the areas not planted in vines were headlands and shelterbelts and that the applicant irrigated this vegetation also, the consumption schedule supplied to the Council was amended accordingly. It is unusual for headland and shelterbelt irrigation to be included in a water permit application and there is concern that this may become commonplace as consent holders attempt to retain water they do not require at present for future use or transfer, therefore effectively "banking" water.

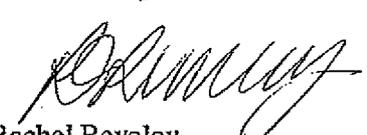
15. The benefit of the doubt is given to the applicant with regards to the irrigation of the headlands and shelterbelts, however the Council will be keeping a close watch on the applicant's meter records for this consent, should it be granted, and actual water use may be a consideration for any replacement consent applications or transfers lodged by the consent holder in the future.
16. The Proposed Wairau/Awatere Resource Management Plan includes water allocation guidelines for a number of activities. The relevant guideline application rate for grape vines is 22m³/ha/day and the applicant is applying to irrigate up to 21.9m³/ha/day. The applicant has proposed to irrigate the headland and shelterbelt vegetation up to the same rate.

Sustainability

17. If the recommended Class A restrictions are imposed on this consent, then I consider that the effects of this proposal on the Awatere River will be no more than minor. I believe that as this is a replacement for existing consents there will be no interference effects that will be more than minor. The abstraction is within the A Class allocation limits set by the Proposed Wairau/Awatere Resource Management Plan. I believe this abstraction will be sustainable in terms of Part II of the Resource Management Act 1991.
18. The applicant has requested a 30 year term should this application be granted, however I do not believe there is sufficient certainty about the water resource or sustainable flow regimes (SFRs) to grant a term of this length. I recommend that this application is given a consent period of 20 years as this will give the applicant a good degree of certainty but will also allow the Council to closely monitor the effect of the applicant's abstraction on the water resource and other Awatere River water users. A term of 20 years would be consistent with other recent consents granted of this type and in this area.

Conclusion

19. The applicant proposes to take and use Awatere River A Class surface water from an existing infiltration trench adjacent to Lot 3 DP 7493 up to a maximum rate of 4379.65 cubic metre per day for the irrigation of 181 hectares of vineyard and 19 hectares of broad acre (headlands/shelterbelts) and miscellaneous uses at Redwood Pass Road, Seddon.
20. The possible adverse effects of this abstraction are likely to be no more than minor because this is a replacement for expiring/existing consents, it is a surface water take and there are sufficient separation distances to neighbouring intakes.
21. The application has been considered in accordance with the provisions of the Marlborough Regional Policy Statement and the Proposed Wairau/Awatere Resource Management Plan. It is considered that the proposal will have no adverse effects that can be considered more than minor, and is not contrary to the objectives and policies of either of those plans. It is therefore considered that the proposed activity is sustainable in terms of Part 2 of the Resource Management Act 1991.


Rachel Reveley
RESOURCE MANAGEMENT OFFICER

17 August 2007

W:\...O:\Resourceconsent\2007\070251-070500\U070412-Challenger Beston-re-rc.doc Saved 17/08/2007 13:30:00

**RESOURCE MANAGEMENT
ACT 1991**

**Decision on Application for
Resource Consent**

RESOURCE CONSENT No: U081280

**APPLICANT: Challenger Beston
Limited**

**This document contains a record of
decision(s) on the following application
for resource consent(s):**

WATER PERMIT (TAKE SURFACE WATER)
WATER PERMIT (USE WATER)

DECISION DATE:

16 February 2009

Important Information

A resource consent is comprised of:

- A decision document (subject to the outcome of any appeals/objections), and;
- The application for resource consent, except where modified by conditions.

An information sheet is attached which sets out the provisions of the Resource Management Act 1991.

It is important that you keep this document in a safe place; together with any future amendments that may be made to conditions of the resource consent.

RESOURCE CONSENT DECISION

Decision No: U081280
Applicant: Challenger Beston Limited
Location of Activity: Redwood Pass Road, Redwood Pass
Legal Description: Adjacent to Lot 3 DP 7493
Grid Reference:
 Easting 2600587
 Northing 5949677

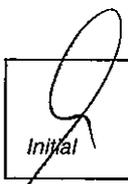
Water Permit (Take Surface Water)

Pursuant to the Resource Management Act 1991 a resource consent has been GRANTED:

- To take Awatere A Class surface water via an existing intake structure adjacent to Lot 3 DP 7493 up to a maximum rate of 4379.65m³/day.

This resource consent is subject to compliance with the following conditions:

1. The activity shall be in general accordance with resource consent application U081280, received by Council on 19 December 2008.
2. This consent shall expire on 1 September 2027.
3. The consent holder shall install a water meter. The meter is to record all water taken pursuant to this consent with an accuracy of $\pm 5\%$. Prior to exercising of this consent, the permit holder is to contact the Marlborough District Council to arrange an inspection of the water meter installation. No water may be abstracted under this consent (except for testing or calibration of the water meter) until such time as the inspection has been carried out.
4. The consent holder shall keep monthly records of water use, as measured by the water meter and shall send them in to the Council annually in May, or when otherwise requested. Council staff will perform an audit role in respect of water use records and may call to take its own readings from time to time.
5. The abstraction may be rationed if the flow in the Awatere River, measured at the Council's Awapiri recorder, is between 2.3 cubic metres per second and 1.45 cubic metres per second.
6. The abstraction must cease if the flow in the Awatere River, at the Council's Awapiri recorder, is at or below 1.45 cubic metres per second.


Initial

7. In accordance with section 128 of the Resource Management Act 1991, from the date of consent until expiration, the Marlborough District Council may review the conditions of the consent at any time from the 1 June to the 31 August in each year for the following purposes:
- a) For the purpose of reviewing the abstraction rate.
 - b) For the purpose of reviewing the restrictions placed on the abstraction in conditions 5 and 6.
 - c) For the purpose of dealing with any adverse effects on the Awatere River, neighbouring spring systems or on any neighbouring wells or intake structures existing at the time this consent was granted, that may arise as the result of the exercising of this consent or as the result of the cumulative effect of this consent combined with the exercise of other resource consents, which may become apparent from monitoring undertaken pursuant to this consent or by the Marlborough District Council Officers.
 - d) To bring the consent conditions in line with any Regional Plan which sets rules relating to a maximum or minimum level of flows or rates of use or minimum standards of water quality if in the Marlborough District Council's opinion it is appropriate to review the conditions in order to enable the levels, flows, rates or standards set by such rules to be met.
8. If this consent is not given effect to, it will lapse on 1 March 2011.
9. The consent holder is to immediately surrender water permit U070412 once this consent has been granted.

REASONS FOR DECISION

The effects of the abstraction on the Awatere River will be mitigated by low flow restrictions. There are sufficient separation distances between neighbouring abstraction points to ensure that there will be no adverse effects more than minor.

OTHER MATTERS

1. Unless otherwise specified, this is the full text of the decision.

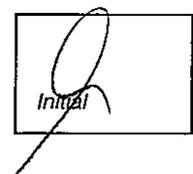
Lapse Date

2. If no lapse date is specified in the conditions of this consent, the consent will lapse 5 years after the decision date, unless the consent has been actioned (given effect to).

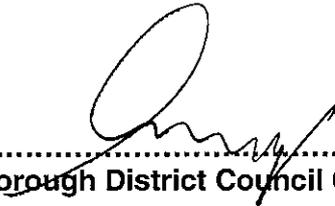
The lapse date is subject to the provisions of section 125 of the Resource Management Act 1991.

Appeal Information

3. If intending to appeal this decision, the appeal must be lodged with the Environment Court within 15 working days of the receipt of this decision.



Authorised under the Marlborough District
Council's Instrument of Delegation by:


.....
Marlborough District Council Commissioner/Delegated Officer

Dated this 16th day of FEBRUARY 2009

RESOURCE CONSENT DECISION

Decision No: U081280

Applicant: Challenger Beston Limited

Location of Activity: Redwood Pass Road, Redwood Pass

Legal Description: Lot 1 DP 405276, Lots 1-4 DP 10008, Lot 2 DP 12259 & Lots 1-4 DP 12215

Grid Reference:

Easting	2599981
Northing	5951630

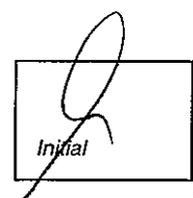
Water Permit (Use Water)

Pursuant to the Resource Management Act 1991 a resource consent has been GRANTED:

- To use Awatere A Class surface water via an existing intake structure adjacent to Lot 3 DP 7493 up to a maximum rate of 4379.65m³/day, for the irrigation of 233.8 hectares of vineyard and associated vineyard use on Lot 1 DP 405276, Lots 1-4 DP 10008, Lot 2 DP 12259 & Lots 1-4 DP 12215.

This resource consent is subject to compliance with the following conditions:

1. The activity shall be in general accordance with resource consent application U081280, received by Council on 19 December 2008.
2. This consent shall expire on 1 September 2027.
3. In accordance with section 128 of the Resource Management Act 1991, from the date of consent until expiration, the Marlborough District Council may at any time from the 1 June to the 31 August in each year, review the conditions of consent to bring the consent conditions in line with any Regional Plan which sets rules or guidelines relating to rates of usage.
4. If this consent is not given effect to, it will lapse on 1 March 2011.
5. The consent holder is to immediately surrender water permit U070412 once this consent has been granted.



Initial

REASONS FOR DECISION

The amount of water granted in this consent complies with the allocation guidelines in the Proposed Wairau/Awatere Resource Management Plan.

OTHER MATTERS

1. Unless otherwise specified, this is the full text of the decision.

Lapse Date

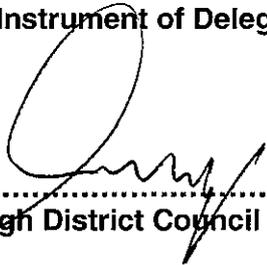
2. If no lapse date is specified in the conditions of this consent, the consent will lapse 5 years after the decision date, unless the consent has been actioned (given effect to).

The lapse date is subject to the provisions of section 125 of the Resource Management Act 1991.

Appeal Information

3. If intending to appeal this decision, the appeal must be lodged with the Environment Court within 15 working days of the receipt of this decision.

**Authorised under the Marlborough District
Council's Instrument of Delegation by:**



.....
Marlborough District Council Commissioner/Delegated Officer

Dated this 16th day of FEBRUARY 2009

ADVICE NOTES

Transfer of Ownership

1. A reminder to the applicant, that in the event of relinquishing the water permit to a new owner, notification of the transfer must be lodged with the Council on the appropriate forms, containing signatures of both parties and with payment of the appropriate fee.

Further, all conditions of consent must have been complied with, in particular any requirement for water flow meter installation.

2. The consent holder should be aware that any change in the variables involved in this consent, i.e. extraction point, crop type, area, property, abstraction rate, may require a new resource consent and they should contact the duty planner in the Regulatory Department of the Council to discuss this further.

3. The Ministry for the Environment (MfE) proposes to introduce a National Environment Standard (NES) for water measuring devices. The proposed standard would require all water permit holders to install a meter that is capable of continuous measurement and data storage. This effectively means pulse emitting meters and data loggers would be required on all new and existing water permits. Should the proposed standard become regulation the Marlborough District Council would be required to ensure that all water permit holders comply with the NES. Any consent holder installing a new water meter, or replacing an existing water meter should give consideration to the proposed standard when deciding on the type of meter to be installed.

Further details of the proposed National Environmental Standard are available from MfE, and can be viewed on their web site <http://www.mfe.govt.nz/laws/standards/water-measuring-devices.html>

ANNOTATION HISTORY

Date	Reason for Amendment/Alteration
27.11.09	Transfer of part interest in water permit U081280 from Challenger Beston Limited to Delegat Wine Estate Limited.

Record No: 0921642



Applicant

Delegat's Wine Estate Ltd

Proposal:

Earthworks to divert an ephemeral watercourse through approx. 100 metres of grass lined channel (Lot 1 DP 10008)

Date of Site Visit

RC No:U 020716

DECISION

Pursuant to the Resource Management Act 1991 consent is hereby granted to the application for a resource consent.

Land Use - River Surface or Bed Activity

Location: Redwood Pass Road, Redwood Pass.

Grid Reference E 2599515 N 5950711

Subject to the following condition(s)

- 01 That the proposal to divert a small ephemeral stream shall be undertaken in general accordance with resource consent application U020716 received and date stamped by the Marlborough District Council on 15 July 2002.
- 02 That this consent shall expire on 12 August 2037.
- 03 That the new channel shall be constructed when the stream is dry.
- 04 That when weather or soil conditions are such that sediment is generated during operations and is able to move into waterways, the operation must stop until the risk of sediment moving into waterways has dissipated.
- 05 That the consent holder shall ensure that a copy of this consent shall be kept on site at all times, and is readily available to the site supervisor. It is important that all workers and contractors on the site are to be made familiar with the conditions of this consent as it affects their particular area of operation.
- 06 That prior to exercising this consent the consent holder shall give two days notice in writing to Marlborough District Council.
- 07 That in accordance with Section 36 of the Resource Management Act 1991, the consent holder will be responsible for all actual and reasonable costs associated with the monitoring of this resource consent. The consent holder is advised that this may include costs associated with site visits, assessment of results and reports, administration and if complaints bring to Council's attention non-compliance with resource consent conditions.

F. D. M.

- 08 That if any historical, cultural or archaeological material (including any artifact) of Maori origin or likely to have significance to Maori, is found or uncovered during the performance of work authorized by this consent, the following will be complied with;
- (a) Work shall cease immediately.
 - (b) Advice of the discovery shall be given, as soon as possible to the Resource Management Officers of Rangitane, Marlborough District Council and the Historic Places Trust.
 - (c) No work shall recommence within a 50 metre radius of the discovery until 72 hours after advice has been given to the above parties or agreement is reached between the parties regarding appropriate protection measures, whichever is sooner.

Water Permit - Divert Water

Location: Redwood Pass Road, Redwood Pass.

Grid Reference E 2599515 N 5950711

Subject to the following condition(s)

- 01 That this consent shall expire on 12 August 2037.
- 02 That the new stream channel shall be completely constructed before the old channel is joined up and filled in.

Reasons

- 01 That the proposal to divert a small ephemeral channel is unlikely to have a significant effect on the environment given that the stream channel has been modified in the past and that any effects on habitat or the natural character of the area will be minor.
- 02 The application is consistent with the relevant objectives and policies contained within Section 3 – Fresh Water, Section 4 – Indigenous Flora and Fauna and Their Habitats and Section 11 – Rural Environments in the Proposed Wairau/Awatere Resource Management Plan.

DELEGATION SCHEDULE ITEM NUMBER: 105(1)(b)

DELEGATED COUNCIL COMMISSIONER/OFFICER(S)

APPROVED DEFERRED FOR COMMITTEE DECISION

Toby May Date: 12-8-02

Toby May

Resource Management Officer

Friday, 9 August 2002