



P O Box 305190
Triton Plaza
Auckland, 0757
prwsc.com

October 7th, 2025

**OPERATIONS PLAN, BUDGET AND CHARGING STRUCTURE FOR YEAR TWENTY (20)
01 OCTOBER 25 TO 30 SEPTEMBER 26**

1.0 TWO SYSTEMS

The Company operates two supply systems

- **Irrigation System**
- **Domestic System** (The domestic system takes water from the irrigation system)

2.0 SUPPLY COVENANT

The terms for the supply of water are established by a covenant registered on the titles of land entitled to receive water from the Company. The Covenant provides for the Company to establish and review rules for the operation of the scheme and the rates to be charged on an Annual basis.

3.0 SUPPLY TERMS

Current Rules are:

- All users of the Domestic scheme are required to provide a minimum of 30,000 litres of storage on their own properties to provide for times when the system may be down. In addition, it is recommended tanks be fitted with a water level indicator so users become aware at an early stage if their storage is dropping and will implement conservation measures. A summary of the existing storage is now included in the Annual Plan.
- The company now has a total of 8 tanks in the system, two at the pump shed and six at Tank Farm B, equating to 240 m3 of storage.
- The Company has installed electronic monitoring of Tank Farm B and operation of the two pumps. In addition, as a trial one supply meter is also being electronically monitored. These can be viewed at <http://harvestalarms.com/w.cgi?hsn=11098>. In 2016 the Company decided to move to full automated telemetry for readings which involves capital expenditure of some \$45,000. A charge will continue, in this current 2024-2025 year to accumulate funds for this purpose. The base station has been moved and a number of meters will be transitioned this year.

- The Domestic Supply is on demand and there are no restrictors on the supply lines at present. Meters will be read quarterly, and these are used to monitor amounts being taken. In time a penalty rate will apply to usage in excess of allocation. At this point no penalties have been assessed. Consumers are encouraged to monitor their own usage through reading the meters.
- The company has considered tier pricing based on volume consumed but has at this point declined to implement such charges.
- The company continues to look at payment options, including Direct Debit, but the number of users makes the economics challenging. We will review these fees each year. For 2025 / 2026 we cannot offer Direct Debit.
- The company has declined to offer discounts for early payment, nor the imposition of penalties for late payment. One customer owes \$304.60 as of Sep 30 2025.
- Treatment of the water is the responsibility of the end user as no treatment of the water is undertaken by the Company at this time. Individual users are recommended to undertake their own testing at the point of use and treat the water accordingly.
- New water legislation is pending that likely will require additional testing and potentially processing and compliance. We will monitor the situation and ensure we are in compliance with applicable changes.
- The Company has commissioned the CODC to sample the water near the domestic pump shed on a three-monthly basis and this is tested at a laboratory (currently Hills) for bacteriological analysis. The Company has established a website where results are posted as received. www.prwsc.com
- Supplies for both systems must be taken from the Company provided connection points. Only Company authorised Contractors may undertake work on the Companies pipelines and other infrastructure. Should a new connection be required these will be arranged by the Company at the user's cost.
- The Company is responsible for infrastructure to the Customers water meter. The water meter is the Company property and maintenance and repair are the Company's responsibility. From the meter, the maintenance, repair and replacement is the customers responsibility. The customer can use any contractor to perform work from the meter. Should the company have to repair infrastructure "from" the meter it will be billed to the customer at cost.
- Users are reminded of their obligations to immediately advise the Company of any changes in the ownership of the land including contact details for the new owner, and to consult with and obtain the Company's written approval should they wish to subdivide their land. Charges remain the responsibility of the registered user until

the Company is formally notified of a transfer. Apportionments between old and new users for part periods are the responsibility of the user. In an earlier plan, (2019-2020) the Company introduced a transfer fee of \$250 incl. GST to cover its costs in providing information to purchasers and setting up new accounts and associated work. The fee is to be paid as part of the property transfer process, through the vendor's solicitor.

- The fees for a new account set up will be charged out at \$250.00 incl. GST to cover costs.
- Irrigation water will be provided on a roster basis and delivery will be computer controlled. It is not an on-demand system and in most cases, it is expected that users will need on site storage to effectively utilise their allocation. As such it is important that the Company be consulted before planning of on-site development commences. The roster will evolve in response to uptake.
- The water permit sets the season during which irrigation water can be taken as running from 1 September to 30 April.
- The company realigned the billing periods to correspond with the calendar quarters and tax years.
- The company's consent to withdraw water from the aquifer expires on 30 Sept 2028 and is required to be renewed at that point. There is no guarantee that approval will be given, and the conditions of approval may be substantially different from those currently imposed.
- The Company has fully allocated the domestic water it is authorised to take under its Water Permits. It does hold unallocated irrigation water, which the Company may allocate to existing or new users as it deems appropriate.
- July 2022 saw significant changes to Water Schemes, such as Pigeon Rock Water Supply Company. Increased compliance and regulation are a certainty. Taumata Arowai, the New Zealand Water Regulator is the lead agency and replaces the Department of Health. We are in the bubble of very small (<50) and small 50 – 500.

<https://www.taumataarowai.govt.nz/>

<https://www.taumataarowai.govt.nz/for-water-suppliers/supplier-responsibilities/registered-supplies/>

There are three drafts – Drinking water standards, (e.g., e-coli) Aesthetic values (e.g., calcium - hardness), and Quality Assurance rules.

There are three areas that affect Pigeon Rock Water Supply Company.

1. We will need to have a testing regime – which we have now

2. We will have to evaluate back flow valves and impact on irrigation distribution
3. We may need to install ultra violet treatment facilities, we are in the process of getting this done.
4. There is an annual registration fee and annual reporting requirements.

4.0 CHARGING POLICY

This plan sets the rates to be charged for the current year and carries forward the previous charging policy.

The Company will establish supply charges which are related to a fair and reasonable estimate of its costs for the year, plus an allowance for maintenance and to establish a fund for replacement.

On the basis that the Company incurs costs even if no water is pumped two rates are established for each system as follows:

- **Standing Charges:** which will be lump sum annual charge; and
- **Pumping Charges:** A per cubic metre charge for the water used

5.0 INVOICING POLICY

Standing / Pumping Charges

The Company invoices Standing Charges Quarterly **in advance** and Pumping charges quarterly in arrears.

Meters are read in the first week of October, January, April and July

Invoices will be issued in October, January, April and July each year.

Invoices issued in October cover July, August and September

Invoices issued in January cover October, November, December

Invoices issued in April cover January, February, March

Invoices issued in July cover April, May, June

6.0 COST ALLOCATION POLICY

The Company will estimate the costs expected to be incurred for both systems into the following cost centres:

Standing Costs:

- **Administration:** Rates, Clerical, Compliance, Reporting, Insurance Miscellaneous 50% allocated to each system
- **Operating:** Inspections, Readings, Replacement Fund, Telemetry: 50% allocated to each system. Monitoring to Domestic only

- **Electricity Line Supply Charges:** Each System costed individually

Pumping Costs:

- **Electricity usage Charges:** Systems costed individually

7.0 STANDING COSTS BUDGET YEAR 20 (all excl. GST)

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ITEM	DESCRIPTION	IRRIGATION	DOMESTIC	ITEM TOTAL
1	ADMINISTRATION			
1.1	RATES CODC / ORC	\$ 1,350.00	\$ 1,350.00	\$ 2,700.00
1.2	RATES /PERMIT / VERIFICATION CHARGES ORC	\$ 850.00	\$ 850.00	\$ 1,700.00
1.3	TESTING (4 x YEAR ECOLI) 1 x FULL	\$ -	\$ 1,454.00	\$ 1,454.00
1.4	CLERICAL /RETURNS	\$ 650.00	\$ 675.00	\$ 1,325.00
1.5	ACCOUNTING	\$ 650.00	\$ 675.00	\$ 1,325.00
1.6	MANAGEMENT	\$ 650.00	\$ 675.00	\$ 1,325.00
1.7	REINSURANCE FUND	\$ 1,500.00	\$ 1,500.00	\$ 3,000.00
	SUB TOTAL ADMINISTRATION	\$ 5,650.00	\$ 7,179.00	\$ 12,829.00
	<i>(Last year)</i>	<i>\$ 5,600.00</i>	<i>\$ 6,826.00</i>	<i>\$ 12,426.00</i>
2	OPERATING			
2.1	METER READINGS	\$ 650.00	\$ 650.00	\$ 1,300.00
2.2	MONITORING (Telemetry)	\$ -	\$ 1,900.00	\$ 1,900.00
2.3	MAINTENANCE	\$ 550.00	\$ 550.00	\$ 1,100.00
2.4	REPLACEMENT FUND (\$20,000 in 10 years)	\$ 1,000.00	\$ 1,000.00	\$ 2,000.00
2.5	LINE CHARGE PUMP 1	\$ 3,300.00	\$ 2,800.00	\$ 6,100.00
2.6	LINE CHARGES PUMP 2	\$ -	\$ 3,600.00	\$ 3,600.00
2.7	TELEMETRY (Cap Ex) (Should be \$5,000)	\$ 1,250.00	\$ 1,250.00	\$ 2,500.00
	SUB TOTAL OPERATING	\$ 6,750.00	\$ 11,750.00	\$ 18,500.00
	<i>(Last year)</i>	<i>\$ 6,490.00</i>	<i>\$ 11,190.00</i>	<i>\$ 17,680.00</i>
	TOTAL STANDING COSTS YEAR 1	\$ 12,400.00	\$ 18,929.00	\$ 31,329.00
	<i>(Last year)</i>	<i>\$ 12,090.00</i>	<i>\$ 18,016.00</i>	<i>\$ 30,106.00</i>

8.0 STANDING CHARGES

The budgeted Standing Costs from 8.0 above will be charged onto end users in proportion to their share of allocation, as detailed in the following table. Costs are rounded

8.0 STANDING CHARGES (Excluding GST)								
PROPERTY /OWNER	DOMESTIC				IRRIGATION			
	ID	M3	%	ANNUAL	ID	M3/	%	ANNUAL
		/DAY		COST		Day		COST
		Alloc.		\$		Alloc.		\$
NORTH								
Lot 1 & 8 DP 342095 (Previous Lot 1 DP 461617)	2	3	3.333%	\$ 630.97	1	130	23.572%	\$ 2,922.94
CPDL								
Lot 2 DP 342095 (Previous Lot 7 DP 461617)	3	3	3.333%	\$ 630.97	3	105	19.039%	\$ 2,360.83
CPDL								
Lot 4 DP 461617 (Lot 9 DP 342095)	4	3	3.333%	\$ 630.97	4	105	19.039%	\$ 2,360.83
Stephen Christensen								
Lot 1 DP 368893	5	3	3.333%	\$ 630.97	5	52.5	9.519%	\$ 1,180.42
Hall								
Lot 2 DP 368893	6	3	3.333%	\$ 630.97	6	52.5	9.519%	\$ 1,180.42
Jessie Lenagh-Glue								
Lot 3 & 6 DP 342095	7	3	3.333%	\$ 630.97	7	0	0.000%	\$ -
Nicky & Peter Crane								
Lot 1 DP 383635	9	3	3.333%	\$ 630.97	8	50	9.066%	\$ 1,124.21
Alan Coull								
Lot 2 DP 383635	10	3	3.333%	\$ 630.97		0		
Spencer / McNulty								
Lot 3 DP 383635	12	3	3.333%	\$ 630.97		1.5	0.272%	\$ 33.73
Carl McNulty Family Trust								
Lot 4 DP 383635	11	3	3.333%	\$ 630.97	8	55	9.973%	\$ 1,236.63
Justin and Joanne-Marie Cox								
Lot 3 DP 505103	13	20	22.222%	\$ 4,206.44		0		
CPDL								
WEST								
Lot 2DP 390105	14	3	3.333%	\$ 630.97		0		
Elwin								
Lot 1 DP 390105	15	3	3.333%	\$ 630.97		0		
Hamilton								

SOUTH								
Lot 1 DP 450466	16	5	5.556%	\$ 1,051.61		0		
Aaron and Nicky Thompson								
Lot2 DP 326526	17	4	4.444%	\$ 841.29		0		
Clyde Orchards Ltd								
Lot 10 DP 450466	18	2	2.222%	\$ 420.64		0		
Mark and Helen Chignell								
Lot 9 DP 450466	19	2	2.222%	\$ 420.64		0		
JE Lancaster and WA Jermyn								
Lot 2 DP 432300	21	3	3.333%	\$ 630.97		0		
Mark and Catherine Christie								
Lot 3 DP432200	22	3	3.333%	\$ 630.97		0		
David and Lyn Olds								
Lot 4 DP432200	23	3	3.333%	\$ 630.97		0		
Lyndsey Harrison								
Lot 5 DP 432200	24	3	3.333%	\$ 630.97		0		
G and G Carr								
Lot 6 DP 432200	25	3	3.333%	\$ 630.97		0		
W &M Hamilton								
Lot 1 DP 558554	26	1.5	1.667%	\$ 315.48		0		
Alan & Becky Paris								
Lot 2 DP 558554	27	1.5	1.667%	\$ 315.48		0		
Cooper								
Lot 8 DP 432200	28	3	3.333%	\$ 630.97		0		
Craig and Tracey Scott								
		90	100.000%	\$ 18,929.00		551.5	100.000%	\$12,400.00

8.1 THREE MONTH TOTALS FOR STANDING CHARGES (EXL. GST)

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USER	DOMESTIC					IRRIGATION				
Cornish Point Development	2	\$ 630.97	1	\$ 4,206.44	\$ 1,367.09	1	\$ 2,360.83	1	\$ 2,922.94	\$ 1,320.94
Nicky & Peter Crane	1	\$ 630.97			\$ 157.74	1	\$ -			\$ -
Stephen & Elizabeth Christensen	1	\$ 630.97			\$ 157.74	1	\$ 2,360.83			\$ 590.21
Jessie Lenagh-Glue	1	\$ 630.97			\$ 157.74	1	\$ 1,180.42			\$ 295.10
Alan Coull	1	\$ 630.97			\$ 157.74	1	\$ 1,124.21			\$ 281.05
Gavin Spencer and Tania McNulty	1	\$ 630.97			\$ 157.74					
Carl McNulty Family Trust	1	\$ 630.97			\$ 157.74	1	\$ 33.73			\$ 8.43
Justin and Joanne-Marie Cox	1	\$ 630.97			\$ 157.74	1	\$ 1,236.63			\$ 309.16
Alistair and Jackie Hamilton	1	\$ 630.97			\$ 157.74					
Joanne Elwin	1	\$ 630.97			\$ 157.74					
Craig and Tracey Scott	1	\$ 630.97			\$ 157.74					
Aaron and Nicky Thompson	1	\$ 1,051.61			\$ 262.90					
Clyde Orchards Ltd	1	\$ 841.29			\$ 210.32					
JE Lancaster and WA Jermyn	1	\$ 420.64			\$ 105.16					
Mark and Helen Chignell	1	\$ 420.64			\$ 105.16					
Mark and Catherine Christie	1	\$ 630.97			\$ 157.74					
Lyndsey Harrison	1	\$ 630.97			\$ 157.74					
Erin and Bruce Hall	1	\$ 630.97			\$ 157.74	1	\$ 1,180.42			\$ 295.10
David and Lyn Olds	1	\$ 630.97			\$ 157.74					
Carr Family Trust	1	\$ 630.97			\$ 157.74					
Warwick and Margy Hamilton	1	\$ 630.97			\$ 157.74					
Alan & Becky Paris	1	\$ 315.48			\$ 78.87					
John Cooper	1	\$ 315.48			\$ 78.87					
TOTAL per Quarter		\$ 14,722.56		\$ 18,929.00	\$ 4,732.25		\$ 9,477.06		\$ 12,400.00	\$ 3,100.00

9.0 PUMPING CHARGES

Users will be charged, **in arrears**, based on the actual usage as recorded by water meter readings based on the rate to pump 100m³ through each system.

Irrigation System

Irrigation Rate: \$ 17.50 per 100m³. (\$0.175 per m³)

Domestic System

Domestic Rate: \$31.00 per 100 m³ (\$0.310 per m³)

10.0 FUTURE BUDGETS

The supply covenant registered on the titles sets the supply year to run from 01 Sep to 31 August of the following year.

The next budget (2026-2027) will be prepared in September 2026 and charges set, based on costs from the previous year, where appropriate. Additional costs around the renewal of the Permit will be budgeted next year.

It is inevitable that costs of meeting the National Drinking Water Standards will increase the Domestic System Charges as the number of users increase.

Please note that for the 2023 / 2024 period CODC for Bannockburn / Cromwell area is now charging \$684.66 (up from \$358.84 (23-24) plus GST per annum, and \$1.60 (One dollar sixty cents) from November 1st 2025 per M3 (up from 60 cents in 23-24) .

<https://www.codc.govt.nz/services/property-and-rates/water-accounts#toc-link-2>

11.0 CONTACTS

Operations/ Meter Reading: Jason Oliphant +64 21 484 936 (cell) email
jason@cornishpointdevelopment.com

Administration: Jason Oliphant +64 21 484 936 (cell) email
jason@cornishpointdevelopment.com

Billing / Accounts: Bianca Rautenbach +64 9 985 8040 email accounts@ggocc.com

Emergency/Faults Procedures: Initially, report any problems to Jason Oliphant. If the problem is urgent and Jason is unavailable, Jason Lee can be contacted at Duncan Sangster Electrical can be contacted directly on +64 3 445 1139 (office) +64 27 245 6472.

12.0 USERS

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Cornish Point Development Ltd	P O Box 305190, Triton Plaza, Auckland, 0757	john@ggocc.com	+64 21 950 204
John Carr			
Stephen & Elizabeth Christensen	421 Highgate, Dunedin, Maori Hill, 9010	stephen@projectbarrister.nz	+64 27 448 2325
Jessie Lenagh-Glue	29 Aberdeen Road, Saint Clair, Dunedin, 9012	fbedfell@gmail.com	+64 27 757 0792
Alan Coull & Susan Curran	P O Box 501, Cromwell, 9384	thomascoull@gmail.com	+64 21 861 007
		susancurran10@yahoo.com	+64 21 868 867
Gavin Spencer & Tania McNulty	144 Pigeon Rock Road , RD 2, Cromwell, 9384	spencerengltd@xtra.co.nz	+64 3 445 4423
Carl McNulty Family Trust	147 Pigeon Rock Rd, Cornish Point, Cromwell, 9384	mcnulty.carl@gmail.com	+64 21 123 4569
Cox Family Trust.	149 Pigeon Rock Road, RD 2, Cromwell, 9384	justinandjocox.nz@gmail.com	
Justin and Joanne-Marie Cox			
Alistair and Jackie Hamilton	330 Cairnmuir Road, RD2 Cromwell, 9384	ajhamilton@xtra.co.nz	+64 3 445 3544
			+64 274 791 858
Jo Elwin and David Edwards	P O Box 491, Cromwell, 9384	joannelwin@gmail.com	+64 3 445 1815
			+64 3 434 1724
Craig Scott & Tracey Scott	43 TVL Road, RD 1, Upper Hutt 5371	dixiedean058@gmail.com	+64 27 270 3235
			+64 22 420 0469
Aaron and Nicky Thompson	16 Paterson Road, RD 2, 9384	ajnzlondon@gmail.com	+64 3 442 2766
			+61 21 025 54031
Clyde Orchards Ltd	Earnsclough Road, Clyde	kevin@clydeorchards.co.nz	+64 21 273 0920
Kevin Paulin		admin@clydeorchards.co.nz	
Jane Elizabeth Lancaster and William Alexander Jermyn	67 Paterson Road, RD 2, Cromwell, 9384	jane.lancasternz@gmail.com	+64 27 227 3666
Helen and Mark Chignell	401 Moray Place, Dunedin Central, 9016	markc.therapy@gmail.com	+64 27 849 7671
Mark and Catherine Christie	87 Paterson Rd RD 2 Cromwell 9384	christie.family@xtra.co.nz	+64 27 492 6492
		mark.christie@fmc.com	

Lyndsey Harrison	1521 Allyn Avenue, Saint Helena, CA, 94574 USA	lyndsey1.harrison@gmail.com	
Erin and Bruce Hall	P O Box 508, Cromwell, 9384	brucehall.nikau@gmail.com	+64 21 980 206
	81 Pigeon Rock Rd Cromwell	erinhall394@gmail.com	+64 27 320 9919
David and Lyn Olds	151 Paterson Road, Bannockburn, Cromwell, 9384	dls0@xtra.co.nz	+64 204 076 9858
			+64 204 079 6343
Carr Family Trust	P O Box 19, Ashburton, 7740	louise.opele@carrfields.co.nz	+64 3 307 6963
Warwick and Margy Hamilton	179 Paterson Road, Bannockburn, Cromwell, 9384	warwickhamilton@yahoo.com	+64 3 445 3585
			+64 27 579 2740
Alan & Becky Paris	168 Paterson Rd, RD 2, Cromwell	alan@montechristowinery.co.nz	+64 21 525 525
John Cooper	170A Moncks Spur Rd, Mt Pleasant, Christchurch	johncooper006@gmail.com	+64 3 384 7278
Nicky & Peter Crane	34 Poike Road, Hairini, Tauranga, 3112	nicky.petercrane@gmail.com	+6427 56 99 222

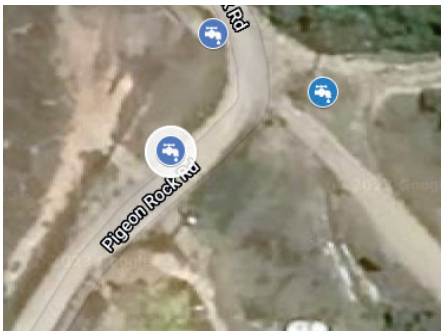
MAP

<https://www.google.com/maps/d/u/0/edit?mid=13cXRvjy1kMVAJcQiAvOTb2o5ERqoffE&ll=-45.09275012194844%2C169.1853305697925&z=17>

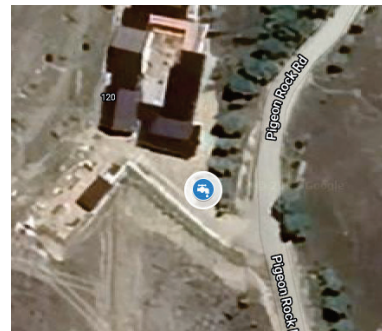
Stephen & Elizabeth Christensen / Loc Ref 2a 2b



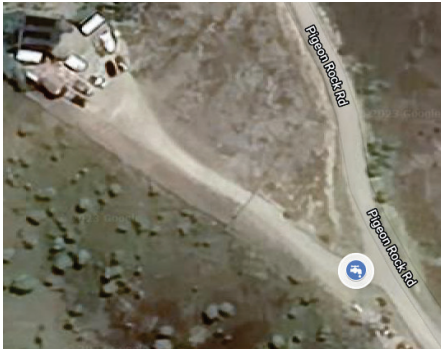
Jessie Lenagh-Glue / Loc Ref 3



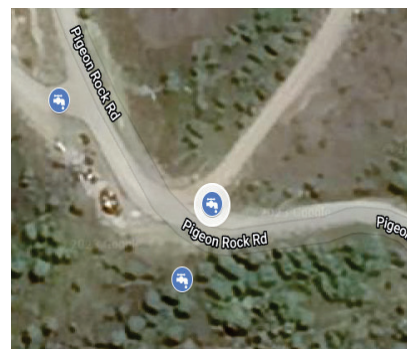
Alan Coull & Susan Curran / Loc Ref 4



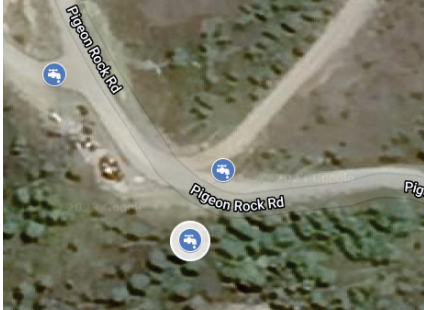
Gavin Spencer & Tania McNulty / Loc Ref 5



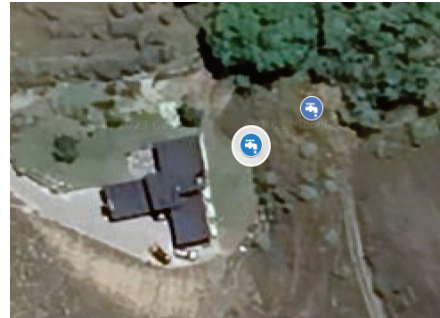
Carl McNulty Family Trust / Loc Ref 6



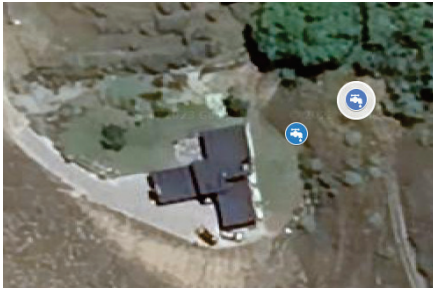
Cox Family Trust. Justin &
Joanne-Marie Cox / Loc Ref 7



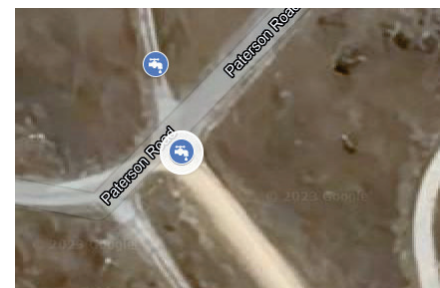
Alistair and Jackie Hamilton / Loc Ref 8



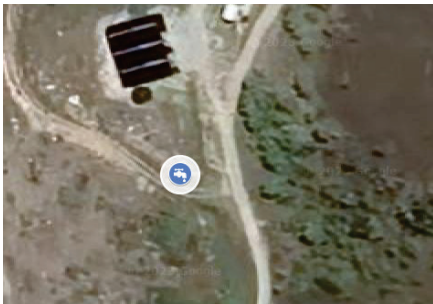
Jo Elwin and David Edwards / Loc Ref 9



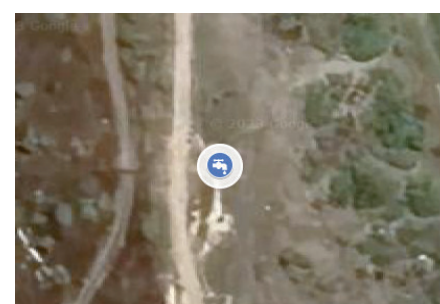
Craig Scott & Tracey Scott / Loc Ref 10



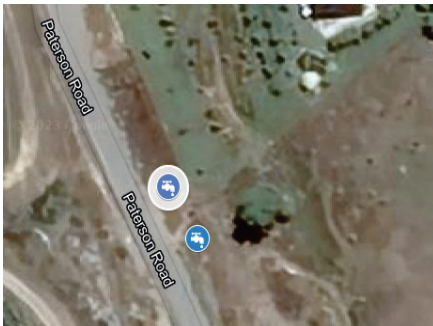
Aaron and
Nicky Thompson / Loc Ref 11



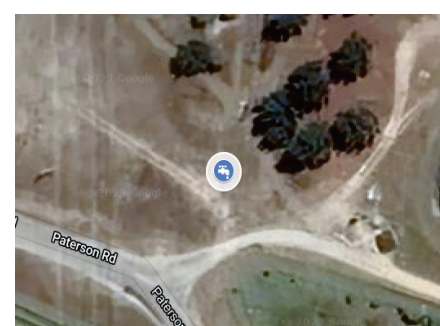
Clyde Orchards Ltd
Kevin Paulin / Loc Ref 12



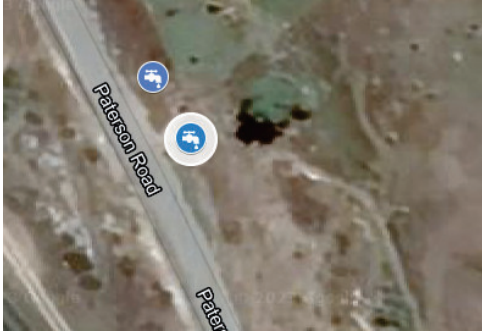
Jane Elizabeth Lancaster
and William Alexander Jermyn / Loc Ref 13



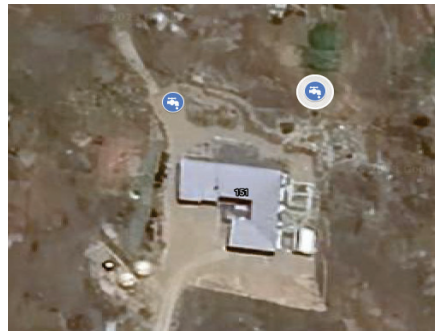
Helen and Mark Chignell / Loc Ref 14



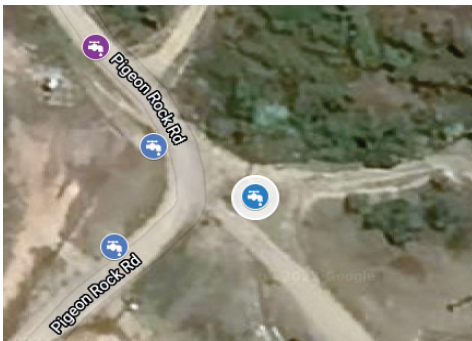
Mark and Catherine Christie / Loc Ref 15



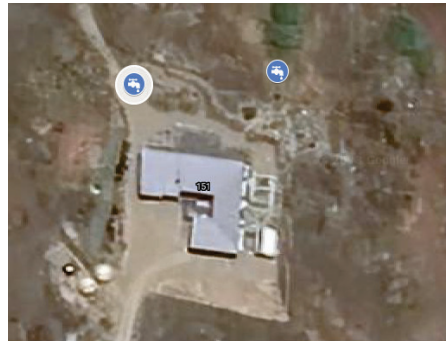
Lyndsey Harrison / Loc Ref 16



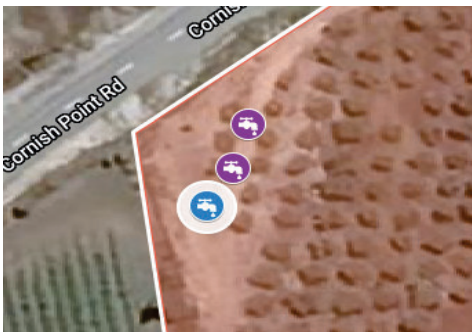
Erin and Bruce Hall / Loc Ref 17



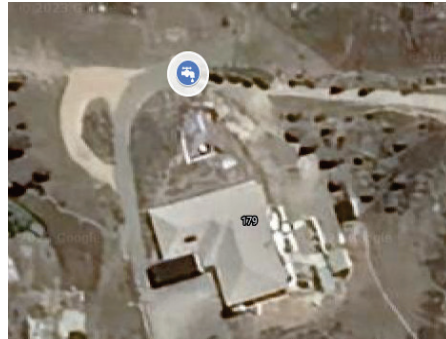
David and Lyn Olds / Loc Ref 18



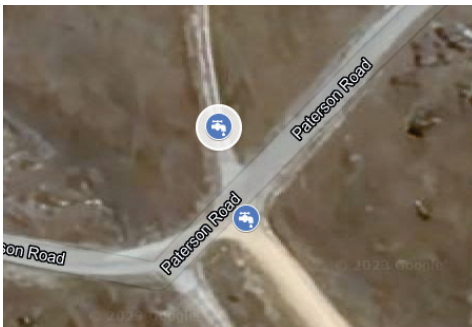
Carr Family Trust / Loc Ref 19



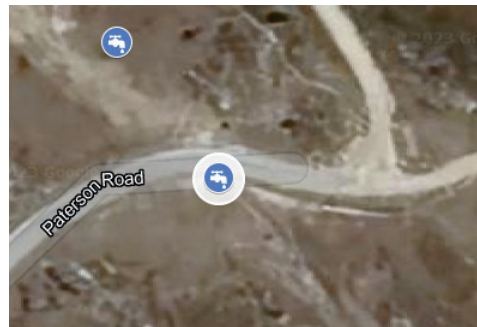
Warwick & Margy Hamilton / Loc Ref 20

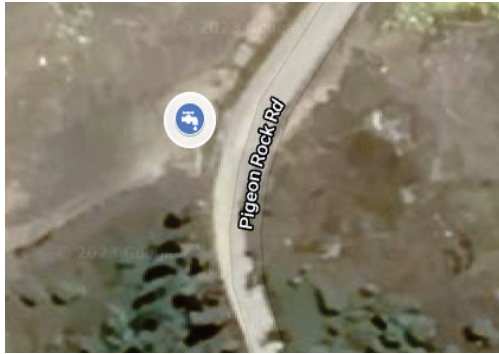


Alan & Becky Paris / Loc Ref 21



John Cooper & Denise Tocker / Loc Ref 22





13.0 STORAGE

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Users	Tanks	Capacity	TOTAL Capacity
Cornish Point Development	3	30,000	90,000
Nicky & Peter Crane	Not required		
Jessie Lenagh-Glue	Not required		
Alan Coull	2	25,000	50,000
Gavin Spencer and Tania McNulty	2	25,000	50,000
Carl McNulty Family Trust	1	45,000	30,000
Justin and Joanne-Marie Cox	2	25,000	50,000
Alistair and Jackie Hamilton	1	25,000	25,000
Joanne Elwin	In Process of getting Tank		
Craig and Tracey Scott	1	22,000	22,000
Aaron and Nicky Thompson	Not required		
Clyde Orchards Ltd	Not required		
JE Lancaster and WA Jermyn	1	30,000	30,000
Mark and Helen Chignell	2	30,000	60,000
Mark and Catherine Christie	2	30,000	60,000
Lyndsey Harrison	Not required		
Erin and Bruce Hall	2	10,000	20,000
David and Lyn Olds	2	30,000	60,000
Carr Family Trust	Not required		
Warwick and Margy Hamilton	2	33,000	66,000
Alan & Becky Paris	2	15,000	30,000
John Cooper	2	15,000	30,000
Stephen & Elizabeth Christensen	2	30,000	60,000
TOTAL Storage			733,000

14. TITLE CHANGES BASED ON BOUNDARY ADJUSTMENTS (no change with allocations)

CORNISH POINT DEVELOPMENT LIMITED				
In 2014 Cornish Point Development Limited undertook a boundary adjustment exercise to provide more desirable building platforms for Lots 6, 7, 8, and 9.				
The boundary adjustment subdivision (contained in Deposited Plan 461617), resulted in changes to the legal description of the lots as follows: -				
Old Legal Description	New legal description & title reference	New Area	Domestic water	Irrigation Water
Lot 6	Lot 3 DP 461617 & Lot 6	8.3414	3 m3	105 m3
DP 342095	DP 342095			
	RT 608513			
Lot 7	Lot 2 DP 461617	7.7190	3 m3	105 m3
DP342095	RT 608512			
Lot 8	Lot 1 DP 461617 & Lot 8	8.5468	3 m3	130 m3
DP 342095	DP 342095			
	RT 608511			
Lot 9	Lot 4 DP 461617	7.3647	3 m3	105 m3
DP 342095	RT 608514			
The allocation of water from Pigeon Rock Water Supply Limited remained the same for each lot				

15. PRICE PER M3

	Domestic		Irrigation		
25/26	\$31.00	3.59%	\$17.50	4.20%	
24/25	\$29.93	1.79%	\$16.80	1.79%	
23/24	\$29.40	5.00%	\$16.50	6.45%	
22/23	\$28.00	5.26%	\$15.50	6.90%	
21/22	\$26.60	0.00%	\$14.50	0.00%	
20/21	\$26.60	0.00%	\$14.50	0.00%	
19/20	\$26.60	10.83%	\$14.50	11.54%	
18/19	\$24.00	4.35%	\$13.00	4.00%	
17/18	\$23.00	9.52%	\$12.50	13.64%	
16/17	\$21.00	0.00%	\$11.00	0.00%	
15/16	\$21.00	5.00%	\$11.00	0.00%	
14/15	\$20.00	0.00%	\$11.00	0.00%	
13/14	\$20.00	0.00%	\$11.00	0.00%	
12/13	\$20.00	0.00%	\$11.00	0.00%	<----- estimate
11/12	\$20.00	17.65%	\$11.00	22.22%	
10/11	\$17.00	0.00%	\$9.00	0.00%	
09/10	\$17.00	0.00%	\$9.00	0.00%	
08/09	\$17.00	40.50%	\$9.00	104.08%	
07/08	\$12.10		\$4.41		

16. PAYMENT TERMS

The company will send all notices and invoices via email to the last known email address

Payments are due on the date indicated on the invoice. Payments via direct deposit to Pigeon Rock Water Supply Company 06 0917 0090466-000. No statements will be issued.

The company has a web site www.prwsc.com – information will be posted to the site as it Becomes available

17. Change of Ownership with water supplied by Pigeon Rock Water Supply Company

Property Address _____

DP Number (legal description) _____

Effective Date of Sale / Transfer / Ownership _____

Prior Owner (Seller)

Name _____

Mailing Address _____

City _____ Postcode _____

Phone: _____ Email: _____

Signature _____ Date _____

Law Firm Representing Seller _____

New Owner (Buyer)

New Owner Name _____

Contact Owner Name _____

Mailing Address _____

City _____ Postcode _____

Phone: _____ Email: _____

Signature _____ Date _____

1 Pigeon Rock Road, RD 2, Cromwell, Central Otago
info@PRWSC.com
Mailing: PO Box 305190, Triton Plaza, Auckland 0757

18. Main Pump and Main Tank Farm Locations

