

Crown Pastoral Land Tenure Review

Lease name : BIRCHWOOD

Lease number : PO 075

Due Diligence Report (including Status Report) - Part 1

This report and attachments results from a pre-Tenure Review assessment of the pastoral lease for the purpose of confirming land available for Tenure Review and any issues, rights or obligations attaching to it. The information is gathered from files and other sources available to the LINZ contractor.

Part of the information relates to research on the status of the land, resulting in a Status Report that is signed off by a LINZ approving officer. The remainder of the information is not analysed for relevancy or possible action until required, and LINZ does not guarantee its accuracy or completeness as presented.

The report attached is released under the Official Information Act 1982.

June 09

DUE DILIGENCE REPORT

CPL PRE TENURE REVIEW ASSESSMENT STANDARD 6:

File Ref:	Po075/1	Report No:	AT0138	Report Date:	28 June 2000
Office of Agent:	Alexandra	LINZ Case No:		Date sent to LINZ:	

RECOMMENDATIONS:

- (1) That the Commissioner of Crown Lands or his delegate **note** this Due Diligence Report which has been prepared in accordance with the Pre-Tenure Review Assessment Standard.
- (2) That the Commissioner of Crown Lands or his delegate **note** the following incomplete actions which require action by the Manager of Crown Property Contracts (*or others*).
 - 2.1 At lease issue in 1951 a special condition of the Land Settlement Board decision, related to withdrawal of land from the lease without compensation for National Parks was not included in the lease document. No evidence could be found that this condition was ever recinded *see Attachment 3*). This is considered an uncompleted action.
 - 2.2 The lease was issued without any cattle limitation in 1951 under Head Office instructions (*not viewed*) that there be no restrictions on running cattle. Cattle were catered for under the personal stock limit exemption. This has the effect of lowering the stock limitation of the lease by the order of 1000 stock unit equivalents.
 - 2.3 A private amended boundary agreement with Quail Burn Station in the area of Stony Creek on a give and take basis without alteration to the lease exists (*Attachment 5 folio 346*)
 - 2.4 The non legal occupation of Crown Land (*ex State Forest*) for cattle grazing by Birchwood Station has gone on for more than 50 years. Authorities have been aware of the occupation but never gave any formal approval for the practice.
 - 2.5 The Land Settlement Boards decisions of 28 February 1986 and 4 December 1995 (*Attachment 6*) related to partial surrender, incorporation, conservation and access have not yet been implemented.
 - 2.6 A Recreation Permit (*RPo018*) to conduct guided fishing and heli-hiking tours in the Dingle Burn Valley including landing rights on the airstrip on the lease expires on 1 September 2004 (*See attachment 9*).

Signed by Knight Frank (NZ) Limited:



P Diver:



Manager:

Approved/Declined

Name:

Date of decision:

(1) Details of lease.

Lease Name: Birchwood Station

Location: The property is situated in the headwaters of the Ahuriri River catchment some 25km from the Lindis Pass State Highway, 40km from Omarama. It is comprised of the headwaters of the Ahuriri and Dingle Burn rivers. The homestead and buildings are located on the Ahuriri Flats at the end of Birchwood Road.

Lessee: Birchwood Run Limited.

Tenure: Pastoral lease under the land act 1948. Pastoral lease No P75.

Term: 33 years from 1 July 1984 expiring 30 June 2017.

Annual Rent: \$5,175 (plus GST).

Rental Value: \$230,000.

Date of Next Review: 1 June 2006

Land Registry Folio: CL 338/80 Otago Registry.

Legal Description: Part Runs 429, 429A and part Run 94 situated in Hunter, Stafford, Longslipside, Campbell and Hopkins Survey Districts. Part Section 1 Hunter Survey District, Section 1 SO Plan 22980 and Section 1 SO Plan 24206 being all that land contained in CL 338/80 (Otago Registry).

Area: 23783.3752 hectares

(2) File Search:

Files held by Agent on behalf of LINZ:

<i>File Reference</i>	<i>Volume</i>	<i>First Folio</i>	<i>Date</i>	<i>Last Folio</i>	<i>Date</i>
Po 75	1	1	20/1/1892	64	22/11/1907
	2	141	21/1/1938	362	17/3/1958
	3	363	26/3/1958	537	26/9/1972
	4	538	13/10/1972	702	22/7/1982
	5	699	2/8/1982	807	29/10/1984
	6	808	29/10/1984	895	6/5/1986
	7	896	8/5/1986	975	18/3/1989
	8	976	30/5/1989	1030	26/3/1993
	9	1	31/5/1993	97	25/7/1997
	10	1	17/9/1997	75	18/4/2000

Other relevant files held by LINZ:

<i>File Reference</i>	<i>Volume</i>	<i>First Folio</i>	<i>Date</i>	<i>Last Folio</i>	<i>Date</i>
5200/D14/BO1/DCH		3/6/1994	3/6/1994	28/1/1997	28/1/1997
5200/BO1DDN		29/11/1994	29/11/1994	20/9/1995	20/9/1995
CPL04/11/12449 ZCH	1	5/5/1997	5/5/1997	14/10/1998	14/10/98
	2	12/11/1998	12/11/1998	24/11/1998	24/11/1998
7900/04/P75 DDN	3	14/6/1992	14/6/1992	7/10/1996	7/10/1996

Confidence is held that all important data has been searched.

In 1892 Colin Jamieson sold Run 94 (*Pasturage Licence 94*) to Edmond Hodgkinson who attempted to farm the area but abandoned it in 1895 and surrendered the licence. The licence was advertised for sale on a 5 year basis from 1 March 1897 and resold back to Hodgkinson the previous lessee. The runs were re-let to Hodgkinson for 14 years from the 1 March 1902 (*Pasturage Licence 1200*).

The property was transferred to T M Munro in 1903 and to D Armstrong in 1905.

A new licence (*PR 1505*) was issued in 1916 for an extended term (*21 years from 1 March 1916*) with the boundary on the eastern side of the run extended to the Snowy Gorge.

In 1919 the licence was transferred to the name of Mrs Moody (*for herself and husband John Moody*).

In 1922 approval was given to extend the term of the lease for 14 years from 1 March 1937.

A manager (*Mr Mcleod*) was approved in 1923.

In 1929 the lease was transferred to Hugh Lowry who farmed it until his death in 1935 after which his estate managed the property until in 1940 when it was transferred to Mrs Lowry's business partner Donald Grant.

Mr E. M. Williamson managed the property from 1942 - 1950 in a limited partnership with D. Grant.

Mr E Williamson took over the lease upon the death of Grant in 1950.

The current Pastoral Lease (*Po075*) for 33 years from 1 July 1951 (*and covering the split period from 1 March 1951 and 1 July 1951*) was issued to Williamson and registered in 1955 after a protracted LVT hearing and appeal on rental value. During this period the purchase of an additional small farm near Waimate was undertaken with much debate over aggregation issues.

Two issues at lease issue arise:

- (1) The Land Settlement Board approval for the lease contained a special condition to allow resumption of land without compensation for National Park purposes (*see Attachment 3 Folio 246*). This condition is restated in all reports up to acceptance of the lessee of rental and conditions but does not appear in the action sheet or on the lease issued. No approval for modification of the original approval could be found on file. This is considered a uncompleted action by oversight.
- (2) The lease was issued without any cattle limitation under un-viewed instructions from Head Office that there be no restriction on running cattle. Cattle were catered for under the personal stock limit exemption (*Attachment 4 Folio 355*).

In 1956 Mr Williamson entered into an amended boundary agreement with Quail Burn Station in the area of Stony Creek on a give and take basis without alteration to the lease (*Attachment 5 Folio 346*).

In 1957 - 1958 overstocking on the property was investigated following the lessees return of stock figures that indicating he was exceeding his approved limit.

In 1958 a personal stock limitation exemption was granted for 5000 sheep (*including 2000 breeding ewes*) and 280 cattle subject to conditions that no wethers were purchased and carried on the run and that replacement cattle are wintered on the Waimate property.

Mr Williamson sub leased the property to himself (*1/2 share*) and his sons Ron (*1/4 share*) and Ian (*1/4 share*). This was approved by the Land Settlement Board in 1960.

In 1961 a forest service worker burnt down a hut in the Dingle Burn valley and damaged the boundary fence with Ben Avon.

In 1964 the lease was transferred into a family company called "Birchwood Run Limited" with Ron Williamson approved as manager.

Approval was granted in 1964 to increase cattle numbers to 350 cattle (*including not more than 290 breeding cows*), then in 1967 to 450 cattle including 350 cows and again in 1968 to 570 cattle including 360 cows. This was increased to 420 breeding cows in 1971.

In 1970 negotiations began to alter the boundaries of the lease and State Forest areas involving surrender of some 13900 acres of lease land for addition to the State Forest, incorporation of 1850 acres of State forest into the lease. Taking of marginal strips, securing of public access by road legalisation and UCL strip, and setting aside swamp areas as reserves, if required, was proposed.

A Land Use Committee inspection and report (*Folio 513*) was carried out in 1972 and recommended the proposal.

The Land Settlement Board approved the proposed land exchange in 1973 (*Case 8569 Folio 544*), accepting the surrender from the lease of 13900 acres to be UCL until its status was given consideration, incorporating 748 ha of Crown Land (*when removed from State Forest*), and setting aside a 40 ha swamp as wild life reserve if required by Department of Internal affairs. Additional conditions were made securing foot access for the public above Canyon Creek by a 10 metre strip either side of the existing track and to access from the cattle yard to Canyon Creek being provided.

Internal Affairs indicated that they did not require the 40 ha swamp for wildlife purposes but identified other areas more suitable (*Folio 564*).

The Director General of Forests approved the release of the 750 ha of State Forest to Crown Land for transfer into the lease in 1973 (*Folio 554*). It was declared Crown Land in 1975.

During this period the boundary of the State Forest was redefined and, to the owners dismay, an open ridge face that he relied on for stock access into the Dingle Burn was included into the State Forest. New Zealand Forest Service declined to remove this land but offered an easement to move stock through this area.

Debate occurred as to the creation of a Forest Park in the area into which the proposed surrendered land would be incorporated.

In 1977 it was discovered that the Land Settlement Board decision of 1973 had not been conveyed to Williamson. This was forwarded to him (*4 years late*).

For the next 3 years negotiations occurred in an attempt to secure access up the Ahuriri Valley and surrender of the 13000 acre block from the lease. Mr Williamson refused to sign anything holding out for reimbursement of monies previously spent on roading. The Waitaki County Council also required any road to be taken over by them to be brought up to County standard involving a large capital expenditure (*\$70,000*).

About this period a concerted campaign by recreational user groups (*Federated Mountain Clubs, NZ Deerstalkers Association, tramping Clubs, Access NZ, Public Lands Coalition, private individuals, etc*) started demanding unrestricted public access through the area, retention of the Crown land and surrender of the mountain lands from the lease. This has continued unabated to this day. It appears that Mr Williamson's occasional refusal of passage has annoyed many. A large volume of the files is related to responding to their letters and requests for official information.

A personal stock limitation increase was granted in 1982 for 6000 sheep (*including 2500 breeding ewes*) 570 cattle including 420 cows.

In 1982 the CCL directed that no surrenders or incorporations were to proceed in isolation and they must be signed concurrently (*Folio 715*).

The lease was due for renewed in 1984 but was deferred because of the structural negotiations under way and as requested by the lessee to allow lower rents to be fixed on supposedly reduced values.

In 1984 the political pressure from the recreation organisations re access stepped up a gear and Ministerial representations, TV programmes, and newspaper articles ensued.

A good summary of the history of the access dispute and details for the period 1971 - 1984 is contained in Folio 801.

Negotiations continued over the next two years resulting in Williamson signing an agreement accepting a special lease over the formed access track, granting foot access to the State Forest from the Ahuriri Valley, surrendering the 5625 ha block from the lease, agreeing to lay off Section 58 strips on the right bank of Snowy Gorge Creek, but not agree to the protection of Birchwood Lagoon or access to the Hodgkinson or Watsons Creek. He also undertook to allow a conservation covenant over three identified PNA areas (*Folio 849*).

In 1985 the Land Settlement Board approved the comprehensive agreement agreed to. A submission to amend the recommendations on 28 February 1986 to define the access agreement was deferred. The Land Settlement board resolved on 4 March 1986 to alter the resolutions to clarify the road and access issues (*Attachment 6 Folio 881*).

Mr. Williamson accepted the Boards offer with some stated concerns (*Attachment 7 Folio 833*).

These approvals formed the basis of the negotiations that have continued for the last 12 years without any result.

The media campaign continued and the Federated Mountain Clubs formally requested a rehearing of the Case under Section 17 of the Land Act 1948 in 1986 but was declined.

The offer of lease renewal to Williamson was accepted but values were to set by the land Valuation Tribunal (*Folio 948*).

During this period a great deal a great deal of correspondence relates to the survey requirements and covenants required to effect the Land Settlement Board decision.

In 1989 a personal stock limitation increase was applied for and granted for 7000 sheep (*including 2800 breeding ewes*) 600 cattle including 420 cows.

In 1990 a QEII Draft Covenant was presented for Birchwood to cover conservation issues (*Folio 1002*).

On the 2 July 1984 the National Water Conservation Order (*Ahuriri River*) came into force but this was not seen as protecting the Conservation values identified within the RAP areas.

In 1992 the Department of Conservation investigated the purchase of Birchwood but the estimated required cost to purchase was seen as too high (*owner not approached*).

A large accidental fire occurred in December 1992 started by trampers that burnt 60 ha of snowtussock.

During this period the complicated survey requirements were being worked through (*Folio 1029 for survey status to 1993*) and the media campaign continued on access issues.

In 1993 a second QEII Draft Open Spaces Covenant Management Plan was presented for Birchwood to cover conservation issues (*Folio 1 Volume 9*) and commented on by Landcorp and DoC (*DoC had reservations on protection of conservation values*).

In 1993 a formal letter from the CCL to Williamson was sent stating that unless covenants acceptable to him were in place for the three identified RAP areas as per the Land Settlement Board Decision before 31 March 1994 the offer made in 1986 would be withdrawn and the Crown land allocated to the Department of Conservation. (*Folio 14 Volume 9*). This deadline was extended to 31 May 1995, as progress appeared to be being made and 1994 drafts (*March and August of the QEII Covenant were produced*). This deadline is well past with no resolution.

In March 1995 an offer of lease renewal and rental values for the period 1984 - 1995 was made and accepted by Williamson in May 1995 (*Folios 61 and 66*). A large payment of back rent to 1984 was involved. He accepted the renewal of the lease and the rental but requested that the rental review that was due in 1995 be fixed by the Valuation Tribunal.

The Land Valuation Tribunal finally fixed the LEI in 1998.

Settlement of the outstanding rental payment was not completed until 2000.

Consents for topdressing and sowing seed were processed in late 1999.

Requests for official information and access denial complaints continued to be processed.

Questions about the authority to remove the Marginal Strips were raised early this year (*Folios 74*).

It appears that much of the background preparation (*surveys and easements*) to execute the 1986 Land Settlement Board Decisions have been completed but no settlement has occurred to date.

During the period of files searched from 1951 the utilisation of the upper floor of the Ahuriri Valley (*State Forest then transferred to Crown Land*) by Birchwood Station for cattle grazing without licence was accepted as occurring by firstly the Forest Service and then by the Land Settlement Board. No authority for the practice was ever given.

(3) **Summary of lease document:**

Terms of lease:

The commencement date of the pastoral lease on Crown files is in agreement with the lease document (*CL 338/80 Otago Registry*).

The lease was issued on 1 March 1951 under the Land Act 1948 for a term of 33 years from 1 July 1951 and covering the period 1 March and 1 July 1951. The lease was renewed for a further 33 years from 1 July 1984.

It contains one non-standard condition related to minerals being:

- (i) That pursuant to Section 8 of the Coal Mines Amendment Act 1950 this lease is subject to the reservation to the lessor of all coal existing on or under the surface of the land, and subject also to the reservation to the lessor the power to grant coal mining rights over the land under Part 1 of the Coal Mines Act 1925.

Lease Stock Limit: 4180 Sheep

Exemption to Stock Limit: 7000 Sheep (*including not more than 2800 breeding ewes*)
600 Cattle (*including not more than 420 breeding cows*)

Renewals and variations:

947717.1 Variation and extension of term to 2017, (*Renewing the term for a further period of 33 years commencing on 1 July 1984 and fixing for the first 11 years the annual rent at \$3,000 calculated on a rental value to \$200,000, no changes in terms or conditions -See Attachment 8*).

280185 Certificate of Alteration varying the covenant conditions and restrictions of the within lease 10 December 1964 (*provisions, requiring approval for all share transfers and approval of managers to reside on lease from the Commissioner of Crown Lands. It also outlines the liability for breaches by the company or shareholders*).

Other memorials registered on lease:

Part of the within land (*5870 ha*) is now known as Section 1 Hunter Valley Survey District, 15 December 1983, see Re-Appellation 607324/1 (*area identified for conservation reserve to be surrendered*).

Part of the within land is now known as Section 1 SO Plan 24206 (*6220 ha*), 23 January 1995, see New Appellation 873918 (*area approved as to survey for gazette as Conservation Reserve*).

Part of the Run 94 is now known as Section 1 SO 22980 (*3.1470 ha*), 20 April 1989, see New Appellation 726890/2 (*defines the physical position of the formed road within the lease-not yet a legal road*).

Area adjustments:

No Area adjustments from the original lease issued have occurred on the lease document (CL 338/80).

The Status Check confirms the area remains as 23783.3752 ha.

Registered interests:

947717.3 Mortgage to PGG Trust Limited (*undated*).

364194 Mortgage to Jennifer Mary Williamson, 8 December 1970.

No compensation certificates, electricity a, rights of way or mining permits are registered.

Unregistered interests:

Cedar Safaris (*R D Fraser*) holds a Recreation Permit (*RPo018*) to conduct guided fishing and heli-hiking tours in the Dingle Burn Valley including landing rights on the airstrip on the lease. This was issued in 1994 for 10 years and expires on 1 September 2004 (*see Attachment 9*).

A mutual boundary agreement between Birchwood and Quail Burn on the Snowy Creek boundary was signed in 1956 (*Attachment 5 Folios 346 and 348*).

Unregistered mortgages may exist but none are known of.

(4) Summarise any Government programmes for the lease:

A small Waitaki Catchment Commission programme of river channel protection works, drainage, tree planting, two conservation fences and some tracking was implemented in the 1960 - 1972 period on a single subsidy basis. The works were completed successfully but the main tracking works being a firebreak/access track from the Ahuriri Valley to the Dingle Burn Valley (*half completed*) was not paid out on due to its poor standard. The spur the track traversed in the Ahuriri was later resurveyed into the State forest area.

No retirement proposals were involved.

No legal agreement was ever registered for these works on the lease document

The property was not involved in the Rabbit and Land Management Programme.

There are no Government approved programmes or issues from them that would affect tenure review.

(5) Summary of Land Status Report:

Copy attached as Schedule A.

The Land Status Report is in three parts:

- The Status of CL 338/80, the Pastoral Lease Po075.
- The Status of the 607 ha of Crown Land surrendered from the State Forrest, planned for transfer to the pastoral lease.
- The Status of the two blocks of Conservation Stewardship Land (2311 ha) surrounded by the lease in the Dingle Burn Valley and the old State Forrest area in the Ahuriri Valley.

The Land Status Report confirms the Crown Land Status under the Land Act 1948 subject to PL 75 registered as CL 338/80.

It records no encumbrances.

The area is confirmed as 23783.3752 ha.

Issues identified:

- The check identifies a number of uncompleted actions related to the 1986 Land Settlement Board decision re boundary adjustments.
- It notes a field inspection of creeks is required to ascertain if marginal strips under Section 24 of the Conservation Act 1987.
- A marginal strip (*Section 58*) along the Ahuriri River is recognised.

The land transferred from the State Forest for eventual incorporation into the lease is confirmed as Crown Land subject to the 1948 Land Act.

The area is confirmed as 607.9950 ha.

The only encumbrance is that it is subject to the Ngai Tahu Claims Settlement Act 1998 (*Relevant Land*).

Issues identified:

- That Sections 7 SO Plan 21207, Section 9 SO Plan 21208, Section 2 SO Plan 21081, Section 3 SO Plan 21080 will become subject to Section 24 of the Conservation Act 1988 (*marginal strip*) upon disposition.
- That Section 2 SO Plan 21079 and Optional Easement Right of Way "A" on SO Plan 21079 defines the physical position of the formed road over this land (*not legal*).

The large block of Conservation Stewardship Land surrounded by the lease in the Dingle Burn Valley and the old State Forest area in the Ahuriri Valley is confirmed as stewardship land subject to Section 62 of the Conservation Act 1987.

The area is stated as 2311.7856 ha.

Encumbrances are:

- Subject to the Ngai Tahu Claims Settlement Act 1998 (*Relevant Land*).
- Eight concessions from DoC over the area are listed most of which are related to climbing tramping and hunting over the whole conservancy but "Canterbury Trails" specifically lists the Ahuriri Conservation Area.

Other issues identified relate to:

- Easement "B" on SO Plan 22977 over Part Rural Section 3338 shown as "A" on SO Plan 18346 (*being the stock access way into the Dingle Burn*).
- Easement shown "A" on SO Plan 24414 is over part Rural Section 3337 (*stock access way through the Dingle Burn Block of conservation land*).
- Optional Easement Right of Way "A" on SO Plan 21079 defines the physical position of the formed road over part Rural Section 338 shown marked "A" on SO Plan 18346 (*that part of the formed road that passes through the conservation land in the upper flats*).

It notes that none of the above easements have been actioned.

(6) *Review of topographical and Cadastral data:*

Topographical Maps:

NZMS 260 G38 and G39

No radio or television repeater sites are shown as existing on the lease.

A local power transmission line is shown crossing the lease from the southern boundary following the road to terminate near the homestead.

An airstrip is shown on the valley floor next the boundary with Ben Avon in the Dingle Burn.

No huts are marked on the lease but a number are shown on the conservation land and on or near the boundary of the Crown land (*Top Dingle Hut, Ahuriri Base Hut, Shamrock Hut, Top Hut, and Hagens Hut*).

The stock access/firebreak track is marked traversing the face through the conservation land to the ridge crest on the lease.

No fenced boundaries are shown on the topographical map except a short wing fence south of the homestead on the eastern face overlooking the Ahuriri Flats. The agreed fenced boundary with Quail Burn is not shown.

Within the lease no historic sites are shown.

Cadastral Maps:

NZMS 261 G38 and G39.

The Cadastral map shows a double marginal strip on the Ahuriri River from the southern boundary of the lease to where it exits into the Crown Land on the valley floor above Firewood Bush. From there onwards only the true left bank (*against the pastoral lease*) has a marginal strip until just above the confluence of Watsons Creek. A short section of the lease boundary above Watsons Creek has no marginal strip on the Ahuriri shown on the Cadastral map, however, Opus Status Check (*Sheet 4*) identifies this section as existing.

The balance of the Ahuriri within the Crown Land has no Marginal Strip shown.

None of the other streams on the lease have marginal strips shown.

Only one legal road is shown to affect the lease. It enters from the south and traverses the flats along the Ahuriri Valley, past the homestead, to exit into the Crown land above Firewood Bush. The existing formed road appears to follow the correct legal line until just below Firewood Bush where it diverges greatly from its legal line. Opus Status Check maps show a short section of legal road links off the legal road up to Firewood Bush, but this is not shown on the Cadastral map.

The legal road is shown to continue up the valley within the Crown land until just above the confluence of Watson Stream. Opus Status Check maps have the legal road extending past this for the full length of the valley within the Crown and conservation lands. The existing formed road (*track*) within the Crown and Conservation Lands rarely is on its correct legal line.

The road up to Firewood Bush are known to be gravel and unfenced and suitable for two wheel drive vehicles.

No other paper roads are shown.

The legal boundary of the lease is unfenced on the great majority of the mountain lands, following the high mountain tops and natural boundaries and bush margins. Apart from a fence on the southern lease boundary with the Crown land in the Ahuriri Valley all other boundaries with Conservation lands are open. Only on the southern boundary with Ben Avon and Quail Burn do fences exist.

The Cadastral map shows the redefined boundary of the Conservation Land (*ex State Forest*) in the Ahuriri to include the access spur above Firewood Bush.

(7) Details of neighbouring Crown or conservation land:

A 607 ha area of Crown Land (*surrendered from State Forest formally part Rural Section 3338*) proposed for incorporation into the Birchwood lease as per land Settlement Board decision 1986 exists on the valley floor of the Ahuriri Valley. This area has been grazed without licence by Birchwood Station for nearly 50 years. A track through the area has been maintained by Birchwood Station (*and Forest Service*).

The 2311ha block of Conservation Stewardship Land (*ex State Forest*) in two separate areas. exists within the lease boundaries.

These are Section 3337, a large unfenced block of forest and adjacent tussock lands surrounded by the lease in the upper Dingleburn Valley (*Stafford Forest Conservation Area*) and all the forest covered sides of the Upper Ahuriri Valley (*Ahuriri Forest-two parts*), also unfenced, bounding on the lease and the above noted Crown land on the Valley floor (*see Status Check legal description and location*).

The north eastern and north western boundaries touch on the Ohau and Hunter Conservation Areas respectively. The Hunter Conservation Area adjoins the lease on the ridge crest above the boundary with Dingle Burn Station to the north.

The Ohau Conservation Area (*including the Ohau Crown Management Area, the Ohau, Maitland and temple Forest*) adjoins the lease on the ridge crest of the Barrier Range above the boundary with the freehold Lake Ohau Station.

A marginal strip (*Section 58*) exists on the Ahuriri River as it affects the lower lease area and the boundary with the Crown land on the true left bank up to just above Watsons Creek. No other marginal strips exist on any other waterways within the lease or Crown land.

Protected Natural Areas Survey and report was carried out in 1982 and three areas identified (*Folio 839*):

- (a) Shamrock Hut Flats
- (b) Firewood bush 660ha
- (c) Birchwood Lagoon 265 ha.

These have no legal status.

(8) Summary any uncompleted actions or potential liabilities:

- (1) At lease issue in 1951 a special condition of the land Settlement Board decision, related to withdrawal of land from the lease without compensation for National Parks was not included in the lease document. No evidence could be found that this condition was ever recinded (*see Attachment 3*). This is considered an uncompleted action.

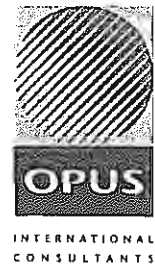
- (2) The lease was issued without any cattle limitation in 1951 under instructions from Head Office that there be no restrictions on running cattle. Cattle were catered for under the personal stock limit exemption. This has the effect of lowering the stock limitation of the lease by the order of 1000 stock unit equivalents (*see Attachment 4*).
- (3) A private amended boundary agreement with Quail Burn Station in the area of Stony Creek on a give and take basis without alteration to the lease exists (*Attachment 5 Folio 346*).
- (4) The non legal occupation of Crown Land (*ex State Forest*) for cattle grazing by Birchwood Station has gone on for more than 50 years. Authorities have been aware of the occupation but never gave any formal approval for the practice.
- (5) The Land Settlement Boards decisions of 28 February 1986 and 4 December 1985 (*Attachment 6*) relating to partial surrender, incorporation, conservation covenants and access have not been implemented as yet.
- (6) A Recreation Permit (*RPo018*) to conduct guided fishing and heli-hiking tours in the Dingle Burn Valley including landing rights on the airstrip on the lease expires on 1 September 2004 (*See attachment 9*).

ATTACHMENTS:

- (1) Schedule A - Land Status Report.
- (2) Recent copy of instrument of title searched CL 338/80.
- (3) Condition of LSB on lease issue re National Park withdrawals.
- (4) Letter showing cattle limitation not included at lease issue.
- (5) Amended boundary agreement with Quail Burn.
- (6) 1986 Land Settlement Board approval of boundary alterations.
- (7) Acceptance by Williamson of LSB decisions.
- (8) Variation and extension of lease to 2017.
- (9) Cedar Safaris Recreation Permit RPo018.

**OPUS INTERNATIONAL CONSULTANTS LIMITED
 DUNEDIN OFFICE**

Project Number 6NLI11.02 / 16YD



This report has been prepared on the instruction of Land Information New Zealand in terms of Contract No: 50177 dated September 1999 and is undertaken for the purposes of the Crown Pastoral Land Act 1998.

LAND STATUS REPORT for Birchwood	LIPS Ref 12449
Property 1 of 3	

Land District	Otago
Legal Description	Run's 429, 429A and part Run 94 situated in Hunter, Stafford, Longslipside, Campbell and Hopkins Survey District Part Section 1, Hunter Survey District, Section 1 S O Plan 22980 and section 1 S O Plan 24206.
Area	23783.3752 ha
Status	Pastoral Lease under the Land Act 1948 subject to Pastoral Lease P . 75
Instrument of title / lease	C L 338 / 80
Encumbrances	
Mineral Ownership	Mines and Minerals are owned by the Crown because the land has never been alienated from the Crown since its acquisition for settlement purposes from the former Maori owners under Kemp Purchase 1848
Statute	Land Act 1948 and Crown Pastoral Land Act 1998.

Data Correct as at	15 November 1999
[Certification Attached]	

Prepared by	11/12/1999 <i>[Signature]</i>
Crown Accredited Agent	Opus International Consultants Ltd, Dunedin
This report has been prepared in terms of OSG Standard 1999/05 and Regulatory Chiefs Land Status Investigation Guidelines 1999/01.	

LAND STATUS REPORT for Birchwood

LIPS Ref 12449

Property 1 of 3

Research Data: Some Items may be not applicable

SDI Print Obtained	Yes
NZMS 261 Ref	G38 & G39
Local Authority	Waitaki District Council
Crown Acquisition Map	Kemp Purchase
SO Plan	<p>SO 245 Plan of Benmore Runs 529, 530 & 556 adjoining this Run.</p> <p>SO 2049 Plan of Rural Section 3335, 3336, 3337, 3338 and 3339 situated in Stafford and Hunter Survey Districts.(Original plan is missing, no microfilm in file) (No copy found)</p> <p>SO 2053 Plan of Extension of Otago Land District Gaz 1899 p 167</p> <p>SO 2066 Topographical Plan of to Hunter District 1891</p> <p>SO 2067 Topographical Plan of part of the Hunter, Hopkins, Stafford & Campbell Survey Districts.</p> <p>SO 17983 Plan of State Forest Land to be declared Crown Land being Pt Rural Sections 3338 & 3339 Comprised in Gaz 1898 p 1461 (approved for Parliamentary purposes)(Copy enclosed)</p> <p>SO 18097 Plan of redefinition of State Forest being Rural Section 3338 & 3339 Comprised in Gaz 1898 p 1461. (Copy enclosed)</p> <p>SO 18346 Plan of State Forest being part Rural Sections 3338 & 3339, Approved for Gazette Purposes only (1975) (Copy enclosed)</p> <p>SO 21077 Plan of fix of Centre line of formed track, bush edge and bank of Ahuriri River (survey data only)</p> <p>SO 20749 Plan of Section 1 Hunter Survey District. Approved 1983. (copy enclosed)</p> <p>SO 21078 Plan of survey data only Birchwood Road.</p> <p>SO 21079 Plan of Section I being a plan of part Rural Sections 3338 & Easement over part</p>

LAND STATUS REPORT for Birchwood

LIPS Ref 12449

Property 1 of 3

Certification

Pursuant to Section 11(1)(l) of the Survey Act 1986 and acting under delegated authority of the Surveyor-General pursuant to Section 11(2) of that Act, I hereby certify that the land described above is Crown Land subject to the Land Act 1948.



Max Haydn Warburton
Chief Surveyor
Land Information New Zealand, Dunedin.

15/12/1999

Notes : This information does not affect the status of the land but was identified as possibly requiring further investigation at the due diligence stage : See Crown Pastoral Standard 6 paragraph 6.

See Birchwood Station surveys-status report (Prepared by T B Gerrish, completed March 1993) for proposed actions which have not been actioned .

Section 1 S O Plan 22980, defines the physical position of the formed road over part of this lease (not legal)

Easement shown marked 'A' & 'C' on S O Plan 22977 is over part of this lease (not formalised)

A **field inspection** will be required to ascertain if creeks, streams or rivers within this pastoral lease could be subject to **Section 24 of the Conservation Act 1987**. See letter on file dated 8 September 1992 from Chief Surveyor.

Refer to letter March 1986 from the then Commissioner of Crown Lands to Lessee issues considered by the Land Settlement Board on 4 March 1986. (1986 agreement)

LAND STATUS REPORT for Birchwood

LIPS Ref 12449

Property 1 of 3

Section 3338 (approved as to survey for lease purposes only) (copy enclosed)

SO 21080, Plan of Sections 2 and 3 being a plan of part of section 3338 and Crown Land and Easement over part section 3338 (Approved as to survey for lease purposes only) (copies enclosed)

SO 21081, Plan of Sections 2 and 3 being part Rural Sections 3338 and 3339 situated in Hunter and Stafford Survey Districts (Approved as to survey for lease purposes only) (copies enclosed)

SO 21207 plan of section's 4 & 7 formerly part Sec 3338 (approved as to survey for lease purposes) (copy enclosed)

SO 21208 plan of section's 8 & 9 formerly pt Sec 3338 (approved as to survey for lease purposes only 1995) (copy enclosed)

SO 22977 plan of Optional Easement over part Run 94 and part Section 3338. Approved 1988 (copy enclosed)

SO 22978 Centre line fix of easement survey data only

SO 22979 plan of Redefinition of Birchwood Road.

SO 22980 plan of Section 1 being part Run 94 Stafford Survey District. (copy enclosed)

SO 24206 plan of Section 1 SO 24206 being part run 94 and part Section 1 Hunter Survey District (approved as to survey for gazette as Conservation Area only) (copy enclosed)

SO 24414 Plan of Right of Way over rural Section 3337 (Copy enclosed) (approved in terms of Section 64 of the Survey Act 1986)

Relevant Gazette Notices

None found

CT Ref / Lease Ref

C L 338/80

LAND STATUS REPORT for Birchwood

LIPS Ref 12449

Property 1 of 3

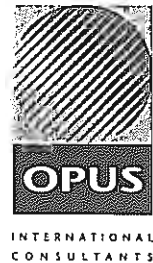
Plan Index	Checked Note SO 17613 shown indexed against Run 429 is in error. This plan defines State Forest land in the Dingle Burn valley, not Run 429
Legalisation Cards	SO 17983 now Crown Land by Sec 12 R.O.L.D. Act 1975
CLR	Confirms Pastoral status.
Allocation Maps (if applicable)	Allocation's to DOC <u>Within the boundaries of the Pastoral Lease see report 3 of 3</u> ✓ D*G38*6*CO, D*G38*9*CO, D*G38*15*CO. ✓ <u>Adjoining this Pastoral Lease</u> D*G38*5*CO, D*G38*14*CO, D*G38*13 *CO, D*G38* 2*CO. No Allocations shown on SOE and other SOE plans/maps
VNZ Ref - if known	N/A
Crown Grant Maps	Not maps found for Survey Districts over this pastoral lease.
<p>If Subject land Marginal Strip : a) Type [Sec 24(9) or Sec 58]</p> <p>b) Date Created</p> <p>c) Plan Reference</p>	<p>a) Sec 58 along Ahuriri River</p> <p>b) On creation on this lease March 1951</p> <p>c) Shown on lease Diagram A field inspection will be required to ascertain if creeks, streams or rivers within this pastoral lease could be subject to Section 24 of the Conservation Act 1987. See letter on file dated 8 September 1992 from the Chief Surveyor.</p>

LAND STATUS REPORT for Birchwood		LIPS Ref 12449
Property	1	of 3

Research – continued

If Crown land – Check Irrigation Maps.	No record
Mining Maps	No lodged applications
<p>If Road</p> <p>a) Is it created on a Block Plan – Section 43(1)(d) Transit NZ Act 1989</p> <p>b) By Proc</p>	<p>a) Roads legal by section 43(1)(d) Transit NZ Act 1989</p> <p>b) Proc Plan N/A</p> <p>c) Gazette Ref N/A</p> <p>Section 1 S O Plan 22980, defines the physical position of the formed road over part of this lease (not legal)</p>
<p>Other Relevant Information</p> <p>a) Concessions – Advice from DOC or Knight Frank.</p> <p>b) Subject to any provisions of the Ngai Tahu Claims Settlement Act 1998</p> <p>c) Mineral Ownership</p> <p>d) Other Info</p>	<p>a)</p> <p>b)</p> <p>c) Either</p> <p><input checked="" type="checkbox"/> Mines and Minerals are owned by the Crown because the land has never been alienated from the Crown since its acquisition for settlement purposes from the former Maori owners under Kemp Purchase 1848</p> <p><input type="checkbox"/> Contained in [provide evidence].</p> <p>d)</p>

**OPUS INTERNATIONAL CONSULTANTS LIMITED
 DUNEDIN OFFICE**



Project Number 6NLI11.02 / 16YD

This report has been prepared on the instruction of Land Information New Zealand in terms of Contract No: 50177 dated September 1999 and is undertaken for the purposes of the Crown Pastoral Land Act 1998.

LAND STATUS REPORT for Birchwood				LIPS Ref 14013 & 14096
Property	2	of	3	UCL

Land District	Otago
Legal Description	Sections 4 and 7 S O Plan 21207, Sections 8 and 9 S O Plan 21208, Section 1 S O Plan 21079, Sections 2 & 3 S O Plan 21080 and Section 2 S O Plan 21081. (formerly part Rural Section 3338 and Crown Land situated in Hunter & Stafford Survey Districts)
Area	607.9950 ha
Status	Crown Land
Instrument of title / lease	Contained in Section 12 of the Reserves and Other Lands Disposal Act 1975 (no registration)
Encumbrances	Subject to :- Part 9 of the Ngai Tahu Claims Settlement Act 1998 [Relevant Land].
Mineral Ownership	Mines and Minerals are owned by the Crown because the land has never been alienated from the Crown since its acquisition for settlement purposes from the former Maori owners under Kemp Purchase 1848
Statute	Land Act 1948

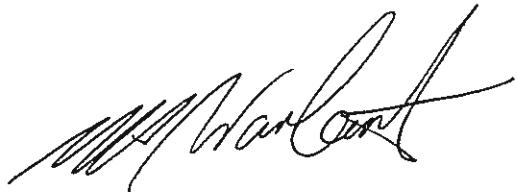
Data Correct as at	11 November 1999
[Certification Attached]	

Prepared by	John Kirk 
Crown Accredited Agent	Opus International Consultants Ltd, Dunedin
This report has been prepared in terms of OSG Standard 1999/05 and Regulatory Chiefs Land Status Investigation Guidelines 1999/01.	

LAND STATUS REPORT for Birchwood			LIPS Ref 14013 & 14096
Property	2	of	3
			UCL

Certification

Pursuant to Section 11(1)(l) of the Survey Act 1986 and acting under delegated authority of the Surveyor-General pursuant to Section 11(2) of that Act, I hereby certify that the land described above is Crown Land subject to the Land Act 1948.



Max Haydn Warburton
Chief Surveyor
Land Information New Zealand, Dunedin.

15, 12 1999

<p>Notes : This information does not affect the status of the land but was identified as possibly requiring further investigation at the due diligence stage : See Crown Pastoral Standard 6 paragraph 6.</p>	<p>a) Section 7 S O Plan 21207, Section 9 S O Plan 21208, Section 2 S O Plan 21081, Section 3 S O Plan 21080 Will become subject to Section 24 of the Conservation Act 1987 (Marginal Strip) upon disposition.</p> <p>b) Section 2 S O Plan 21208, Section 1 S O Plan 21079 and Optional Easement Right of Way shown 'A' on S O Plan 21079 define the physical position of the formed road over this land (not legal)</p> <p>c) Easement shown 'D' on S O Plan 22977 is over part of Section 7 S O Plan 21207 (formerly part rural section 3338 Stafford Survey District)</p>
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LAND STATUS REPORT for Birchwood				LIPS Ref 14013 & 14096
Property	2	of	3	UCL

Research Data: Some Items may be not applicable

SDI Print Obtained	Yes
NZMS 261 Ref	G38 & G39
Local Authority	Waitaki District Council
Crown Acquisition Map	Kemp Purchase
SO Plan	<p>SO 22977 plan of Optional Easement over part Run 94 and part Section 3338. Approved 1988 (copy enclosed)</p> <p>SO 21207 plan of section's 4 & 7 formerly part Sec 3338 (approved as to survey for lease purposes) (copy enclosed)</p> <p>SO 21208 plan of section's 8 & 9 formerly pt Sec 3338 (approved as to survey for lease purposes only 1995) (copy enclosed)</p> <p>SO 21079 Plan of Section 1 being a plan of part Rural Sections 3338 & Easement over part Rural Section 3338 (approved as to survey for lease purposes only) (copy enclosed)</p> <p>SO 21080, Plan of Sections 2 and 3 being a plan of part of section 3338 and Crown Land and Easement over part section 3338 (Approved as to survey for lease purposes only) (copies enclosed)</p> <p>SO 21081, Plan of Sections 2 and 3 being part Rural Sections 3338 and 3339 situated in Hunter and Stafford Survey Districts (Approved as to survey for lease purposes only) (copies enclosed)</p> <p>SO 21077 Plan of fix of Centre line of formed track, bush edge and bank of Ahuriri River (survey data only)</p> <p>SO 17983 Plan of State Forest Land to be declared Crown Land being Pt Rural Sections 3338 & 3339 Comprised in Gaz 1898 p 1461 (approved for Parliamentary purposes)(Copy enclosed)</p>
Relevant Gazette Notices	<p>a) Declared State Forest by Gaz. 1898 Page 1461 (no registration)</p> <p>b) Setting Apart Land as State Forest Gaz. 1975 page 1808.</p>

LAND STATUS REPORT for Birchwood

LIPS Ref 14013 & 14096

Property 2 of 3

UCL

	c) Declared land subject to the Forests Act 1949 to be Crown Land subject to the Land Act 1948 by Section 12 of the Reserves and Other Lands Disposal Act 1975 (no registration)
CT Ref / Lease Ref	No record
Plan Index	Copy enclosed
Legalisation Cards	No actions recorded
CUR	Copy enclosed
Allocation Maps (if applicable)	Shown as PROMIS refer's 1113 & 976 – LIPS refer's 14013 & 14096 on Map of Land administered by LINZ
VNZ Ref - if known	Roll numbers 26050/03403/09 LIPS ref 14013 26050/03402/11 LIPS ref 14096
Crown Grant Maps	No maps found for Stafford & Hunter Survey Districts
If Subject land Marginal Strip : a) Type [Sec 24(9) or Sec 58]	d) Section 7 S O Plan 21207, Section 9 S O Plan 21208, Section 2 S O Plan 21081, Section 3 S O Plan 21080
b) Date Created	b) Will become subject to Section 24 of the Conservation Act 1987 (Marginal Strip) upon disposition.
c) Plan Reference	c) Plans as in (a) above

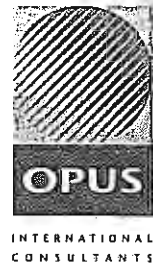
LAND STATUS REPORT for Birchwood			LIPS Ref 14013 & 14096
Property	2	of	3
			UCL

Research – continued

If Crown land – Check Irrigation Maps.	Nothing recorded
Mining Maps	Nothing recorded
<p>If Road</p> <p>a) Is it created on a Block Plan – Section 43(1)(d) Transit NZ Act 1989</p> <p>b) By Proc</p>	<p>a) Roads legal by section 43(1)(d) Transit NZ Act 1989</p> <p>b) Proc Plan N/A</p> <p>c) Gazette Ref N/A</p> <p>Section 2 S O Plan 21208, Section 1 S O Plan 21079 and Optional Easement Right of Way shown 'A' on S O Plan 21079 define the physical position of the formed road over this land (not legal)</p>
<p>Other Relevant Information</p> <p>a) Concessions – Advice from DOC or Knight Frank.</p> <p>b) Subject to any provisions of the Ngai Tahu Claims Settlement Act 1998</p> <p>c) Mineral Ownership</p> <p>d) Other Info</p>	<p>a) Not known</p> <p>b) Subject to :- Part 9 of the Ngai Tahu Claims Settlement Act 1998 [Relevant Land].</p> <p>c) Either</p> <p><input checked="" type="checkbox"/> Mines and Minerals are owned by the Crown because the land has never been alienated from the Crown since its acquisition for settlement purposes from the former Maori owners under Kemp Purchase 1848</p> <p><input type="checkbox"/> Contained in [provide evidence].</p> <p>d)</p>

**OPUS INTERNATIONAL CONSULTANTS LIMITED
 DUNEDIN OFFICE**

Project Number 6NLI11.02 / 16YD



This report has been prepared on the instruction of Land Information New Zealand in terms of Contract No: 50177 dated September 1999 and is undertaken for the purposes of the Crown Pastoral Land Act 1998.

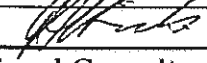
LAND STATUS REPORT for Birchwood				LIPS Ref
Property	3	of	3	Stewardship Land

Land District	Otago		
Legal Description	Part Rural Section's 3338 and 3339 shown marked 'A' and 'B' on S O Plan 18346, Rural Section 3337 and Section 3 S O Plan 21081 (formerly part Rural Section 3339 shown marked 'B' on S O Plan 17983) situated in Hunter and Stafford Survey Districts		
Area	2311.7856 ha		
Status	Stewardship Land subject to Section 62 of the Conservation Act 1987.		
Instrument of title / lease	Not held under any instrument or document registered in LTO.		
Encumbrances	Subject to :-		
	1. Part 9 of the Ngai Tahu Claims Settlement Act 1998 [Relevant Land].		
	2. Concessions allowing activity in the Ahuriri Forest Conservation Area [Concession Holders & Location/Activity scheduled below] no registration. Details supplied by DOC.		
	Concession Holder	Location/Activity	
	Women Walk	Entire Conservancy-Tramping and Climbing	
	Southern Alps Guiding	Ohau Conservation Areas-Tramping and Climbing	
	Geoffrey Rodgers	Entire Conservancy-Hunting	
	Russell Braddock	Entire Conservancy-Tramping and Climbing	
	Canterbury Trails	Ahuriri Conservation Area-Tramping	
	Peter Chamberlain	Entire Conservancy-Hunting	
Steven Foster	Entire Conservancy-Hunting		
New Zealand Mountain Hunting	Entire Conservancy-Hunting		

RELEASED UNDER THE OFFICIAL INFORMATION ACT LAND STATUS REPORT for Birchwood				LIPS Ref
Property	3	of	3	Stewardship land

Mineral Ownership	Mines and Minerals are owned by the Crown because the land has never been alienated from the Crown since its acquisition for settlement purposes from the former Maori owners under Kemp Purchase 1848
Statute	Conservation Act 1987.

Data Correct as at	12/11/1999
[Certification Attached]	

Prepared by	John Kirk 
Crown Accredited Agent	Opus International Consultants Ltd, Dunedin
This report has been prepared in terms of OSG Standard 1999/05 and Regulatory Chiefs Land Status Investigation Guidelines 1999/01.	

Certification

Pursuant to Section 11(1)(l) of the Survey Act 1986 and acting under delegated authority of the Surveyor-General pursuant to Section 11(2) of that Act, I hereby certify that the land described above is Stewardship Land subject to Section 62 of the Conservation Act 1987.



Max Haydn Warburton
Chief Surveyor
Land Information New Zealand, Dunedin.

15 / 12 / 1999

<p>Notes : This information does not affect the status of the land but was identified as possibly requiring further investigation at the due diligence stage : See Crown Pastoral Standard 6 paragraph 6.</p>	<ol style="list-style-type: none"> The land was allocated to the Department of Conservation as :- D*G38*9*C0 on SO 22257.[Con Unit G38052 Conservation Management Strategy- Otago Conservancy] Part Rural Section 3337 D*G38*6*C0 on SO 22257.[Canterbury Conservancy] Parts of Rural Section's 3338 and 3339, shown marked 'A' & 'B' on SO Plan 18346 D*G38*15*C0 on SO 22257. [Canterbury Conservancy] Section 3 S O Plan 21081. Easement shown 'B' on S O Plan 22977 is over part of part Rural Section 3338 area shown marked 'A' on S O Plan 18346.(not actioned) Easement shown 'A' on S O Plan 24414 is over part of part Rural Section 3337.(not actioned)
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LAND STATUS REPORT for Birchwood			LIPS Ref
Property	3	of	3
Stewardship land			

	<p>4. Optional Easement Right of Way shown 'A' on S O Plan 21079 define the physical position of the formed road over part of part Rural Section 3338 shown marked 'A' on S O Plan 18346.(not actioned)</p>
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LAND STATUS REPORT for Birchwood				LIPS Ref
Property	3	of	3	Stewardship land

Research Data: Some Items may be not applicable

SDI Print Obtained	Yes
NZMS 261 Ref	G38 & G39
Local Authority	Waitaki District Council
Crown Acquisition Map	Kemp Purchase
SO Plan	<p>SO 2049 Plan of Rural Section 3335, 3336, 3337, 3338 and 3339 situated in Stafford and Hunter Survey Districts.(Original plan is missing, no microfilm in file) (No copy found)</p> <p>SO 18097 Plan of redefinition of State Forest being Rural Section 3338 & 3339 Comprised in Gaz 1898 p 1461. (Copy enclosed)</p> <p>SO 18346 Plan of State Forest being part Rural Sections 3338 & 3339, Approved for Gazette Purposes only (1975) (Copy enclosed)</p> <p>SO 21081 Plan of Sections 2 and 3 being part Rural Sections 3338 and 3339 situated in Hunter and Stafford Survey Districts (Approved as to survey for lease purposes only) (copies enclosed)</p> <p>SO 24414 Plan of Right of Way over rural Section 3337 (Copy enclosed) (approved in terms of Section 64 of the Survey Act 1986)</p>
Relevant Gazette Notices	<p>Stafford State Forest Gaz. 1898 page 1461 Rural Section 3337.</p> <p>Ahuriri State Forest part Gaz. 1975 page 1808 areas 'A' & 'B' S O Plan 18097</p> <p>Crown Land , Section 12 Reserves and Other Land Disposals Act 1975.</p>
CT Ref / Lease Ref	No Registration
Plan Index	Copy enclosed
Legalisation Cards	No actions recorded on cards
CLR	Record of Ahuriri, Stafford & Hunter Forests confirm Land was Permanent State Forest

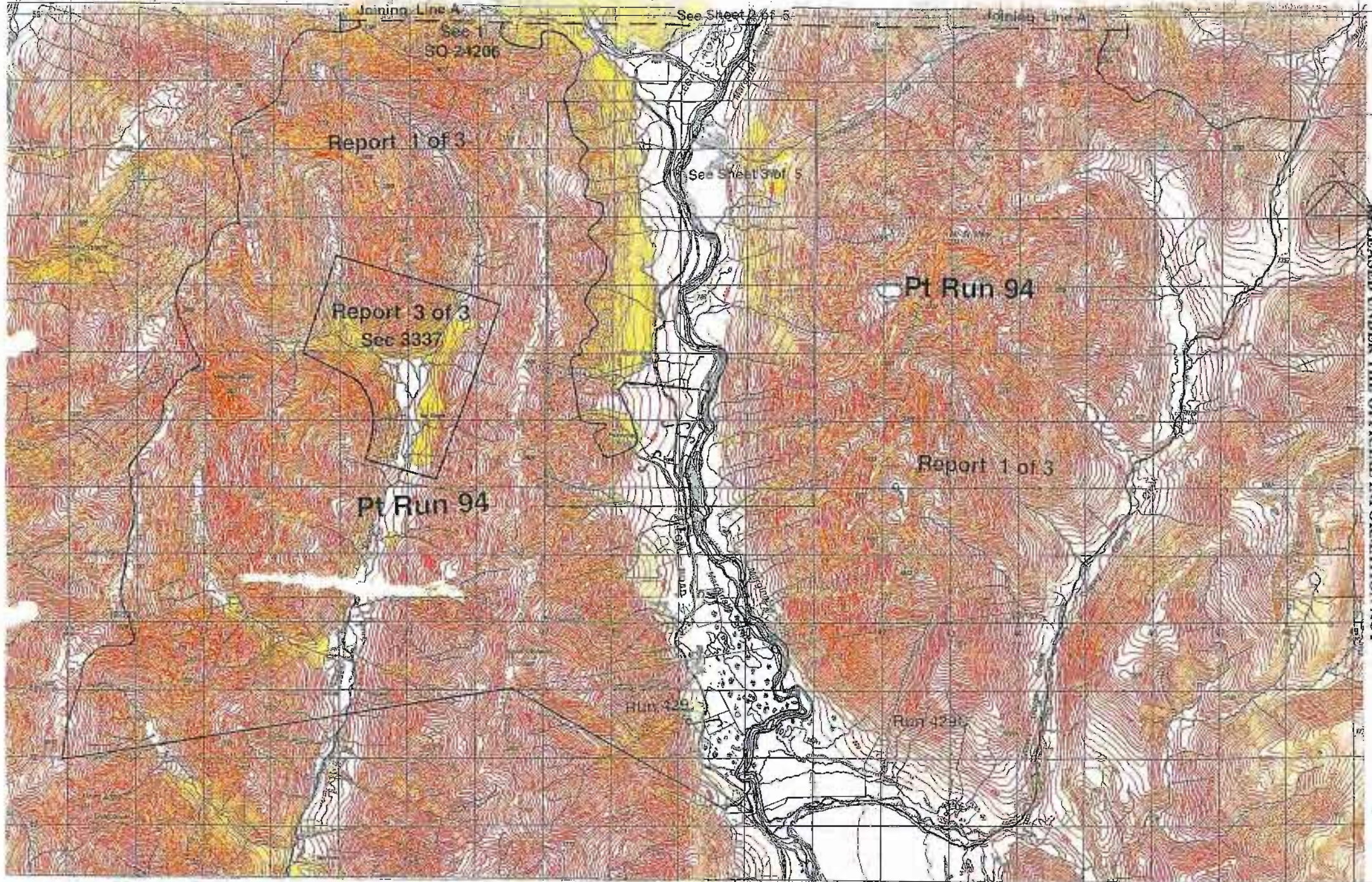
LAND STATUS REPORT for Birchwood			LIPS Ref
Property	3	of 3	Stewardship land

Allocation Maps (if applicable)	DOC allocations see notes above
VNZ Ref - if known	N/A
Crown Grant Maps	No maps found for Stafford & Hunter Survey Districts
If Subject land Marginal Strip : a) Type [Sec 24(9) or Sec 58] b) Date Created c) Plan Reference	a) Section 3 SO Plan 21081 b) Will become subject to Section 24 of the Conservation Act 1987 (Marginal Strip) if this land is disposed of. c) SO 21081

LAND STATUS REPORT for Birchwood	LIPS Ref
Property 3 of 3	Stewardship land

Research – continued

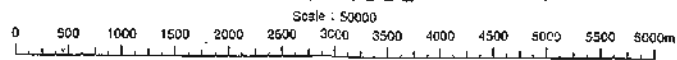
If Crown land – Check Irrigation Maps.	Nothing recorded
Mining Maps	Nothing recorded
If Road a) Is it created on a Block Plan – Section 43(1)(d) Transit NZ Act 1989 b) By Proc	a) Roads legal by section 43(1)(d) Transit NZ Act 1989 b) Proc Plan N/A c) Gazette Ref N/A
Other Relevant Information a) Concessions – Advice from DOC or Knight Frank. b) Subject to any provisions of the Ngai Tahu Claims Settlement Act 1998 c) Mineral Ownership d) Other Info	a) DOC advise that there are a number of concessions within the Ahuriri Forest Conservation Area. Copies of these Documents have not been supplied. See Encumbrances above. b) Subject to :- Part 9 of the Ngai Tahu Claims Settlement Act 1998 [Relevant Land]. c) Either <input checked="" type="checkbox"/> Mines and Minerals are owned by the Crown because the land has never been alienated from the Crown since its acquisition for settlement purposes from the former Maori owners under Kemp Purchase 1848 <input type="checkbox"/> Contained in [provide evidence]. d)



"RELEASED UNDER THE OFFICIAL INFORMATION ACT"

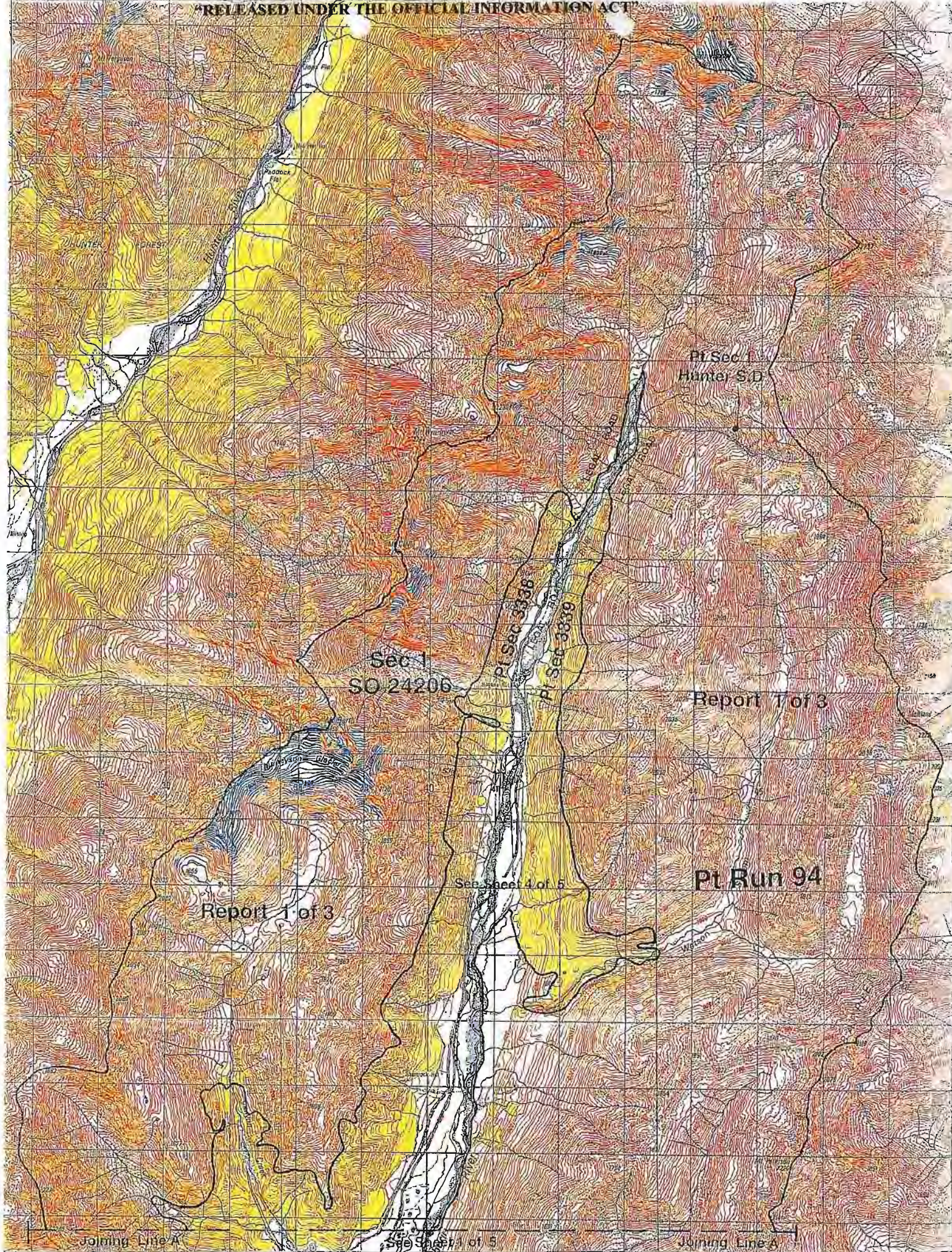


Birchwood



Version	1	2	3	4	5
Otago Land District	Sheet 1 of 5				
NZMS 260 G38 & G39	Date 2/11/1999				

TERRALINK NZ LTD (Terraview) - DCOB Data as at 1.10.1999 Title & Valuation data as at 1.10.1999 Geographic data as at 11.10.97. Cadastral information from LINZ Digital Cadastral Database (DCDB). © Crown Copyright. ALL RIGHTS RESERVED.



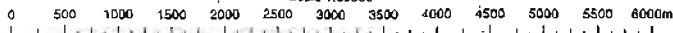
Joining Line A

See Sheet 4 of 5

Joining Line A

Birchwood

Scale 1:50000



Version	1	2	3	4	5
Otago Land District					Sheet 2 of 5
NZMS 260 G38 & G39					Date 2/11/1999



INTERNATIONAL CONSULTANTS