

Crown Pastoral Land Tenure Review

Lease name : HAWKS BURN STATION

Lease number : PO 043

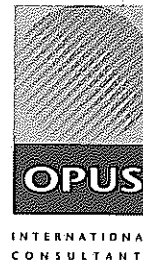
Due Diligence Report (including Status Report) - Part 1

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.

April 09



DUE DILIGENCE REPORT CPL PRE TENURE REVIEW ASSESSMENT STANDARD 6:

HAWKSBUrn PASTORAL LEASE

File Ref: CON/50269/09

Report No: DN0073

Report Date: 23/11/2001

Office of Agent: Dunedin

LINZ Case No: TR 02/165

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;
 - Computer interest OT338/70 includes Section 3 Block VI Bannockburn Survey District as being part of the lease. No documentary evidence has been found indicating this land has been incorporated into the lease.
 - The area on computer interest OT338/70 does not reflect SO 21792.
 - The information in Memorial for re-appellation 661830/3 does not reflect that which is stated in the lodged document. This appears to have been amended incorrectly.
 - In September 1992 an assessment of the provisions of Part IVA of the Conservation Act 1987 was made along the Bannock Burn (this is shown as SO 21792). This assessment has been dated 1 July 2018, being the lease renewal day. Therefore any prior disposition will require consideration of this assessment.

CT now amended

Signed by Opus:

M Brown
Consultant

D Payton
Contract Manager

~~Approved/Declined~~ ^{Noted} (pursuant to a delegation from the Commissioner of Crown Lands)
by:

Name: GRANT KASPER WEBLEY
Date of decision: 28 / 11 / 01

1. Details of lease:

Lease Name: Hawksburn Station
Location: 20 kilometres south of Cromwell near Bannockburn on Hawksburn Road.
Lessee: Hawksburn Station Limited
Tenure: Pastoral Lease under the Land Act 1948 - Po043
Term: 33 years from 1 July 1985
Annual Rent: \$4,500.00
Rental Value: \$200,000.00
Date of Next Review: 30 June 2007
Land Registry Folio Ref: OT338/70 Otago Registry
Legal Description: Sections 1 and 2, Block VI, Bannockburn Survey District
Area: 6924.5676 hectares

2. File Search**Files held by Knight Frank Limited on behalf of LINZ:**

File Reference	Volume	From	To
CON/50213/09/12439/A-ZNO	1	01/07/2000	Date
Po/043-SDN-03	3	14/07/1987	30/06/2000

Files held by Opus International Consultants Limited on behalf of LINZ:

File Reference	Volume	From	To
CON/50269/09/12439/A-ZNO	1	22/08/2001	Date

Other relevant files held by LINZ:

File Reference	Volume	From	To
Po/043-SDN-02	2	30/07/1963	18/12/1986
Po/043-SDN-01	1	11/09/1940	15/8/1963

3. Summary of lease document:**Terms of lease***Stock Limitation in Lease*

2800 Sheep (including not more than 2400 breeding ewes)

100 Dry cattle

50 Goats

Commencement Date

1 July 1985

Special Provisions

There are no special provisions in the lease.

1. SO 21792 shows the area of Section 3 Block VI Bannockburn Survey District as being Crown Land – no title. The Computer Interest Register shows this section as being part of this lease. No documentary evidence has been found indicating this land has been incorporated into the lease.
2. Area and description shown on computer interest register OT338/70 is incorrect. The computer interest shows both the new and previous appellation of part of the lease. The area on computer interest does not reflect SO 21792.
3. The information in memorial for re-appellation 661830/3 does not reflect that which is stated in the lodged document. This appears to have been amended incorrectly.
4. In September 1992 an assessment of the provisions of Part IVA of the Conservation Act 1987 was made along the Bannock Burn (this is shown as SO 21792). This assessment has been dated 1 July 2018, being the lease renewal day. Therefore, any prior disposition will require consideration of this assessment.

6. Review of topographical and cadastral data:

A review of the topographic and cadastral data indicates:

- There are electricity and telephone wires on poles that cross the north of the property.
- There are remains of an old stone building on the property at NZMG G42 137506

There are no major deviations between the fenced and legal boundary

7. Details of any neighbouring Crown or conservation land

	Legal Description	Status	Owner/Lessee
North	Section 7 Block IV Bannockburn Survey District	Pastoral Lease (Happy Valley Station)	Henderson GH & R
	Section 15 Block IV Bannockburn Survey District	Pastoral Lease (Carrick Station)	Clark DW & MI
	Section 9 SO 24276	Pastoral Lease (Cairnmuir Station)	Cairnmuir Station Estates Limited
	Part Section 2 SO 24276	Pastoral Lease (Cairnmuir Station)	Cairnmuir Station Estates Limited
	Part Section 1 and Section 2 SO 24510	Pastoral Lease (Earnsclough Station)	Brent DAI, Brown LJ, Campbell AK & JM, Devereus MW, Irvine EM, Morshuis JJG & Young RJ
East	NA		
South	Section 4 SO 24511	Crown Land	Her Majesty The Queen
West	Part Run 339F	Crown Land	Her Majesty The Queen

Area adjustments

There is a discrepancy between the area shown on computer interest OT338/70 and that found in the status check. Details of this discrepancy are outlined in 5 below.

Registered interests

Memorial	Type
6757	Proclamation taking Part Run 339D (5.1597 hectares) for irrigation purposes.
752525	Memorandum renewing the term and fixing (for the first 11 years) the annual rent at \$4,200 calculated on a rental value of \$280,000.
893970	Land Improvement Agreement pursuant to section 30A Soil Conservation and Rivers Control Act 1941.
916779	Certificate specifying Mining Rights under section 417 Resource Management Act 1991.
5030234.1	Mining Certificate pursuant to section 417 Resource Management Act 1991 to Kawarau Station.
5032667.2	Variation of the within lease
5032667.4	Mortgage to The National Bank of New Zealand Limited

Unregistered interests

There are no known unregistered interests on the property.

4. Summarise any Government programmes approved for the lease:

On 1 April 1990 a five-year duration Land Improvement Agreement was entered into. Works to be carried out included access tracking, fencing, removal and planting of vegetation, repair, replacements and upgrading of existing works. The set aim of this programme was to maximise ground cover on all classes of land. This programme was specifically tied in with a Rabbit and Land Management Plan over the property that attempted to prevent the spread of rabbits in the area.

File records indicate this programme was commenced, with certain works carried out. There is no indication that the works were completed, however it is unlikely that any further work would be eligible for Crown subsidy.

Since the project end of the agreement in 1995, the area has been subject to the Rabbit Calicivirus. There is no file information available indicating the effectiveness of this on the rabbit populations on Hawksburn Station.

5. Summary of Land Status Report:

Opus International Consultants Limited undertook a Land Status Check on 5 September 2001. This check confirms the status of the Land as Crown Land under the Land Act 1948 subject to Pastoral Lease Po043.

The following items were identified for consideration in the context of Due Diligence:

			Queen
	Run 339C	Pastoral Lease (Happy Valley Station)	Henderson GH & R
Internal	Section 3 Block VI Bannockburn Survey District	Crown Land (leased)	Hawksburn Station Limited

It may be prudent to include Section 3 Block VI Bannockburn Survey District in the Tenure Review of Hawksburn Station.

There is no indication that any other of these parcels of land should be included in the tenure review.

8. Summarise any uncompleted actions or potential liabilities:

- Computer interest OT338/70 includes Section 3 Block VI Bannockburn Survey District as being part of the lease. No documentary evidence has been found indicating this land has been incorporated into the lease. A copy of OT 338/70 is attached as Schedule A to this report.
- Area and description shown on computer interest register OT338/70 is incorrect. The computer interest shows both the new and previous appellation of part of the lease. The area on computer interest does not reflect SO 21792. A copy on SO 21792 is attached as Schedule B to this report.
- The information in Memorial for re-appellation 661830/3 does not reflect that which is stated in the lodged document. This appears to have been amended incorrectly. A copy of Memorial 661830/3 is attached as Schedule C to this report.
- In September 1992 an assessment of the provisions of Part IVA of the Conservation Act 1987 was made along the Bannock Burn (this is shown as SO 21792). This assessment has been dated 1 July 2018, being the lease renewal day. Therefore any prior disposition will require consideration of this assessment.

Schedule A – OT 338/70



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



Search Copy

Identifier **OT338/70**
 Land Registration District **Otago**
 Date Registered 03 September 1954 03:00 pm

Part-Cancelled

Prior References

OT251/21 OT336/4

Type	Lease under s83 Land Act 1948	
Area	7025.9953 hectares more or less	Term Thirty-three years commencing on the first day of July 1952 and renewed for a further period of 33 years commencing on 1.7.1985

Legal Description Section 1309R Block IV Bannockburn Survey District, Section 1309R Block VI Bannockburn Survey District, Run 339D, Run 339G, Section 1-3 Block VI Bannockburn Survey District and Section 4 Block XIV Leaning Rock Survey District

Proprietors

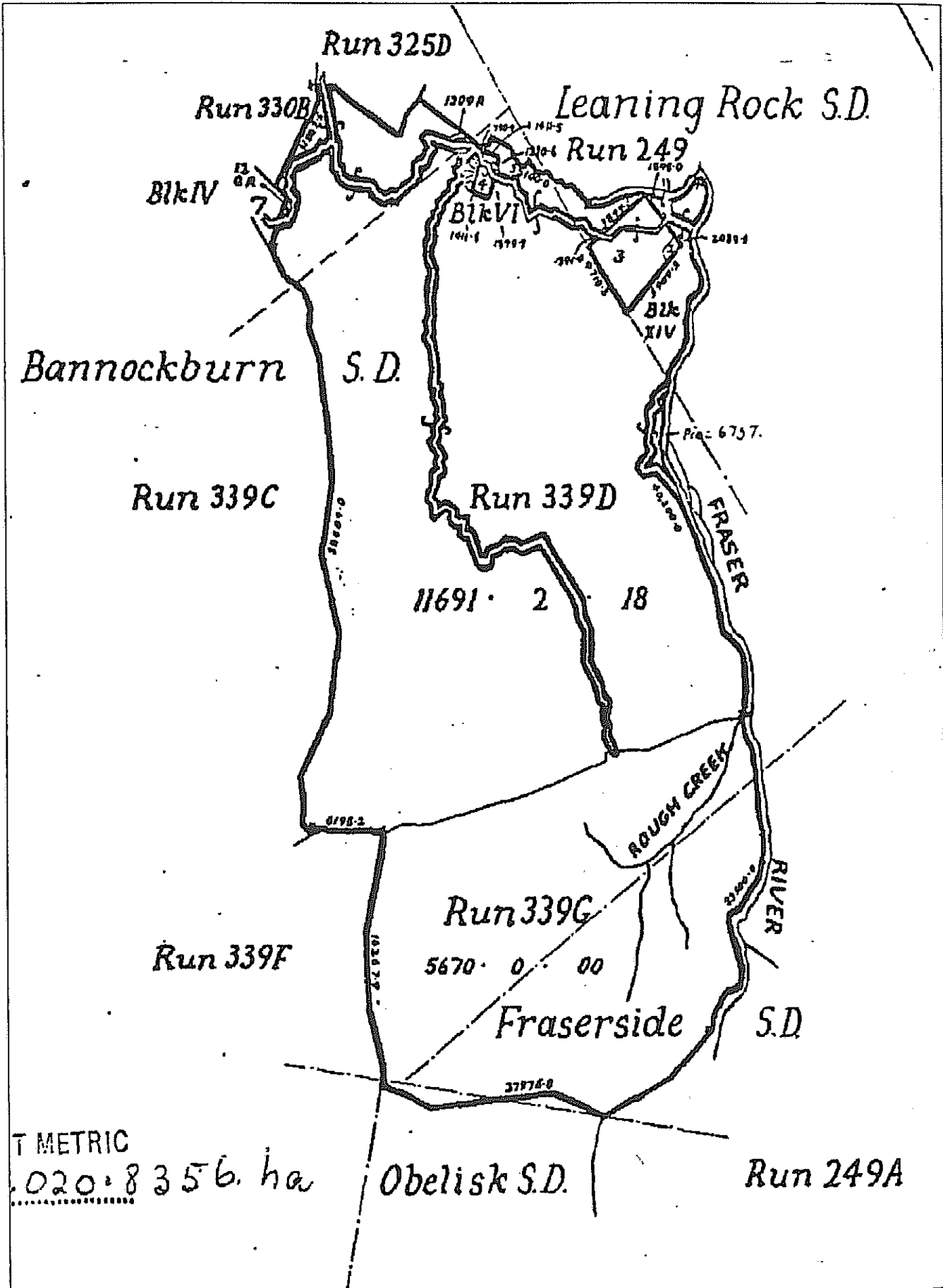
Hawksburn Station Limited

Interests

- 6757 Proclamation taking part Run 339D (12 acres 3 roods)(coloured red on diagram) for irrigation purposes - 18.3.1955 at 11.25 am
- 752525 Memorandum renewing the term and fixing (for the first 11 years) the annual rent at \$4,200 calculated on a rental value of \$280,000 - 20.4.1990 at 9.55 am
- 893970 Land Improvement Agreement pursuant to Section 30A Soil Conservation and Rivers Control Act 1941 - 24.10.1995 at 9.50 am
- 916779 Certificate Specifying Mining Rights under s417 Resource Management Act 1991 - 23.9.1996 at 9.03 am
- 5030234.1 Mining Certificate pursuant to Section 417 Resource Management Act 1991 to Kawarau Station - 20.3.2001 at 11:45 am
- 5032667.2 Variation of the within Lease - 30.3.2001 at 9:32 am
- 5032667.4 Mortgage to The National Bank of New Zealand Limited - 30.3.2001 at 9:32 am

Identifier

OT338/70



Hawksburn



COMPUTER INTEREST REGISTER UNDER LAND TRANSFER ACT 1952



Historical Search Copy

R. W. Muir
Registrar-General
of Land

Identifier **OT338/70**
Land Registration District **Otago**
Date Registered **03 September 1954 03:00 pm**

Part-Cancelled

Prior References
OT251/21 OT336/4

Type	Lease under s83 Land Act 1948	
Area	7025.9953 hectares more or less	Term
		Thirty-three years commencing on the first day of July 1952 and renewed for a further period of 33 years commencing on 1.7.1985

Legal Description Section 1309R Block IV Bannockburn Survey District, Section 1309R Block VI Bannockburn Survey District, Run 339D, Run 339G, Section 1-3 Block VI Bannockburn Survey District and Section 4 Block XIV Leaning Rock Survey District

Original Proprietors

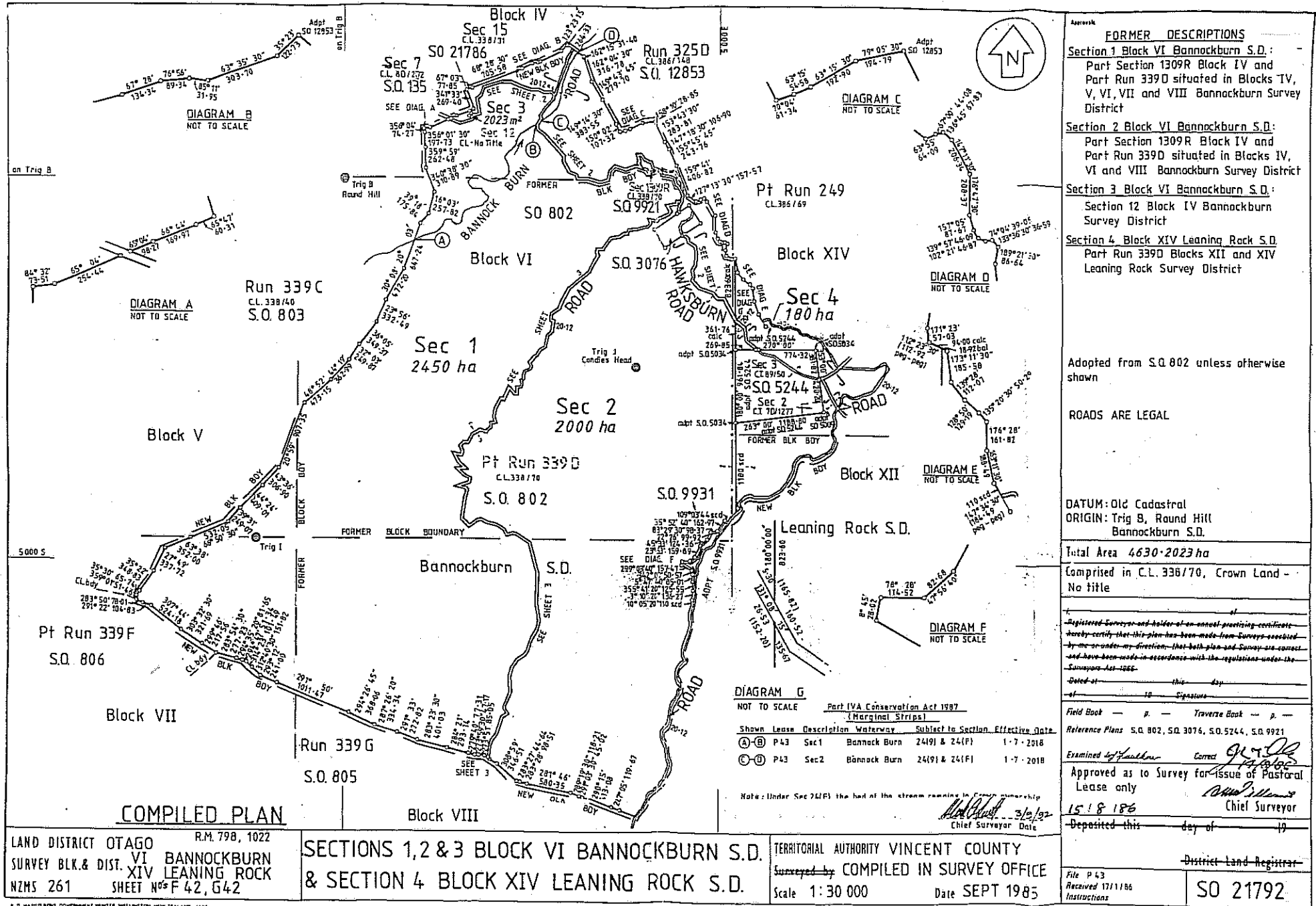
Philip Andrew Sheridan McElroy as to a 1/2 share
Ronald Iverson George McElroy as to a 1/4 share
Ronald Iverson George McElroy, Julia Ann Jopp and Philip Andrew Sheridan as to a 1/4 share as Executors

24/2/01

Interests

- Proc 717 ✓ 6757 Proclamation taking part Run 339D (12 acres 3 roods)(coloured red on diagram) for irrigation purposes - 18.3.1955 at 11.25 am
- RCL 15719 ✓ 752525 Memorandum renewing the term and fixing (for the first 11 years) the annual rent at \$4,200 calculated on a rental value of \$280,000 - 20.4.1990 at 9.55 am
- 805969.3 Mortgage to The Rural Bank Limited - 27.5.1992 at 9.59 am
- AG 15721 ✓ 893970 Land Improvement Agreement pursuant to Section 30A Soil Conservation and Rivers Control Act 1941 - 24.10.1995 at 9.50 am
- C 417 ✓ 916779 Certificate Specifying Mining Rights under s417 Resource Management Act 1991 - 23.9.1996 at 9.03 am
- 15723 ✓ 5030234.1 Mining Certificate pursuant to Section 417 Resource Management Act 1991 to Kawarau Station - 20.3.2001 at 11:45 am
- 5032667.1 Discharge of Mortgage 805969.3 - 30.3.2001 at 9:32 am
- ✓ 5032667.2 Variation of the within Lease - 30.3.2001 at 9:32 am
- ✓ 5032667.3 Transfer to Hawksburn Station Limited - 30.3.2001 at 9:32 am
- 5032667.4 Mortgage to The National Bank of New Zealand Limited - 30.3.2001 at 9:32 am

Schedule B – SO 21792



FORMER DESCRIPTIONS

Section 1 Block VI Bannockburn S.D. :
Part Section 1309R Block IV and Part Run 339D situated in Blocks IV, V, VI, VII and VIII Bannockburn Survey District

Section 2 Block VI Bannockburn S.D. :
Part Section 1309R Block IV and Part Run 339D situated in Blocks IV, VI and VIII Bannockburn Survey District

Section 3 Block VI Bannockburn S.D. :
Section 12 Block IV Bannockburn Survey District

Section 4 Block XIV Leaning Rock S.D. :
Part Run 339D Blocks XII and XIV Leaning Rock Survey District

Adopted from S.Q. 802 unless otherwise shown

ROADS ARE LEGAL

DATUM: Old Cadastral
ORIGIN: Trig 8, Round Hill
Bannockburn S.D.

Total Area 4630.2023 ha
Comprised in C.L. 338/70, Crown Land - No title

Registered Surveyor and holder of an annual practicing certificate hereby certify that this plan has been made from surveys executed by me or under my direction that both plan and survey are correct and have been made in accordance with the regulations under the Surveyors Act 1986.

Dated at this day of 1986

Field Book — p. — Traverse Book — p. —
Reference Plans S.Q. 802, S.Q. 3076, S.Q. 5244, S.Q. 9921

Examined by *[Signature]* Correct *[Signature]*
Approved as to Survey for issue of Pastoral Lease only *[Signature]*
15/8/86 Chief Surveyor

Deposited this day of 1986

DIAGRAM G
NOT TO SCALE

Shown	Lease	Description	Waterway	Subject to Section	Effective Date
(A)-(B)	P43	Sec 1	Bannock Burn	249J & 24(F)	1-7-2018
(C)-(D)	P43	Sec 2	Bannock Burn	249I & 24(F)	1-7-2018

Note: Under Sec 24(F) the bed of the stream remains in Crown ownership

[Signature] 3/6/86
Chief Surveyor Date

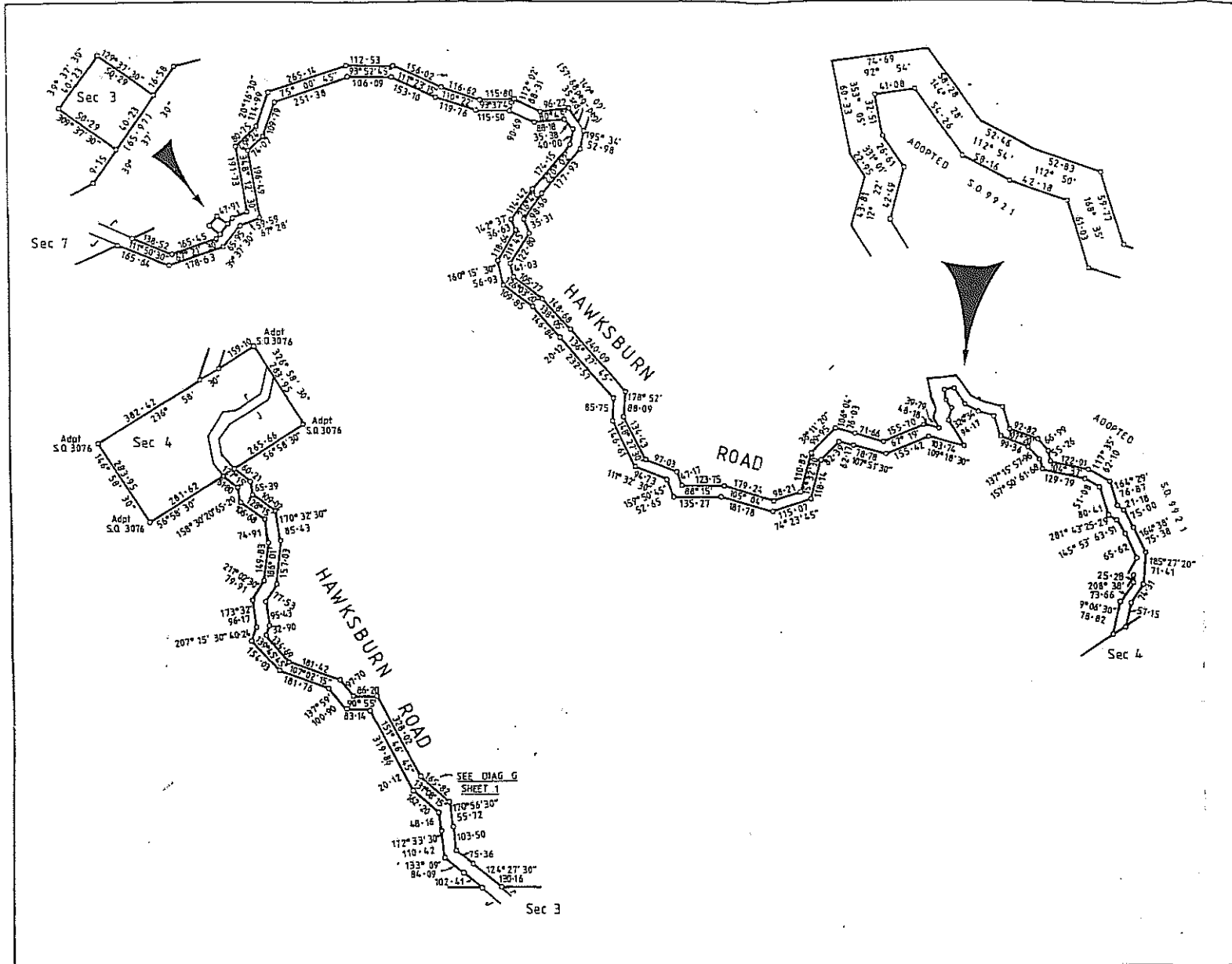
LAND DISTRICT OTAGO R.M. 798, 1022
SURVEY BLK. & DIST. VI BANNOCKBURN
XIV LEANING ROCK
NZMS 261 SHEET NO. F 42, G 42

SECTIONS 1, 2 & 3 BLOCK VI BANNOCKBURN S.D.
& SECTION 4 BLOCK XIV LEANING ROCK S.D.

TERRITORIAL AUTHORITY VINCENT COUNTY
Surveyed by COMPILED IN SURVEY OFFICE
Scale 1:30 000 Date SEPT 1985

District Land Registrar
File P 43
Received 17/11/86
Instructions
SO 21792

RELEASED UNDER THE OFFICIAL INFORMATION ACT



Adoptions from S.O. 802 unless otherwise shown	
Total Area	
Comprised in	
Registered Surveyor and holder of an annual practicing certificate hereby certify that this plan has been made from surveys accepted by me as under my direction, that both plan and survey are correct and have been made in accordance with the regulations under the Surveyors Act 1956. Dated at _____ this _____ day of _____ 19 _____ Signature _____	
Field Book — p. —	Traverse Book — p. —
Reference Plans S.O. 802, S.O. 3029, S.O. 9921	
Examined <i>difficult</i>	Correct <i>Yes</i>
Approved as to Survey for Issue of Pastoral Lease only	
15.8.186	Chief Surveyor
Deposited this _____ day of _____ 19 _____	
District Land Registrar	

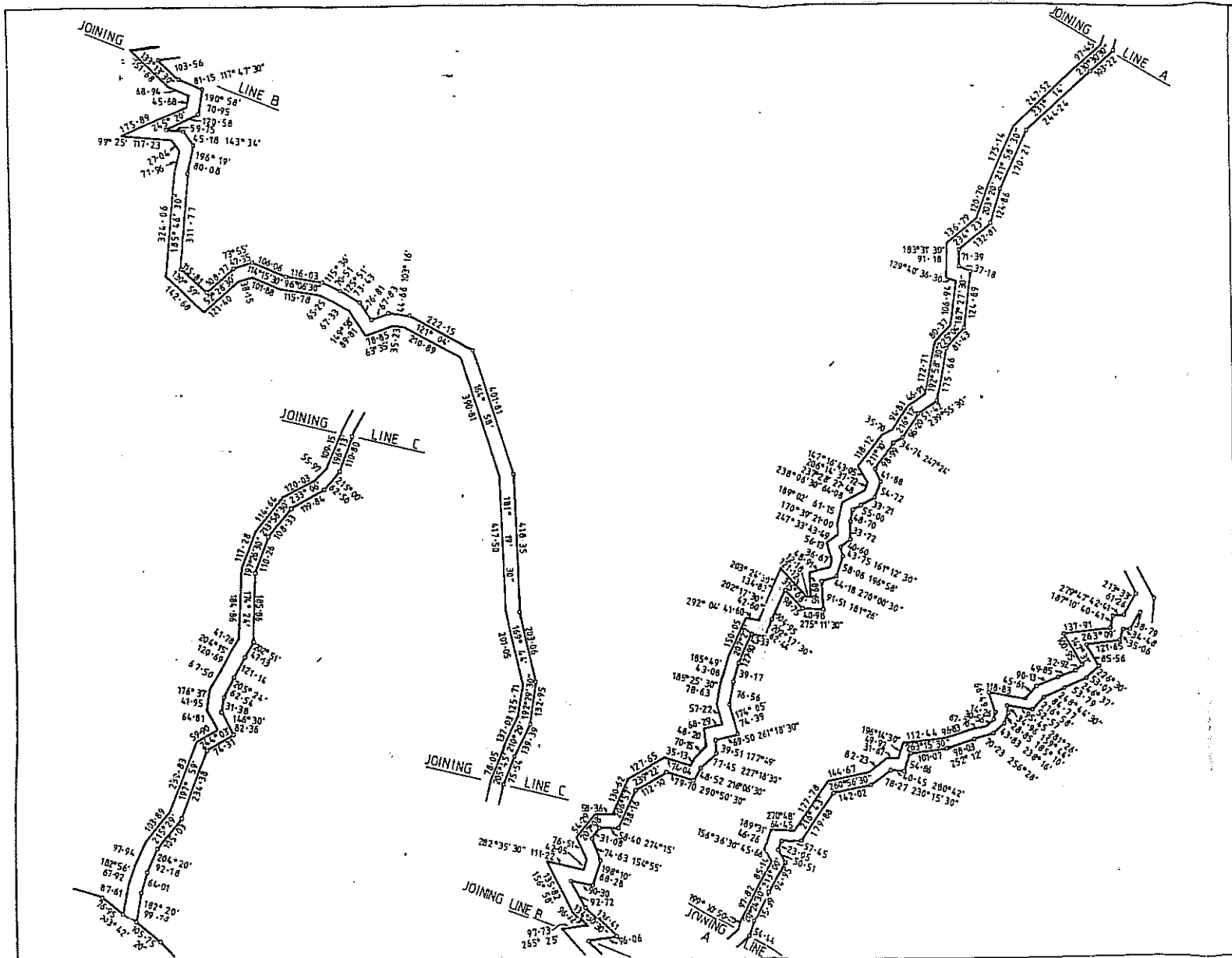
LAND DISTRICT OTAGO R.M. 798, 1022
 SURVEY BLK. & DIST. XIV LEANING ROCK
 NZMS 261 SHEET NO'S VI BANNOCKBURN
 F 42, G 42

DIAGRAM SHEET

TERRITORIAL AUTHORITY VINCENT COUNTY
 Surveyed by _____ COMPILED IN SURVEY OFFICE
 Scale NOT TO SCALE Date SEPT 1985

File P 43
 Received 17/1/86
 Instructions SO 21792

RELEASED UNDER THE OFFICIAL INFORMATION ACT



Adoptions from S.O. 802

Total Area	
Comprised in	
<p>Registered Surveyor and holder of an annual practicing certificate hereby certify that this plan has been made from surveys executed by me or under my direction, that both plan and survey are correct and have been made in accordance with the regulations under the Surveyors Act 1966.</p> <p>Dated at _____ this _____ day _____ 19 _____</p> <p>_____ Signature</p>	
Field Book — p. —	Traverse Book — p. —
Reference Plans S.O. 802	
Examined and found correct	<i>J. S. O. B.</i>
Approved as to Survey for issue of Pastoral Lease only	
15/8/86	<i>W. J. Williams</i> Chief Surveyor
Deposited this _____ day of _____ 19 _____	
District Land Registrar	
File P43 Received 17/1/86 Instructions	SO 21792

LAND DISTRICT OTAGO R.M. 798, 1022
 SURVEY BLK. & DIST. XIV LEANING ROCK
 NZMS 261 SHEET NO. 5 F 42, G 42

DIAGRAM SHEET

TERRITORIAL AUTHORITY VINCENT COUNTY
 Surveyed by _____ COMPILED IN SURVEY OFFICE
 Scale NOT TO SCALE Date SEPT 1985

RELEASED UNDER THE OFFICIAL INFORMATION ACT

P. O. NEILL & CO. GOVERNMENT PRINTERS, WELLINGTON, NEW ZEALAND - 1987 W. R. HANCOCK, Surveyor General, Department of Lands and Survey, Wellington.

Schedule C – Memorial 661830/3

CDE S15 - Request Manual Copy		X	
Document Type	Instrument	Request Id	581.1
Reference Number	Re Appellation 661830.3	User Id	kkkdu
Land District	Otago	Request Date	24/08/2001
Method of Delivery	Post	Client Reference	6NLTIR-02/036YD HAWKSBI
<input type="checkbox"/> Certified Copy		Status	Pending
Delivery Details			
Firm	Opus International Consultants Ltd - Dunedin		
Street	Private Bag 1913		
Town	Dunedin		
Country	New Zealand		
Postcode			
Fax Number	03 474 8995		
Fees			
		OK	Cancel

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L. & S. - F. 2

DEPARTMENT OF LANDS AND SURVEY

TELEGRAPHIC ADDRESS: 'LANDS'

FOR VERBAL INQUIRIES
PLEASE ASK FOR Mrs Loader

TELEPHONE No. 770 650



OUR REFERENCE: 3/35/1

YOUR REFERENCE:

DISTRICT OFFICE,

P.O. BOX 896

DUNEDIN

20 August 1986

The District Land Registrar
Land and Deeds Division
Justice Department
DUNEDIN

ALTERATION TO DESCRIPTION

Please note the following alteration to description. A copy of the relevant plan is attached.

SO Plan 21792

Former Description

Pt Sec 1309R Blk IV & Pt Run 339D
situated in Blks IV, V, VI, VII & VIII
Bannockburn S.D.

Pt Sec 1309R Blk IV & Pt Run 339D
situated in Blks IV, VI & VIII
Bannockburn S.D.

Sec 12 Block IV
Bannockburn S.D.

Pt Run 339D Blk XII & XIV
Leaning Rock S.D.

New Description

Sec 1 Blk VI Bannockburn S.D.
Area: 2450 ha
(C.L. 338/70 Pt)

Sec 2 Blk VI Bannockburn S.D.
Area: 2000 ha
(C.L. 338/70 Pt)

Sec 3 Blk VI Bannockburn S.D.
Area: 2023m²
(Crown Land)

Sec 4 Blk XIV Leaning Rock S.D.
Area: 180 ha
(C.L. 338/70 Pt)

Total Area: 4630.2023 ha

J Loader (Mrs)
for Chief Surveyor

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LAND DISTRICT OTAGO
 SURVEY BLK & DIST VI BANNOCKBURN
 XIV LEANING ROCK
 SHEET NO F 42 G 42

SECTIONS 1, 2 & 3 BLOCK VI BANNOCKBURN
 & SECTION 4 BLOCK XIV LEANING ROCK

RELEASED UNDER THE OFFICIAL INFORMATION ACT



COMPILED P

1022
URN
OCK

SECTIONS 1, 2 & 3 BLOCK VI BANNOCKBURN S D
& SECTION 4 BLOCK XIV LEANING ROCK S D

TERRITORIAL AUTHORITY
COMPILED
Scale 1:30 000



FORMER DESCRIPTIONS
 Section 1 Block VI Bannockburn S.D.
 Part Section 1309R Block IV and
 Part Run 339D situated in Blocks IV
 VI VII and VIII Bannockburn Survey
 District

Section 2 Block VI Bannockburn S.D.
 Part Section 1309R Block IV and
 Part Run 339D situated in Blocks IV
 VI and VIII Bannockburn Survey District

Section 3 Block VI Bannockburn S.D.
 Section 12 Block IV Bannockburn
 Survey District

Section 4 Block XIV Leaning Rock S.D.
 Part Run 339D Blocks XII and XIV
 Leaning Rock Survey District

Adopted from S.O. 802 unless otherwise
 shown
ROADS ARE LEGAL

DATUM: Orig. Cadastral
 ORIGIN: Trig. B. Round Hill
 Bannockburn S.D.

Total Area 4630/2023 ha

Classified in C.L. 338/70 Crown Land
 Reserve

(Small text, likely survey notes or conditions)

Approved as to Survey for issue of Pastoral
 Lease only
 Chief Surveyor
 Reported this day of

COMPILED PLAN

BURN S.D. TERRITORIAL AUTHORITY VINCENT COUNTY
 JACK S.D. COMPILED IN SURVEY OFFICE
 Scale 1:30 000 Date SEPT 1985

Fig. # 43
 Received 17/1/86
SO 21792

RELEASED UNDER THE OFFICIAL INFORMATION ACT

MP 0011906

9-00 21 AUG 88 661830h

PARTICULARS ENTERED IN REGISTER
LAND REGISTRY OTAGO (1987)

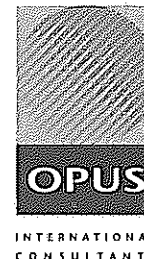
ASST LAND REGISTRAR



LAND
STATUS REPORT

RELEASED UNDER THE OFFICIAL INFORMATION ACT
OPUS INTERNATIONAL CONSULTANTS LIMITED
DUNEDIN OFFICE

Project Number 6NLITR.02/036YD



This report has been prepared on the instruction of Land Information New Zealand in terms of Contract No: 50269 dated September 2001 and is undertaken for the purposes of Tenure Review in terms of the Crown Pastoral Land Act 1998.

LAND STATUS REPORT for Hawksburn		LIPS Ref 12349
Property	1 of 4	Pastoral Lease

Land District	Otago
Legal Description	Sections 1 and 2, Block VI, Bannockburn Survey District, Section 4, Block XIV, Leaning Rock Survey District and Run 339G situated in Bannockburn and Fraserside Survey District.
Area	6924.5676 hectares
Status	Crown Land subject to Pastoral Lease P.43
Instrument of title / lease	OT338/70
Encumbrances	Subject to: - <ul style="list-style-type: none"> • 5030234.1 Mining privileges relating to water Certificate pursuant to Section 417 Resource Management Act 1991 • 916779 Mining privileges relating to water Certificate pursuant to Section 417 Resource Management Act 1991 • 893970 Land Improvement Agreement pursuant to Section 30A Soil Conservation and Rivers Control Act 1941.
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 the 1848 Kemp Purchase
Statute	Land Act 1948 and Crown Pastoral Land Act 1998

Data Correct as at	5/9/2001
[Certification Attached]	

Prepared by	John Kirk
Crown Accredited Agent	Opus International Consultants Ltd, Dunedin

LAND STATUS REPORT for Hawksburn

LIPS Ref 12439

Property 1 of 4

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 under the Land Act 1948 subject to Pastoral Lease



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

17 / 10 / 2001

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.

1. Area and description shown on computer interest register OT338/70 doesn't agree with documentary evidence: -
 - SO 21792 shows the area of Section 3 Block VI Bannockburn Survey District as being Crown Land –no title. The Computed Interest Register show's this section as being part of this lease. I have found no documentary evidence showing that this land was incorporated into the lease. See report 2 of 4.
 - The area of underlying part Run 339D and Section 1309R Blocks IV & VI Bannockburn Survey District has been re-appellated and areas calculated as shown on SO 21792. The new description an area shown above is over the same leased area (less surrendered / proclaimed portions).
 - The information in memorial for Re – appellation 661830/3 doesn't reflect that which is stated in the lodged document. This appears to have been amended incorrectly.

2. In September 1992 an assessment of the provisions of part IVA of the conservation Act has been made along the Bannock Burn this is shown on SO 21792. The effective date is state as being 1/7/2018 when this lease is due for renewal therefore any prior disposition will require consideration of this assessment.

LAND STATUS REPORT for Hawksburn				LIPS Ref 12439
Property	1	of	4	

Research Data: Some Items may be not applicable

SDI Print Obtained	Yes
NZMS 261 Ref	F42 & G42
Local Authority	Central Otago District
Crown Acquisition Map	Kemp Purchase
SO Plan	<p>SO 802- Plan of subdivision 339D situated in Bannockburn and Leaning Rock Survey Districts [March 1913]</p> <p>SO 805-Plan of subdivision 339G situated in Bannockburn and Fraserside Survey Districts [March 1913]</p> <p>SO 3039-Plan of survey data, Block VI Bannockburn Survey District [March 1877]</p> <p>SO 3069-Mining Plan in Block VIII Bannockburn Survey District [September 1900]</p> <p>SO 3076- Plan of Section 4 Block VI Bannockburn Survey District [October 1910] See report 3 of 4</p> <p>SO 5175- Mining plan Block XIV Leaning Rock Survey District [September 1900]</p> <p>SO 5244- Plan of Sections 2 and 3 Block XIV Leaning Rock Survey District. [January 1910]</p> <p>SO 9921- Plan of Road deviation through Run 339D situated in Blocks IV & VI Bannockburn Survey District. [May 1927]</p> <p>SO 9931- Plan of Fraser Dam situated in Bannockburn and Leaning Rock Survey District [October 1936]</p> <p>SO 21792-Plan of Sections 1,2 & 3 Block VI Bannockburn Survey District & Section 4 Block XIV Leaning Rock Survey District [August 1986] Approved for issue of Pastoral Lease only.</p>
Relevant Gazette Notices and / or Computer interest register.	<p>Proc 3637 (Gaz 1928 page 247)- Land proclaimed as a road and road closed in Bannockburn Survey District</p> <p>Proc 4874 (Gaz 1939 page 1849)-Land taken for the purpose of a road in Bannockburn Survey District</p>

LAND STATUS REPORT for Hawksburn		LIPS Ref 12439
Property	1	of 4

	<p>Proc 6757 (Gaz 1955 page 358)- Leasehold Estate in Land and an Interest in Land Taken for Irrigation Purposes in Bannockburn and Leaning Rock Survey Districts. The leasehold estate was acquired for the Fraser Dam</p> <p>Proc 6758 (Gaz 1955 page 357)- Crown Land Set Apart for Irrigation Purposes in Bannockburn and Leaning Rock Survey District. This Land was acquired for the Fraser Dam</p> <p>Proc 3637 (Gaz 1928 page 247)-Land proclaimed as a road and Road Closed in Bannockburn Survey District.</p> <p>Proc 6758 (Gaz 1955 page 357)-Crown Land set apart for Irrigation Purposes in Bannockburn and Leaning Rock Survey District.</p>
CT Ref / Lease Ref	<p>CL 338/70 Prior references 251/21, 336/4 & 163/62</p> <p>Transfer 885885 is an instrument of transfer of easement for irrigation works over the adjoining Fraser Dam. This was transferred to the Earnsclough Irrigation Company Limited pursuant to Section 4 of the Irrigation Schemes Act 1990.</p>
Plan Index	<p>Bannockburn SO's 802, 9931, 9921, 21792. Leaning Rock SO's 802, 9931. Fraserside SO 802</p>
Legalisation Cards	<p>Copy of card for SO 21792 attached. No actions recorded</p>
Statutory Actions (Landonline)	<p>All plans searched no actions found</p>
CLR	<p>Sighted and supports Pastoral status</p>
Allocation Maps (if applicable)	<p>Section 3 Block VI Bannockburn Survey District- Removed as a SOE allocated to Landcorp [L*F42*7*CO] and allocated to the Department of Lands for review [U*F42*32*CO]. Disputed tag was removed and remained with the Commissioner of Crown Lands. LIPS maps- Show's PROMIS ref 1090.</p> <p>DOC allocation- no allocations found Other SOE's- searched nothing found</p>

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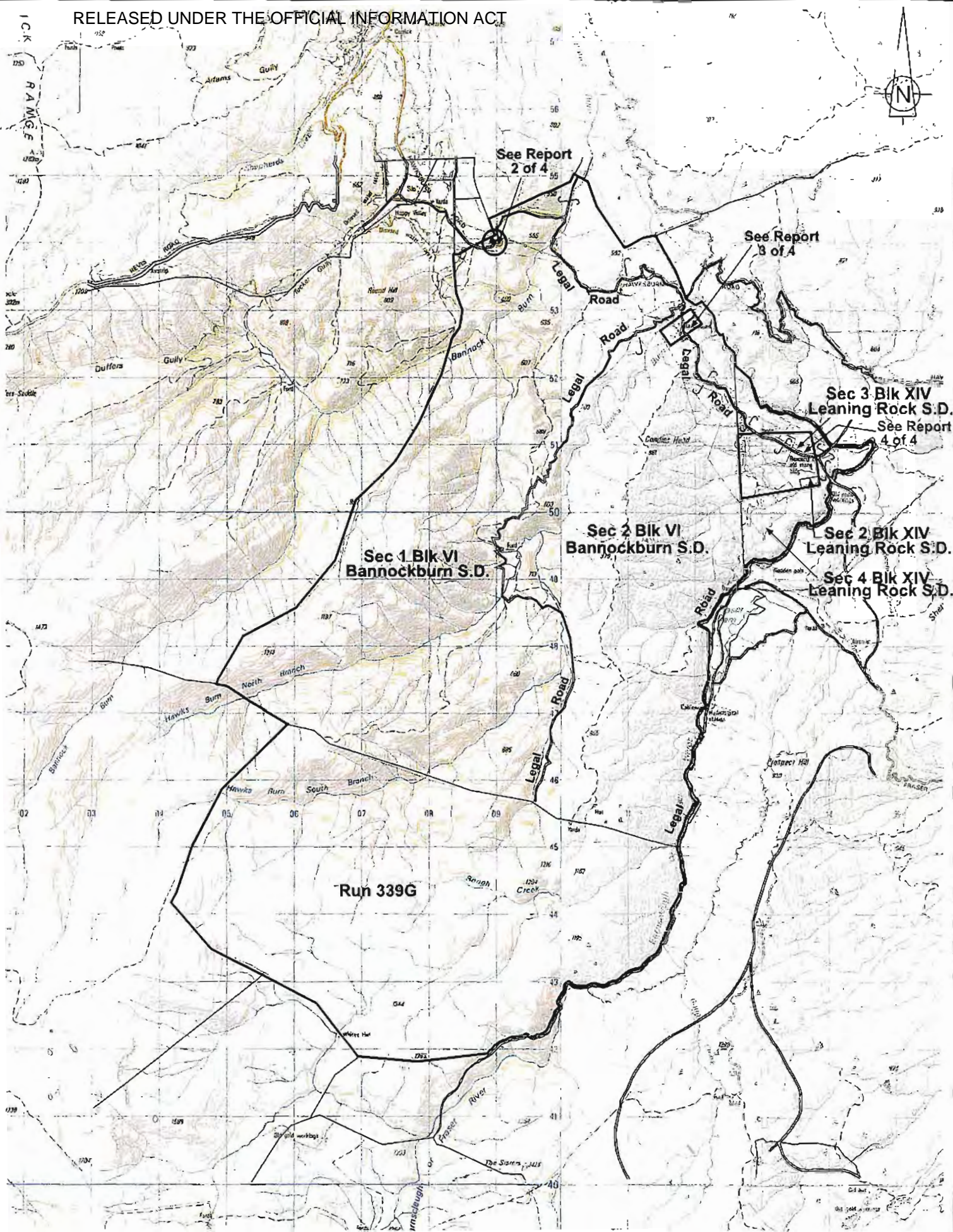
VNZ Ref - if known	28451/05002, 28441/15300
Crown Grant Maps	Searched nothing found
If Subject land Marginal Strip: a) Type [Sec 24(9) or Sec 58]	a) SO 21792 shows that an assessment of the provisions of part IVA of the conservation Act has been made along the Bannock Burn. The effective date is state as being 1/7/2018 when this lease is due for renewal therefore any prior disposition will require consideration of this assessment.
b) Date of Creation	b) 1/7/2018
c) Plan Reference	c) SO 21792

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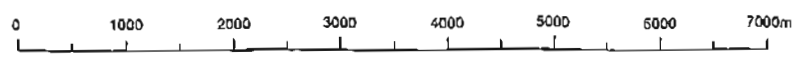
LAND STATUS REPORT for Hawksburn				LIPS Ref 12439
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Research – continued

<p>If Crown land – Check Irrigation Maps.</p>	<p>Adjoining Fraser Dam Transfer 885885 being a grant of rights (in gross) to maintain and support a dam and to store and convey water over the within land in favour of the Earnsclough Irrigation Company Limited.</p>
<p>Mining Maps</p>	<p>PP 39/133 OT 9D/592 Commonwealth Resources (NZ) Ltd expired 8/10/1999.</p> <p>40/386 OT9D/599 Prophecy Mining Limited expires 29/10/2002. This permit was surrendered on 26 November 1998</p>
<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) SO Plan 9921 Plan of road deviation through Run 339D Bannockburn Survey District.</p> <p>b) Proc 3637</p> <p>c) Gazette 1928 page 247</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) Searched Nothing found</p> <p>c) Either</p> <p><input 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 1848 Kemp Purchase</p> <p>d)</p>

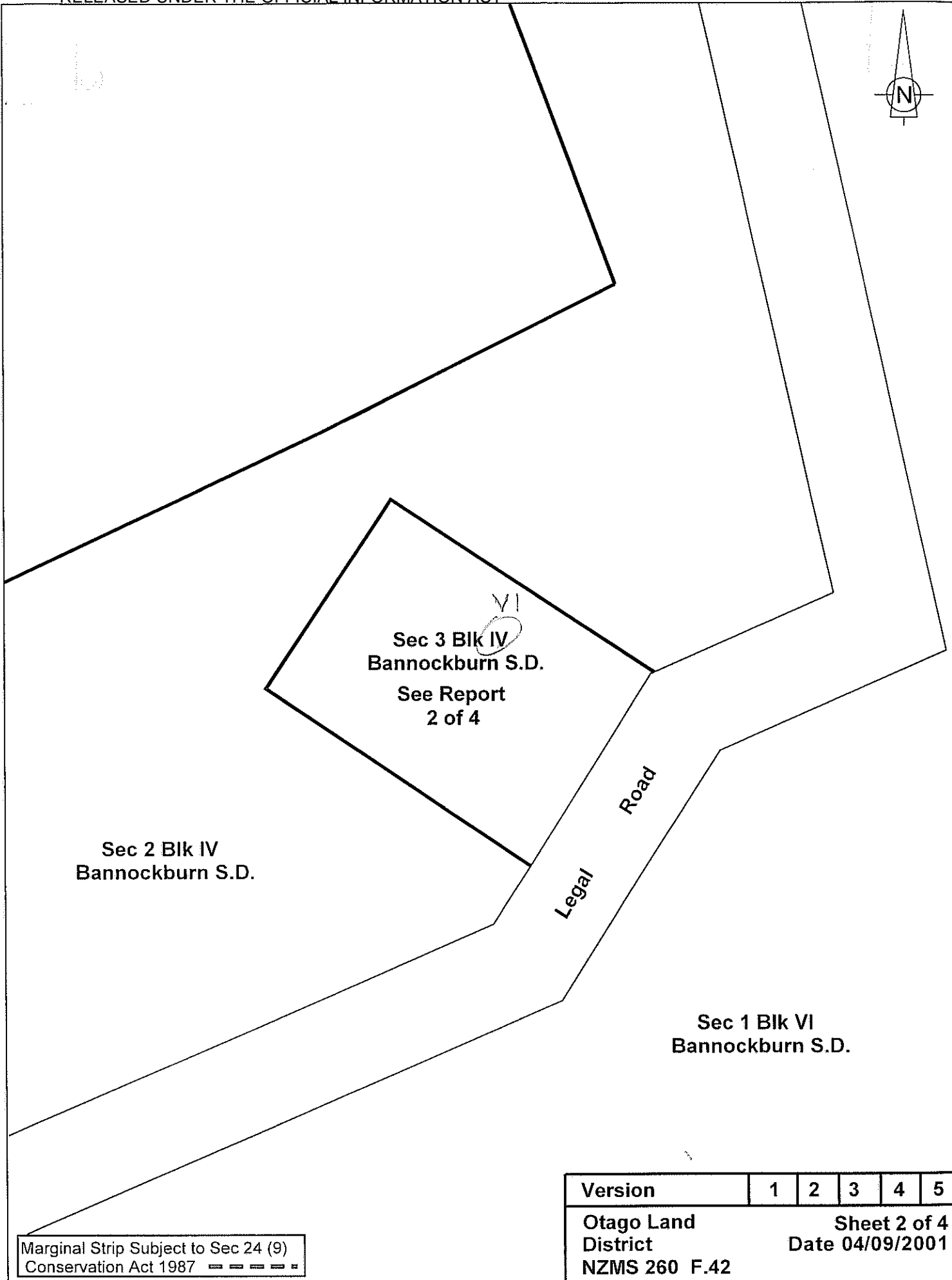
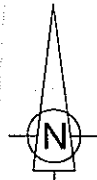


Hawksburn
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Version	1	2	3	4	5
Otago Land District	Sheet 1 of 4				
NZMS 260 F.42 & G.42	Date 12/09/2001				

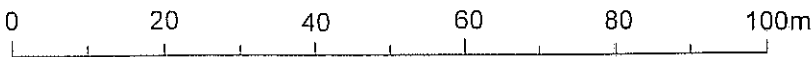
Graphics by :
TL Survey services Ltd DUNEDIN



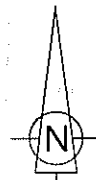
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Otago Land District NZMS 260 F.42	Sheet 2 of 4 Date 04/09/2001				



Hawksburn
Scale 1 : 1000



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TL Survey Services Ltd DUNEDIN



Sec 1 Blk VI
Bannockburn S.D.

Road

Legal

See Report

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Sec 4 Blk VI
Bannockburn S.D.

Legal

Road

Sec 2 Blk VI
Bannockburn S.D.

Version	1	2	3	4	5
Otago Land District NZMS 260 G.42	Sheet 3 of 4 Date 04/09/2001				

Marginal Strip Subject to Sec 24 (9)
Conservation Act 1987 — — — — □

Hawksburn

Scale 1 : 50000

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