

Crown Pastoral Land Tenure Review

Lease name : KAWARAU STATION

Lease number : PO 353

Due Diligence Report (including Status Report)

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.

December

05

DUE DILIGENCE REPORT**CPL PRE TENURE REVIEW ASSESSMENT STANDARD 6:**

File Ref:	Po234	Report No:	AT0092	Report Date:	15 May 2000
Office of Agent:	Alexandra	LINZ Case No:		Date sent to LINZ:	14/6/00

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 Crown Property Contracts:

A boundary dispute regarding the boundary of Part Run 330A and Sections 31 and 35 Block II Bannockburn Survey District was recorded on 29 July 1997. No further correspondence appears on the files and there is no reference to the matter on LINZ files. There has been no evidence of an issue having arisen past the initial enquiry and file record.

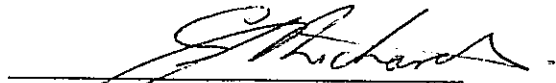
The CCL approved a Section 417 Certificate under the Resource Management Act 1991 for Water Race Licence 1842 of the Cromwell Wardens Court Registry in 1998. There is no further reference on the files to this matter and there is no memorial upon Pastoral Lease A2/1218 to record Water Right 1842 Cromwell.

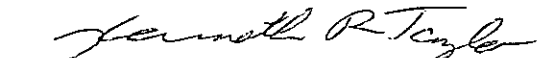
An incomplete easement process in favour of the Bannockburn Irrigation Society, Case 99/171, is recorded on 10 November 1998. Approval of the CCL, under delegated authority, has been given to the grant of an easement subject to the lessee waiving any entitlement to compensation from the Crown for any reduction in the value of the lease by reason of the grant of an easement. The easement is not yet registered against Pastoral Lease A2/1218.

Correspondence from LINZ to Knight Frank dated 14 June 1999 regarding Kawarau Pastoral Lease roading Case 98/133 records recommendations for deletion of certain previous recommendations and for insertion of additional recommendations. There is no further reference on the files and no memorial upon the Pastoral Lease A2/1218 to record the action as completed.

Memorial 940535.1 dated 3 December 1997 records Gazette Notice 1997, Page 3672 recording two land parcels totalling 7757 m² taken from part Run 330A. There appears to have been no entry made on the run area calculation on A2/1218 to allow for the land taken under Memorial 940535.1.

Signed for Knight Frank (NZ) Limited


G Richards: 8 / 6 / 2000


Manager 14 / 6 / 00

Approved/Declined by:

Name:
Date of decision: / /

(1) Details of lease:

Lease Name: Kawarau

Location: 4 kms south of Bannockburn extending westwards from Bannockburn Road.

Lessee: Kawarau Station Limited

Tenure: Pastoral Lease

Term: 33 years from 1 July 1992

Annual Rent: \$2,700

Rental Value: \$180,000

Date of Next Review: 30 June 2003

Land Registry Folio Ref: A2/1218 (*Otago Registry*)

Legal Description: Part Run 330A Bannockburn, Cromwell and Nevis Survey Districts.

Area: 4813.5197 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>
Po234	1	1	12/2/1994	222	10/5/1962
	2	223	24/7/1962	358 A	21/8/1985
	3	359	4/9/1985	467	16/6/1998
	4	1	17/4/1998	43	7/7/1999

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>
CPL/04/11/1251	8ZCH	1	12/10/1997	23	27/10/1999
7900/04/P234	IDDN	1	Undated	6	Undated
5200 D14 K04	DCH	26/1/1993	26/1/1993	31/7/1995	31/7/1995

Relevant Folios:

The pastoral lease was acquired by the current holders (*Kawarau Station Limited*) in 1998 from Richard Anderson and The Trustees Executors & Agency Company of New Zealand Limited who have had interests in the lease since 1960. The lease was previously in Mr J Anderson's name since 1927 having been on the property since 1910. Mr J Anderson was Mr R J Anderson's father. Mr R J Anderson remains a principal of Kawarau Station Limited.

The current lease was preceded by Pastoral Run 1726. On review in 1959 the pastoral run was replaced by a pastoral lease (*subsequently redefined to 4813.5197 ha*) (*Folio A21218*).

Pastoral Lease 234 was renewed for a further term of 33 years from 1 July 1992.

A Cadastral plan dated 27 January 1992 details marginal strip requirements regarding Bannockburn Creek. The plan identifies Pastoral Lease 234 and points A - B adjacent to the Bannockburn as being subject to Sections 24 (9) and 24 (F) of Part IVA of the Conservation Act 1987. The marginal strip does not show on A2/1218 (*Volume 3, Folio 428*).

Landcorp wrote to DOSLI on 16 March 1992 seeking advice as to any requirements regarding marginal strips and any other title requirements that should be attended to at the time of lease renewal, being 30 June 1992. The Chief Surveyor, DOSLI replied that "*We wish to show the Bannockburn on the lease diagram*". (*Volume 3, Folio 436A*).

A boundary dispute regarding the boundary of Part Run 330A and Sections 31 and 35 Block II Bannockburn Survey District was recorded on 29 July 1997. No further correspondence appears on the files and there is no reference to the LINZ files. There has been no evidence of an issue having arisen past the initial enquiry and fire record (*Volume 3, Folio 453*).

The CCL to approved a Section 417 Certificate under the Resource Management Act 1991 for Water Race Licence 1842 Cromwell Wardens Court Registry in 1998. There is no further reference on the files and no memorial upon the Pastoral Lease A2/1218 (*Volume 3, Folio 463*).

Case 99/171 dated 10 November 1998 is an approval under delegated authority to the grant of an easement subject to the lessee waiving any entitlement to compensation from the Crown for any reduction in the value of the lease by reason of the grant of the easement. This does not appear to have been registered against A2/1218. A further submission to the Commissioner of Crown Lands is recorded in respect of a request for consent under Section 60 of the Land Act 1960 by the Bannockburn Irrigation Society (*Volume 4, Folios 22 and 18 respectively*).

Correspondence from LINZ to Knight Frank dated 14 June 1999 regarding Kawarau Pastoral Lease roading Case 98/133 makes recommendations for the deletion of certain recommendations and for insertion of additional recommendations. No further reference is located on the files and no memorial is recorded upon the Pastoral Lease A2/1218 (*Volume 4, Folio 38*).

(3) *Summary of lease document:*

The legal description, base stock limit and commencement date of the pastoral lease on Crown records held by Knight Frank are in agreement with the lease document Po234 (*Otago Registry*).

Terms of lease:

Lease stock limits:

2915 su inclusive of 1155 ewes.

Commencement date:

33 years from 1 July 1992

Difference between registered title and lease file records:

- Marginal strip - Bannockburn is not shown on A2/1218:

Landcorp wrote to DOSLI seeking advice as to any requirements regarding marginal strips and any other title requirements that should be attended to at the time of lease renewal, being 30 June 1992.

The Chief Surveyor - DOSLI replied that "We wish to show the Bannockburn on the lease diagram".

Registration - Nil

- Land area:

At 11 May 2000 land area on A2/1218 = 4813.5197 ha while the Land Status Report for Kawarau/Mount Difficulty, Property Report 1 of 5 dated 4 November 1999 identifies the land area at 4812.7440 ha, a difference of 0.7757 ha.

Memorial 940535.1 3 December 1997 records Gazette Notice 1997 Page 3672 recording two land parcels totalling 7757 m² taken from part Run 330A. There appears to have been no entry made on the run area calculation on A2/1218 to allow for the land taken under Memorial 940535.1.

- Section 417 Certificate in respect of Water Right 1842 Cromwell:

Recommendation on file for CCL to give approval to certification.

Not registered, no known reason identified.

Area adjustments:

The land area of Pastoral Lease A2/1218 is recorded on A2/1218 as being 4813.5197 ha while the Land Status Report for Kawarau/Mount Difficulty, Property Report 1 of 5 identifies the land area at 4812.7440 ha, a difference of 0.7757 ha. Refer to Memorial 940535.1 and associated comments. The apparent adjustment relates to the surrender identified in Memorial 940535.1 from the lease for roading purposes. The reduction in land area has not been identified on the title.

Registered interests:

- 689121 Memorandum stopping part of the Bannockburn Nevis Road dated 19 October 1987. Nil effect on Land Tenure Reform.
- 689492/2 Appellation - parts of within land known as Sections 143 (276 m²) and 144 (356 m²) Block I Bannockburn Survey District dated 23 October 1987. Nil effect on Land Tenure Reform.
- 705792 Surrender of part of within lease being Sections 143 and 144 Block I Bannockburn Survey District dated 29 June 1988. Nil effect on Land Tenure Reform.
- 821116 New appellation, part of within land now known as Section 2 SO 23831 (3823m²) and Section 3 SO 23831 (1600m²) dated 23 12 1992. Nil effect on Land Tenure Reform.
- 827943 Land Improvement Agreement T4729 under Section 30A of the Soil Conservation and Rivers Control Act 1941 dated 19 April 1993. Nil effect on Land Tenure Reform.
- 833809/1 Memorandum renewing the term of within the lease for a further period of 33 years commencing on 1 July 1992 dated 12 July 1993. Nil effect on Land Tenure Reform.
- 833809/4 Discharge of Land Improvement Agreement 827943 as to Sections 2 and 3 SO Plan 23831 (5423 m²). Dated 12 July 1993. Nil effect on Land Tenure Reform.
- 833809/5 Surrender of part of within lease being Sections 2 and 3 SO Plan 23831 (5423 m²) dated 12 July 1993. Nil effect on Land Tenure Reform.
- 841092/3 Right of way over section 3 SO Plan 23831 (CT 13A/632). Dated 21 October 1993. Nil effect on Land Tenure Reform.
- 841092/4 Transfer granting a right of way over part herein marked 'B' on SO Plan 23831 and Part Section 51 Block II Cromwell Survey District. (CT 13A/632). Dated 21 October 1993. Nil effect on Land Tenure Reform.
- 847380 Certificate of extension lands contained in Exploration Permit 9D/429. Dated 21 January 1994. Nil effect on Land Tenure Reform.

- 864329 Transfer being a grant of a walkways easement under the New Zealand Act 1990. Dated 6 September 1994. Nil effect on Land Tenure Reform.
- 885715 Transfer being a grant of right to convey water in favour of Carrick Irrigation Company Limited. Dated 30 June 1995. Nil effect on Land Tenure Reform.
- 904235 Pursuant to Section 417 Certificate of the Resource Management Act 1991. In respect of Water Race Licences 4931 and 3000 Cromwell Registry of the Wardens Court. Dated 14 June 1995. Nil effect on Land Tenure Reform
- 928469/2 Notice of arrangement of access to land pursuant to Section 83 Crown Minerals Act 1991. Dated 22 April 1997. Nil effect on Land Tenure Reform.
- 930463 Certificate of extension of area in Exploration Permit 90/429. Dated 27 May 1997. Nil effect on Land Tenure Reform.
- 936128.2 Gazette Notice (1997 Page 2541) declaring part of within land marked B on SO 23879 to be walkway to be known as Long Gully Walkway. Dated 8 September 1997. Nil effect on Land Tenure Reform.
- 940535.1 Gazette Notice (1997 Page 3672) declaring land market "A" on SO Plan 24592 to be road, and within land marked "C" (1887 m²) on SO Plan 24592 to be taken and amalgamated within the land in CT 4C/86J. Dated 3 December 1997. Nil effect on Land Tenure Reform.
- 951086.4 Transfer to Kawarau Station Limited. Dated 15 July 1998. Nil effect on Land Tenure Reform.
- 952121.1 Certificate of Extension of Duration of Exploration Permit 9D/429 to 7 January 2003. Dated 3 August 1998. Nil effect on Land Tenure Reform.
- 955829.1 Exploration Permit 9D/614 under Section 81 Crown Minerals Act 1991 for a term of 5 years commencing on 7 May 1998. Dated 12 October 1998. Copy of 9D/614 not available at time of search.
- 974387.2 Mortgage to Rabo Wrightson Finance Limited. Dated 3 September 1999. Nil effect on Land Tenure Reform.
- 974387.3 Mortgage to Richard John Anderson. Dated 3 September 1999. Nil effect on Land Tenure Reform

Unregistered interests:

Encumbrance or interest:

The CCL to approved a Section 417 Certificate under the Resource Management Act 1991 for water race licence 1842 Cromwell Wardens Court Registry.

No further reference on the files and no memorial upon the Pastoral Lease A2/1218.

Po234 Volume IV folio 22, easement approved in favour of the Bannockburn Irrigation Society not yet registered against A2/1218.

(4) Summarise any Government programmes approved for the lease:

Programme:

Rabbit and Land Management Property Plan T4729 for the purposes of controlling and eradicating rabbits on the land and conserving the soil and vegetation on the land.

The agreement commenced on 1 April 1990. Section 9 of the agreement specifies three considerations of duration, primarily the farmer is bound by the agreement to 30 June 2010.

(5) Summary of Land Status Report:

A Land Status Report approved by an approved person is attached. The report considers the Kawarau and Mount Difficulty Runs, both held by Kawarau Station Limited. The reports comprise five sections. Report 1 of 5 considers Part Run 330A. Report 2 of 5 considers Section 3 SO 23831 and part Section 51 Block II Bannockburn Survey District being Mount Difficulty on the northern boundary of Part Run 330A. Section 3 SO 23831 is a right of way for access from Felton Road to Part Section 51 Block II Cromwell Survey District being Mount Difficulty. Report 3 of 5 considers UCL area Section 76 Block I Bannockburn Survey District. Section 76 is located within Part Run 330A adjacent to Bannockburn Road. Report 4 of 5 considers Sections 1 and 2 SO 23879, two separate land parcels adjoining the northern boundaries of Part Run 330A, being land held for "conservation purposes". The final report, 5 of 5 considers Part Section 51 Block II Bannockburn Survey District a 971 m² police site. Report 5 of 5 does not relate to Po234.

(6) Review of topographical and Cadastral data:

- No transmitter sites are shown as present.
- Marginal strips are shown as present along the Nevis River boundary with Part Run 330A. A marginal strip is identified on the OPUS plan, Sheet 1 of 6, extending over the reach A - B as identified on the Cadastral Plan in Knight Frank file Po234 Volume 3 folio 428.
- Boundary fences are generally located consistent with the run boundaries. Some miss alignment is apparent on the OPUS best fit Cadastral Plan overlaid over the topographical map. There are no fenceline anomalies known to Knight Frank staff.
- Access onto Part Run 330A via Quartzville Road and Carricktown is via legal road which, south of Carricktown and Part Run 330A, extends beyond the run from about 920 m.a.s.l. to the top of the Carrick Range where the track or road crosses back into Part Run 330A.

The following schedules of the Proposed Central Otago District have been searched with respect to historic sites.

- (1) Schedule 19.4 Register of Heritage Buildings, Places, Sites and Objects and Heritage Trees
- (2) Schedule 19.6 Areas of Significant Indigenous Vegetation, Habitats of Indigenous Fauna and Wetlands
- (3) Schedule 19.10 Historic Reserves and Protected Private Land for Historic Purposes

There are no known historic sites identified on the above schedules within Part Run 330A. Carricktown mining settlement is located within Part Run 330A. Public walkway access is provided for from Quartzville Road to Carricktown via Memorial 864329.

(7) Details of any neighbouring Crown or conservation land:

Land Status Report 4 of 5 identifies two areas of conservation land on the northern boundaries of Part Run 330A. Both parcels are predominantly encompassed within Mount Difficulty.

No areas of neighbouring or adjoining land has been identified with the potential to be included in the tenure review associated with Part Run 330A.

(8) Summarise any uncompleted actions or potential liabilities:

A boundary dispute regarding the boundary of Part Run 330A and Sections 31 and 35 Block II Bannockburn Survey District was recorded on 29 July 1997. No further correspondence appears on the files and there is no reference to the matter on LINZ files. There has been no evidence of an issue having arisen past the initial enquiry and file record. Not a TR issue.

The CCL to approved a Section 417 Certificate under the Resource Management Act 1991 for Water Race Licence 1842 of the Cromwell Wardens Court Registry in 1998. There is no further reference on the files to this matter and there is no memorial upon Pastoral Lease A2/1218 to record Water Right 1842 Cromwell.

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Correspondence from LINZ to Knight Frank dated 14 June 1999 regarding Kawarau Pastoral Lease Roding Case No 98/133 records recommendations for deletion of certain previous recommendations and for insertion of additional recommendations. There is no further reference on the files and no memorial upon the Pastoral Lease A2/1218 to record the action as completed.

* see over page - this is the same case as recorded in memorial 940535-1 and has been completed.

Memorial 940535.1 dated 3 December 1997 records Gazette Notice 1997 Page 3672. Recording two land parcels totaling 7757 m² taken from part Run 330A. There appears to have been no entry made on the run area calculation on A2/1218 to allow for the land taken under memorial 940535.1.

SCHEDULE:

- A Land Status Report
- B Lease document

OPUS INTERNATIONAL CONSULTANTS LIMITED

DUNEDIN OFFICE

Project Number 6NI11 01 016YD

This report has been prepared on the instruction of Land Information New Zealand in terms of Contract No: 50175 dated September 1999 and is undertaken for the purposes of the Crown Pastoral Land Act 1998.



LAND STATUS REPORT for Kawarau / Mt Difficulty			LIPS Ref
Property	4	of	5 Conservation Land

Land District	Otago
Legal Description	Sections 1 and 2 SO 23879
Area	321.6461 ha
Status	Land held for Conservation Purposes under the Conservation Act 1987.
Instrument of title / lease	New Zealand Gazette 1994 page 1118 [no evidence found that this has been registered]
Encumbrances	Subject to Part IX 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 the 1848 Kemp Purchase.
Statute	Conservation Act 1987.

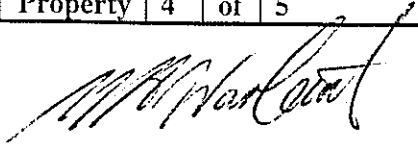
Data Correct as at	4 November 1999
[Certification Attached]	

Prepared by	G Patrick
Crown Accredited Agent	Opus International Consultants Ltd, Dunedin

Certification – as to status

Pursuant to Section 11(1)(1) 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 held for Conservation Purposes under the Conservation Act 1987 [New Zealand Gazette 1994 page 1118].

LAND STATUS REPORT for Kawarua / Mt Difficulty				LIPS Ref
Property	4	of	5	Conservation Land



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

17 / 11 / 1999

<p>Notes : This information does not affect the status of the land but was identified as possibly requiring further investigation the due diligence stage : See Crown Pastoral Standard 6 paragraph 6.</p>	
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LAND STATUS REPORT for Kawarua / Mt Difficulty				LIPS Ref
Property	4	of	5	Conservation Land

Research Data: *Some Items may be not applicable*

SDI Print Obtained	Yes / No
NZMS 261 Ref	F41
Local Authority	Central Otago District Council
Crown Acquisition Map	Kemp
SO Plan	SO 23879 approved March 1983 being a plan of Sections 1 & 2 and easements.
Relevant Gazette Notices	New Zealand Gazette 1994 page 1118 declaring land held for conservation purposes.
CT Ref / Lease Ref	
Plan Index	Not applicable.
Legalisation Cards	SO 23879 – attached
CLR	Not searched.
Allocation Maps (if applicable)	F41 Nothing showing affecting this land.
VNZ Ref - if known	Not known.
Crown Grant Maps	Not searched.
If Subject land Marginal Strip :	
a) Type [Sec 24(9) or Sec 58]	a) Not applicable.
b) Date Created	b)
c) Plan Reference	c)

LAND STATUS REPORT for Kawarua / Mt Difficulty				LIPS Ref
Property	4	of	5	Conservation Land

Research – continued

If Crown land – Check Irrigation Maps.	F41 Nothing showing affecting this land.
Mining Maps	F41 Nothing noted.
<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>c) Gazette Ref</p>	<p>a) SO Plan – Not applicable.</p> <p>b) Proc Plan</p> <p>c) Gazette Ref</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 applicable.</p> <p>b) Subject to Part IX of the Ngai Tahu Claims Settlement Act 1998 [Relevant Land].</p> <p>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 the 1848 Kemp Purchase.. <input type="checkbox"/> Contained in [provide evidence].</p> <p>d)</p>

**OPUS INTERNATIONAL CONSULTANTS LIMITED
DUNEDIN OFFICE**

Project Number 6NI11 01 016YD

This report has been prepared on the instruction of Land Information New Zealand in terms of Contract No: 50175 dated September 1999 and is undertaken for the purposes of the Crown Pastoral Land Act 1998.



LAND STATUS REPORT for Kawarau / Mt Difficulty			LIPS Ref
Property	5	of	5
			Police Site

Land District	Otago
Legal Description	Part Section 51 Block II Cromwell SD
Area	971m ²
Status	Crown Land under the Land Act 1948 subject to GN 933654.2 - leasehold interest acquired for Police and Public Safety Communication purposes.
Instrument of title / lease	Gazette Notice 933654.2
Encumbrances	Subject to Part IX 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 the 1848 Kemp Purchase.
Statute	Land Act 1948 for lessor's interest and Public Works Act 1981 for leasehold interest.

Data Correct as at	4 November 1999
[Certification Attached]	


Prepared by	G Patrick
Crown Accredited Agent	Opus International Consultants Ltd, Dunedin

Certification – as to status

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 held as Crown

LAND STATUS REPORT for Kawarua / Mt Difficulty				LIPS Ref
Property	5	of	5	Police Site

Land under the Land Act 1948 and leasehold interest acquired for Police and Public Safety Communication purposes [GN 933654.2].



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

17 / 11 / 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.

There appears to be no legal access to this site. There is a probability that the physical access is via the right of way defined on DP 24052 [Telecom].

LAND STATUS REPORT for Kawarua / Mt Difficulty				LIPS Ref
Property	5	of	5	Police Site

Research Data: Some Items may be not applicable

SDI Print Obtained	Yes / No
NZMS 261 Ref	F41
Local Authority	Central Otago District Council
Crown Acquisition Map	Kemp
SO Plan	SO 24302 approved October 1995 being a plan of Land to be acquired for Communication for Police and Public Safety Purposes.
Relevant Gazette Notices	GN 933654.2 New Zealand Gazette 1997 page 1518 and 1997 page 1577 [correcting original Notice by amending Chief Surveyor's office from Invercargill to Dunedin].
CI Ref / Lease Ref	
Plan Index	Not applicable.
Legalisation Cards	SO 24302 – attached
CLR	Not searched.
Allocation Maps (if applicable)	F41 Nothing showing affecting this land.
VNZ Ref - if known	Not known.
Crown Grant Maps	Not searched.
subject land Marginal Strip :	
a) Type [Sec 24(9) or Sec 58]	a) Not applicable.
b) Date Created	b)
c) Plan Reference	c)

LAND STATUS REPORT for Kawarua / Mt Difficulty				LIPS Ref
Property	5	of	5	Police Site

Research – continued

If Crown land – Check Irrigation Maps.	F41 Nothing showing affecting this land.
Mining Maps	F41 Nothing noted.
<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>c) Gazette Ref</p>	<p>a) SO Plan – Not applicable.</p> <p>b) Proc Plan</p> <p>c) Gazette Ref</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 applicable.</p> <p>b) Subject to Part IX of the Ngai Tahu Claims Settlement Act 1998 [Relevant Land].</p> <p>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 the 1848 Kemp Purchase.. <input type="checkbox"/> Contained in [provide evidence].</p> <p>d)</p>