



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

Identifier **OT10B/1452**

Land Registration District **Otago**

Date Issued 13 December 1985

Prior References

OT10A/748

Estate	Fee Simple
Area	67.8380 hectares more or less
Legal Description	Section 64-65 Block IV Wakefield Survey District

Registered Owners

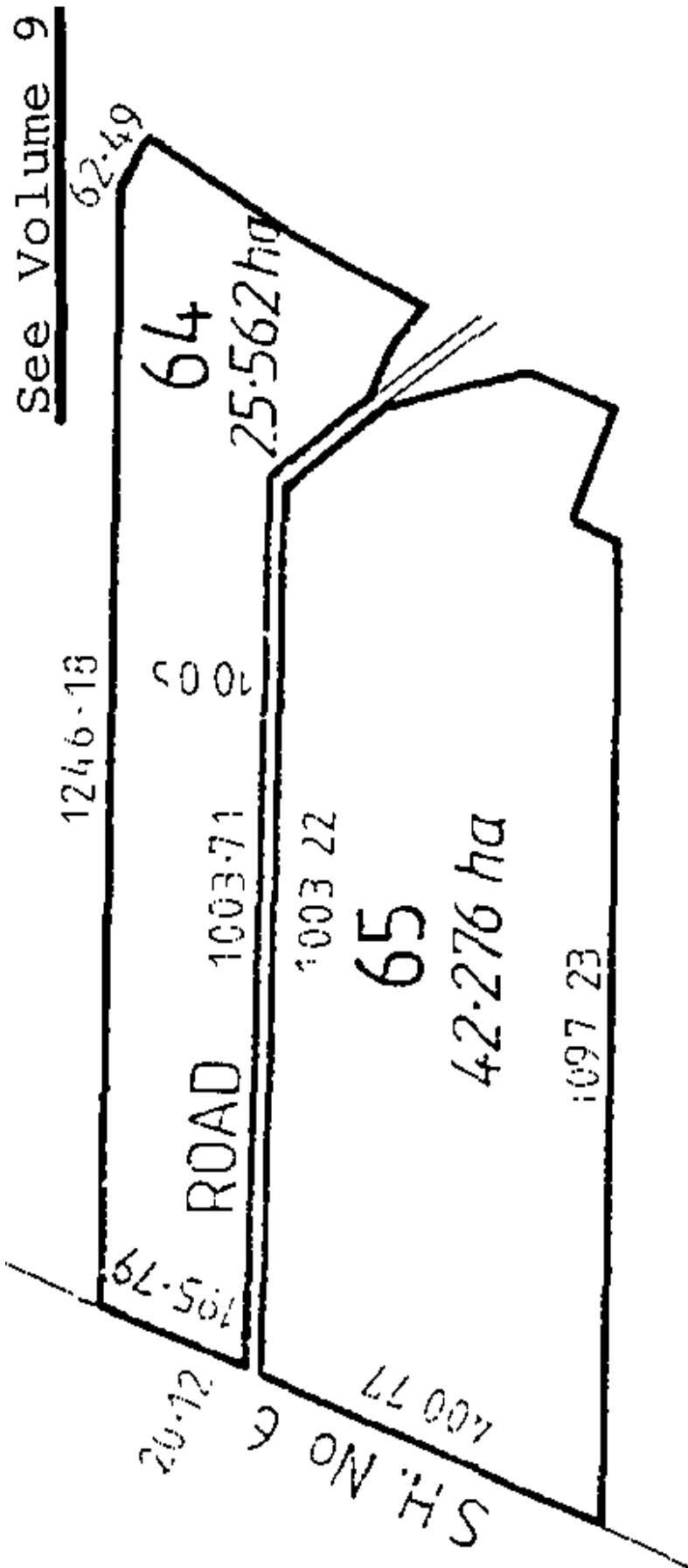
Fulton Hogan Limited

Interests

Subject to Section 8 Mining Act 1971

Subject to Section 5 Coal Mines Act 1979

5041663.1 Gazette Notice (2001/1044) declaring adjoining road (S.H.No. 6) to be limited access road - 11.5.2001 at 9:31 am





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

Identifier **1019401**

Land Registration District **Otago**

Date Issued 22 September 2021

Prior References

1019400 407414

Estate	Fee Simple
Area	50.3315 hectares more or less
Legal Description	Part Section 62-63 Block IV Wakefield Survey District and Part Section 63 Block IV Wakefield Survey District and Section 1 Survey Office Plan 365897 and Section 4 Survey Office Plan 557380

Registered Owners

Fulton Hogan Limited

Interests

Subject to Section 8 Mining Act 1971 (affects part formerly Part Section 62-63 Block IV and Part Section 63 Block IV Wakefield Survey District contained in RT OT10B/738)

Subject to Section 5 Coal Mines Act 1979 (affects part formerly Part Section 62-63 Block IV and Part Section 63 Block IV Wakefield Survey District contained in RT OT10B/738)

5041663.1 Gazette Notice (2001/1044) declaring adjoining road (S.H.No. 6) to be limited access road - 11.5.2001 at 9:31 am (affects Part Sections 62 and 63 Block IV Wakefield SD)

5057376.2 Notice pursuant to Section 91 Transit New Zealand Act 1989 - 10.7.2001 at 2:30 pm (affects Part Section 62 Block IV Wakefield SD)

Subject to Part IVA Conservation Act 1987 (affects Section 4 SO 557380)

Subject to Section 11 Crown Minerals Act 1991 (affects Section 4 SO 557380)

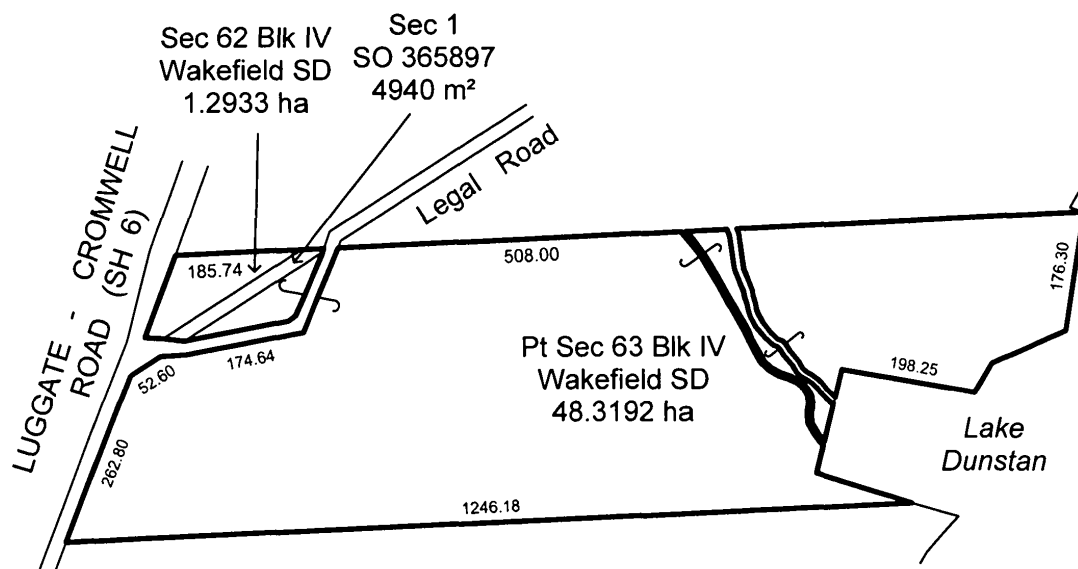
Subject to a right (in gross) to convey electricity over part Section 63 Block IV Wakefield Survey District marked A, B and C on DP 565798 and a right (in gross) to transform electricity over part Section 63 Block IV Wakefield Survey District marked A and C on DP 565798 in favour of Aurora Energy Limited created by Easement Instrument 12279403.1 - 15.11.2021 at 9:19 am

Title Diagram ct 40741

Cpy - 01/01, Pgs - 001, 22/02/08, 09:06

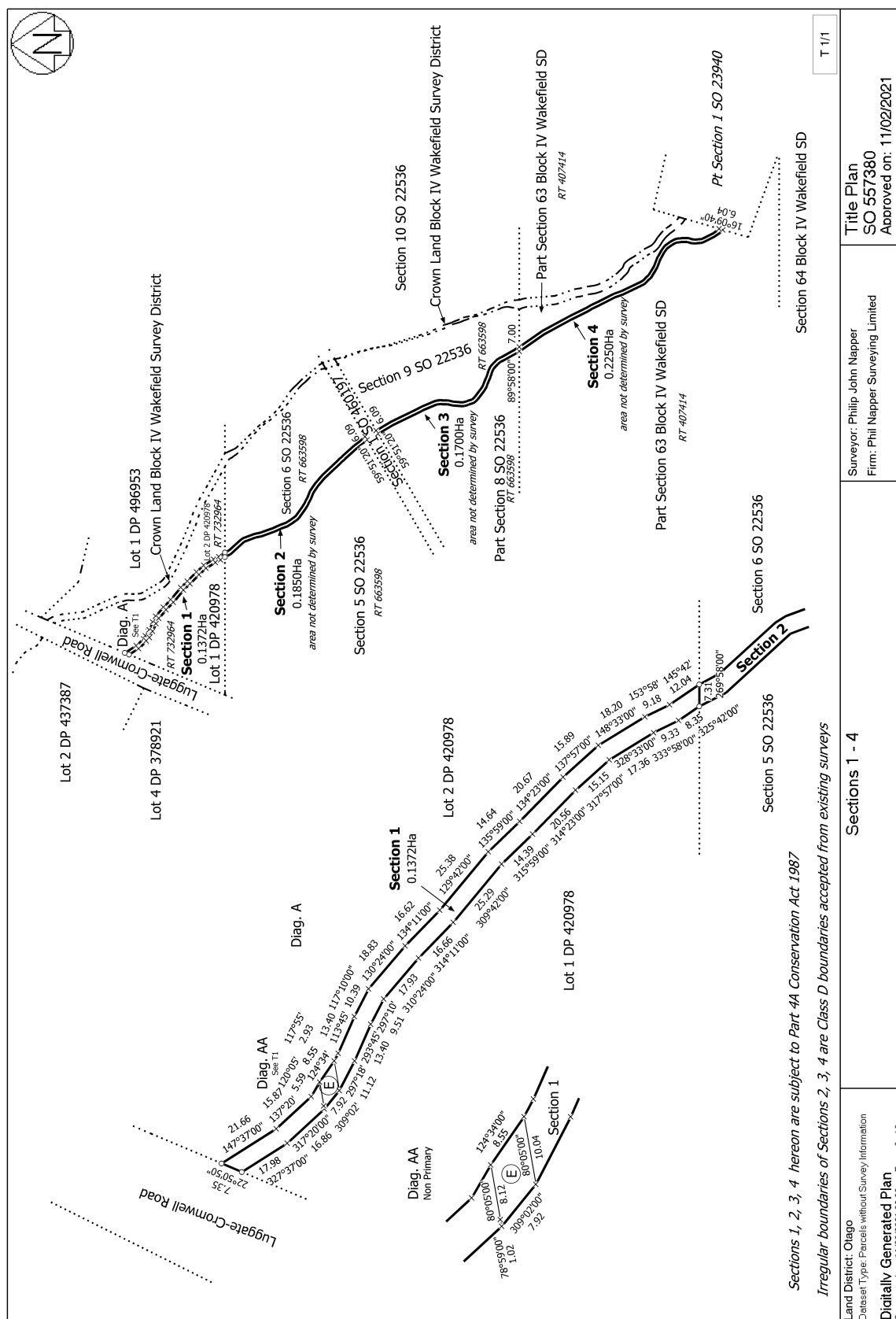


DocID: 212144396



Total area: 50.1065 ha

For further dimensions see SO 365897 & SO 20808



Declaring State Highway to be Limited Access Road—Dunedin Region

It is notified that Transit New Zealand, by resolution dated 4 April 2001 and pursuant to section 88 (1) of the Transit New Zealand Act 1989, hereby declares those parts of State highway described in the Schedule hereto, and as more particularly shown on plans LA/13/006/893/A, LA/13/006/918/A, LA/13/006/942/C, LA/14/006/1111/A, LA/14/093/000/A and LA/14/096/050/A and accompanying Schedules held in the office of the Regional Manager, Transit New Zealand, Dunedin, and there available for public inspection, to be limited access road.

Schedule

1. That section of State Highway No. 6 that is:
 - (a) At Wanaka, commencing at Mt Iron (Route Position 893/0.0) and proceeding generally in an easterly direction to the intersection with State Highway No. 8A (Route Position 901/0.0); a distance of 8 kilometres.
 - (b) At Cromwell, commencing at Gravelly Gully (Route Position 918/5.65) and proceeding generally in a southerly direction to Shortcut Road (Route Position 983/3.12); a distance of 17.47 kilometres.
 - (c) At Cromwell, commencing at Cemetery Road (Route Position 942/3.15) and proceeding generally in a westerly direction to the Goldfields Mining Centre at Kawarau Gorge (Route Position 942/8.06); a distance of 4.91 kilometres.
 - (d) At Dipton, commencing at the Dipton Rest Area (Route Position 1111/5.65) and proceeding generally in a southerly direction to Deans Road, Winton (Route Position 1143/0.0); a distance of 26.35 kilometres.
2. That section of State Highway No. 93 that is at Clinton, commencing at Merrie Creek Road (Route Position 00/0.35) and proceeding generally in a westerly direction to Mataura (Route Position 31/10.19); a distance of 40.84 kilometres.
3. That section of State Highway No. 96 that is at Winton, commencing at the junction with State Highway No. 6 (Route Position 50/0.0) and proceeding generally in a westerly direction to Hundred Line Road (Route Position 66/0.18); a distance of 16.18 kilometres.

Dated at Wellington this 19th day of April 2001.

Signed on behalf of Transit New Zealand by:

M. K. LAUDER, State Highway Control Manager.

au2995

GN SR11663.1 GAZETTE NOTICE/ORDR
COPY-01/01.P65-002.25/05/01-08:57



DocID: 110205173

Schedule for Gazette Notice No 2995 dated 03/05/2001 page 1044 declaring State Highway to be Limited Access Road, State Highway 6, Gravelly Gully to Shortcut Road

Sec 1, SO 23729 16D/244	Pt Sec 1, Block 3, Cromwell SD 8C/1231
Sec 2, SO 24769 9C/1263	Sec 3, SO 22347 279/13
Lot 1, DP 24633 16C/650	Lot 1, DP 20738 12B/535
Pt Sec 17, Block 2, Tarras SD 16C/651	Sec 4, SO 23940 18C/859
Pt Sec 22, Block 2, Tarras SD 15D/1103	Sec 2, SO 22347 19A/1129
Sec 25, Block 2, Tarras SD 10C/1425	Pt Sec 43, Block 5, Cromwell SD 19A/1129
Pt Sec 50, Block 1, Wakefield SD 11B/1263	Sec 1, SO 24210 18C/976
Lot 1, DP 300388 CT 2410	Sec 4, SO 22072 18C/291
Lot 1, DP 24589 16C/333	Sec 72, Block 4, Wakefield SD 18C/291
Lot 3, DP 300388 CT 2412	Sec 2, SO 22072 18C/291
Lot 1, DP 26218 18B/212	Sec 3, SO 22072 18C/291
Lot 2, DP 26218 18B/213	Lot 1, DP 27576 19A/605
Lot 9, DP 24590 16C/323	Lot 5, DP 27663 18D/265
Lot 10, DP 24590 16C/324	Lot 4, DP 27663 18D/265
Lot 1, DP 20851 15C/308	Lot 1, DP 10777 1C/733
Lot 1, DP300306 CT 2125	Lot 1, DP 27370 19A/711
Lot 2, DP 26694 18D/283	Lot 1, DP 27386 19A/710
Lot 1, DP 26694 18D/283	Lot 2, DP 25503 17C/505
Sec 5, SO 22536 17C/760	Lot 1, DP 25503 17C/504
Sec 62, Block 4, Wakefield SD 10B/738	Lot 1, DP 24987 17A/100
Sec 63, Block 4, Wakefield SD 10B/738	Lot 2, DP 25665 17D/54
Sec 64, Block 4, Wakefield SD 10B/1452	Lot 1, DP 25665 17D/53
Sec 65, Block 4, Wakefield SD 10B/1452	Lot 3, DP 24478 16B/1161
Pt Sec 66, Block 4, Wakefield SD 17D/524	Sec 41, Block 4, Wakefield SD 19C/3
Pt Sec 67, Block 4, Wakefield SD 16B/627	Lot 1, DP 24301 17C/534
Sec 68, Block 4, Wakefield SD 19C/1223	Lot 2, DP 24301 16B/510
Pt Sec 70, Block 4, Wakefield SD 19A/421	Sec 32, Block 1, Wakefield SD 15C/321
Lot 2, DP 27268 19A/420	Sec 30, Block 1, Wakefield SD 368/52
Sec 71, Block 4, Wakefield SD 9C/1226	Lot 3, DP 27337 19A/537
Sec 1, SO 23940 8C/859	Lot 2, DP 27494 19A/905
Lot 1, DP 23948 16A/411	Lot 2, DP 27849 19B/621
Lot 1, DP 300551 CT 2400	Lot 7, DP 27849 19B/626
Lot 2, DP 300551 CT 2400	Run 730, SO 13403 1C/818
Lot 1, DP 300550 CT 2399	Run 731, SO 13404 1C/817
Lot 4, DP 12759 5B/1176	Sec 37, Block 1, Wakefield SD 11B/1263
Pt Lot 1, DP 17297 13B/499	Run 731, SO 13404 1C/817
Pt Sec 53, Block 3, Cromwell SD 136/219	Sec 21, Block 1, Tarras SD 15D/1103
Pt Sec 2, Sunnyside Subdivision 5D/806	Sec 1, SO 24769 9C/1263
Sec 1, SO 22345 18C/754	Sec 1, SO 22346 18C/754
Pt Lot 1, DP 17171 8C/1230	Crown Land, Block 3, Cromwell SD, SO 367

**NOTICE BY TRANSIT NEW ZEALAND AUTHORISING A
CROSSING PLACE TO AND FROM A LIMITED ACCESS ROAD
UNDER SECTIONS 90 AND 91 TRANSIT NEW ZEALAND ACT 1989**

State Highway No:	6
Declared section of Limited Access Road:	Gravelly Gully to Shortcut Road declared a limited access road in NZ Gazette dated 03/05/2001 at page 1044
Description of the parcel(s) of land to which this Notice refers (described in this Notice as "the Property"):	Sec 62, Block 4, Wakefield SD 10B/738

SPECIFICATION OF LOCATION OF CROSSING PLACE(S)

- 1 Pursuant to sections 90 and 91 of the Transit New Zealand Act 1989, this Notice records that at the crossing place(s) numbered **34** on Plan Number LA/13/006/918/A, vehicles may proceed to and from the Limited Access Road and from and to the property. A copy of the plan is available for inspection at the Transit New Zealand (Transit) Regional Office at Dunedin.
- 2 The crossing place(s) shall be located on the road frontage 145 metres from the preceding boundary.

Dated this 9 th day of July 2001

C91 5057376.2 NOTICE UNDER SECT1
CPV-01/01.PGS-002.10/07/01.16:15



Doc ID: 110224693

SIGNED for and on behalf of
TRANSIT NEW ZEALAND

.....
Maree Faid Regional Planner for
Regional Manager - Dunedin
(acting pursuant to delegated authority)

ADVICE NOTES

- (a) At the time of issue of this notice, the crossing place(s) is used as quarry.
- (b) If the crossing place(s) was in existence at the time of the declaration of the State highway as a Limited Access Road, this notice does not confirm the acceptability of its safety or standard of design and construction for its current use. If the owner has any concerns in this regard, he/she should contact Transit.
- (c) Transit has standards for the design and construction of crossing places to State highways, and requires the owner to adopt those standards when making any changes to the use, location or design of the crossing place(s).
- (d) A separate written permission from the Regional Manager in accordance with section 51 of the Transit New Zealand Act 1989, is required before any work may be done on the State highway, other than routine maintenance which is to be done by the owner of the Property. This notice does not constitute that written permission.
- (e) Transit wishes to emphasise that section 91 of the Transit New Zealand Act 1989 gives Transit the power to cancel the right to use a crossing place(s). This will only be exercised after the owner has been given the opportunity to discuss the matter with Transit. In summary, Transit's cancellation powers will apply in the following situations:
 - (i) when there is a change to the legal description of the Property; or
 - (ii) when there is a change in the location of the crossing place(s); or
 - (iii) when another crossing place(s) is authorised; or
 - (iv) where access to the Property is available from another road.

10.7.2001 505 7376.2
PARTICULARS ENTERED IN REGISTER

LAND REGISTRY OTAGO

FOR REGISTRAR-GENERAL OF LAND



View Instrument Details



Instrument No	12240857.1
Status	Registered
Date & Time Lodged	22 September 2021 15:06
Lodged By	Roud, Eugene
Instrument Type	Certificate under s116 Land Act 1948



Toitū Te Whenua
Land Information
New Zealand

Affected Records of Title	Land District
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1019400	Canterbury
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Annexure Schedule Contains 1 Pages.

Signature

Signed by Eugene Roud as Crown Representative on 22/09/2021 03:05 PM

***** End of Report *****

Certificate
under section 116 of the Land Act 1948
for the Issue of a Certificate of Title
under the Land Transfer Act 2017



Number:.....

Land District of: Otago

Name, occupation, and address of person entitled to Crown grant: Fulton Hogan Limited

Statutory authority for issue of certificate of title: s.54(1)(d) Land Act 1948

Area: 0.2250 hectares

Description of land: Section 4 Survey Office Plan 557380

Purchase price: \$9,000 exclusive of GST (if any)

Date from which entitled: 17 September 2021

Trusts, reservations, and restrictions affecting land, and general remarks:

Subject to: Section 10 & 11 of the Crown Minerals Act 1991
Part IVA of the Conservation Act 1987

I Herby Certify that the above particulars are correct, and the District Land Registrar is hereby authorised to issue accordingly a certificate of title under the Land Transfer Act 2017 instead of a Crown grant.

Commissioner of Crown Lands or a person acting for and on behalf of the Commissioner of Crown Lands pursuant to a delegation under section 41 of the State Sector Act 1988

Name: David James Clark

[Signature] 22-09-21
Signature Date

Correct as to Legal Description
Approving Surveyor

Name: Anthony Paul Nikkel

[Signature] 24/8/2021
Signature Date

I certify that all payments have been paid into the
Crown Account

Name: Gerald Peter Dwyer

[Signature] 17/9/2021
Signature Date

Previous Reference:

File Reference: PRY-A30-3995138-DIS-A/01

View Instrument Details



Instrument No 12279403.1
Status Registered
Date & Time Lodged 15 November 2021 09:19
Lodged By Winter, Matthew James
Instrument Type Easement Instrument



Affected Records of Title	Land District
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1019401	Otago
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Annexure Schedule Contains 6 Pages.

Grantor Certifications

I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

Signature

Signed by Matthew James Winter as Grantor Representative on 04/11/2021 05:13 PM

Grantee Certifications

I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

Signature

Signed by Rosemary Erin Clark as Grantee Representative on 12/11/2021 12:05 PM

*** End of Report ***

Form 22

Easement instrument to grant easement or *profit à prendre*
(Section 109 Land Transfer Act 2017)

Grantor

FULTON HOGAN LIMITED

Grantee

AURORA ENERGY LIMITED

Grant of Easement or *Profit à prendre*

The Grantor being the registered owner of the burdened land set out in Schedule A grants to the Grantee (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s)

Schedule A

Continue in additional Annexure Schedule, if required

Purpose of Easement, or <i>profit</i>	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Right to Convey Electricity	A, B and C as shown on DP 565798	Part Section 63 Block IV Wakefield Survey District held in RT 1019401	In gross
Right to Transform Electricity	A & C as shown on DP 565798	Part Section 63 Block IV Wakefield Survey District held in RT 1019401	In gross

Easements or *profits à prendre* rights and powers (including terms, covenants and conditions)

Delete phrases in [] and insert memorandum number as required; continue in additional Annexure Schedule, if required

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2018 and/or Schedule 5 of the Property Law Act 2007

The implied rights and powers are hereby **[varied]** **[negative]** **[added to]** or **[substituted]** by:

~~[Memorandum number _____, registered under section 209 of the Land Transfer Act 2017]~~

[the provisions set out in Annexure Schedule 2]

Annexure Schedule 2

CONTINUATION OF "EASEMENTS OR *PROFITS À PRENDRE* RIGHTS AND POWERS (INCLUDING TERMS, COVENANTS AND CONDITIONS)"

The Grantee shall have as easements in gross forever in favour of the Grantee the following rights:-

- (a) To convey electricity under and through the soil of those parts of the land in Record of Title 1019401 marked A, B and C on Deposited Plan 565798 (hereinafter referred to as "the electricity cable easements");
- (b) To establish and maintain on those parts of the land in Record of Title 1019401 marked A and C on Deposited Plan 565798 an electricity transformer and ancillary equipment (hereinafter referred to as "the transformer sites").

(the said Record of Title 1019401 is hereinafter referred to as "the burdened land").

TERMS, CONDITIONS, COVENANTS OR RESTRICTIONS IN RESPECT OF THE RIGHT TO CONVEY ELECTRICITY AND MAINTAIN ELECTRICITY TRANSFORMERS AND ANCILLARY EQUIPMENT

A. ELECTRICITY CABLE EASEMENTS

The Grantee shall have the right

- (a) To lead and convey electricity, electric impulses, and ancillary telecommunications without interruption or impediment (except during any periods of necessary renewal or repair) by means of conduits, cables, pipes and ancillary equipment laid or to be laid under the surface of and through the soil of the electricity cable easements.
- (b) To lay, place, inspect, repair, maintain, renew, upgrade and replace under the electricity cable easements such conduits, cables, pipes and ancillary equipment as may be necessary to convey such electricity, electric impulses, and ancillary telecommunications by means of the said conduits, cables, pipes and ancillary equipment.
- (c) For the Grantee its servants, agents, workmen and contractors to enter and remain on such part or parts of the burdened lands as may be necessary to secure access to the electricity cable easements and the said conduits, cables, pipes and ancillary equipment and on such parts of the burdened lands as may be necessary for the purpose of laying, placing, inspecting, repairing, maintaining, renewing, upgrading and replacing the said conduits, cables, pipes and ancillary equipment together with full power and authority for the Grantee its surveyors, engineers, workmen, agents and servants with or without vehicles implements machinery and equipment from time to time and at all times to enter and remain on the said part or parts of the burdened lands as may be necessary for the purpose of exercising and enjoying all or any of the rights privileges and easements granted in this instrument.

B. ELECTRICITY TRANSFORMER EASEMENTS**The Grantee shall have the right**

- (a) To construct, install, place, inspect, repair, maintain, renew, upgrade and replace on the transformer sites electricity transformers and ancillary equipment.
- (b) To lay, place, inspect, repair, maintain, renew, upgrade and replace on or under the transformer sites cables for the transmission of electrical energy and ancillary telecommunications together with the right to transmit electrical energy and telecommunications through and along the said cables.
- (c) For the Grantee its servants, agents, workmen and contractors to enter and remain on such part or parts of the burdened land as may be necessary to secure access to the transformer sites and the said electricity cables and on such parts of the burdened land as may be necessary for the purpose of constructing, installing, laying, placing, inspecting, repairing, maintaining, renewing, upgrading and replacing the said electricity transformers and ancillary equipment and the said cables together with full power and authority for the Grantee its surveyors, engineers, workmen, agents and servants with or without vehicles implements machinery and equipment from time to time and at all times to enter and remain on the said part or parts of the burdened land as may be necessary for the purpose of exercising and enjoying all or any of the rights privileges and easements granted in this instrument.

1. The Grantor covenants with the Grantee

- (a) Not to place any building or other structure or plant any tree or shrub or alter the natural level of the land on the electricity cable easements and the transformer sites without the prior written consent of the Grantee.

The Grantor may use the easement area including the land above the easement facility as an accessway and/or yard (which may be surfaced with chip seal or similar). The Grantor will not surface the easement area within accessway/yard with concrete unless a spare duct has been laid for any cabling through the electricity cable easement and the transformer sites.

- (b) To take all reasonable steps to ensure that their tenants, agents and workmen do not do any wilful or negligent act or thing whereby the said conduits, cables, pipes and ancillary equipment, the electricity transformer and ancillary equipment and the said electricity cables shall be damaged or destroyed. If it is established that the damage was caused by the negligent or wilful act of the Grantor or their tenants, agents or workmen then the Grantor shall be responsible for the repair and/or replacement required. Any work so required shall be carried out by a Contractor selected by the Grantee.
- (c) Not at any time permit or suffer any act or thing whereby the rights, powers, liberties, licences and easements hereby granted to the Grantee may be interfered with or affected.
- (d) That the Grantee will not be required to erect or maintain a fence around the transformer site or the said electricity transformer and ancillary equipment and except in respect of rubbish debris or obstruction left there by the Grantee the Grantee shall not be responsible for the normal maintenance of those parts of

the transformer site not covered by the said electricity transformer and ancillary equipment or keeping the same clean and tidy.

2. The Grantee covenants with the Grantor that upon the exercising of any of its rights the Grantee shall

- (a) Cause as little damage and disturbance as possible to the burdened lands, the Grantor and the occupiers of the burdened land;
- (b) Restore the burdened lands as near as reasonably possible to its previous condition;
- (c) Make good at the Grantee's expense any damage caused by the Grantee (or its contractors or agents) to the buildings, erections and fences of the Grantor or on the burdened land.
- (d) Not except while work is being carried on upon the burdened lands leave on that part of the burdened land not covered by the electricity easements any rubbish or debris or obstruction.
- (e) Not except while work is being carried on upon the burdened land leave on that part of the burdened land not covered by the electricity transformer and ancillary equipment any rubbish or debris or obstruction.

3. Other covenants:

- (a) The Grantor may require the Grantee to relocate the electricity cable easement and the transformer sites to another location on the Grantor's land, and to surrender this easement (to be replaced by a new easement in the new location of the electricity cable easement and the transformer sites), if the Grantor considers this necessary or desirable for the purpose of any future subdivision, development or change in use of the burdened land. The Grantor will meet the actual and reasonable costs of any such relocation (i.e. the cost of physical works and the legal, survey and registration costs relating to surrendering the easement and creating a new easement, including Grantee's reasonable legal costs).
- (b) If the Grantee or its contractors requires access to the land to carry out inspections, maintenance or repairs, it will give not less than 2 working days notice to the Grantor. In the case of an emergency where urgent access is required, it will first notify the Emergency After Hours Contact provided by the Grantor.
- (c) The Grantee will at all times while on the Grantor's premises:
 - i. Comply with all applicable health and safety legislation and regulations including the Health & Safety at Work Act 2015;
 - ii. Ensure, so far as is reasonably practicable, the health and safety of its workers and those who may be influenced or directed by the Grantee;
 - iii. Ensure the health and safety of other persons is not put at risk from the work carried out by the Grantee; and
 - iv. Comply with the Grantor's health and safety processes and procedures (including the requirement of the Grantor for any persons undertaking work

on its site to first undertake a site induction) and the reasonable instructions of the Grantor regarding health and safety while on the Grantor's site; and

- v. and will ensure that its employees and contractors also comply with the above.
- (d) Except as otherwise agreed, the cost of the works contemplated by A and B above, and the cost of repairing and maintaining the electricity cable easements and the transformer sites, so as to keep it in good order and to prevent it from becoming a danger or nuisance (which will be the responsibility of the Grantee), will be met by the Grantee.
- (e) Clause 11(3) of Schedule 5 of the Land Transfer Regulations 2018 is deleted.