

Survey Information

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www.linz.govt.nz/publications/ttalk



This month has seen the completion and release of the Ross Sea Geodetic Datum that will tie together some of the many datums that have been used in the area over the last 40 or so years.

As you will also note below, further work is being done on the use of GPS for cadastral surveying.

Tony Bevin
Surveyor-General

New Antarctic Datum Released

A new geodetic datum, Ross Sea Region Geodetic Datum 2000 (RSRGD2000) was implemented in the Ross Sea Region of the Ross Dependency in November 2000.

This new datum integrates new survey data collected by the Department of Survey and Land Information and the US Geological Survey collected over the past five years as part of a joint project. Zero, first, second, and third Order 2000 stations have been realised forming the framework for the new datum and the basis of a regional unified spatial framework for mapping, search and rescue, science and land management.

The new datum, which is tied to the International Terrestrial Reference System, replaces a number of local datums, such as Camp Area Datum, that have been used over the past 40 years. The new datum is compatible with NZGD2000 and WGS84. The next phase of this project is to integrate and translate data from the older datums into RSRGD2000.

Online Coordinate Transformations Available

A new service is now available through the LINZ web site that enables users to convert coordinates between the most commonly used coordinate systems in New Zealand. The service is located at <http://gdb.linz.govt.nz/cgi-bin/concord.cgi>

Coordinate conversion software can also be downloaded from the LINZ web site at <http://www.linz.govt.nz/services/surveysystem/geodetic/snap/index.html>

GPS Cadastral Guidelines

The Office of the Surveyor-General is in the process of adding to GPS Guidelines for Cadastral Surveys. Sample GPS plans and examples of presentation of data and results will be provided to aid the practitioner in carrying out GPS surveys and submitting the data to LINZ. The revised guidelines are expected early in 2001.

Updating Cadastral Survey Guidelines

At the last CS/DLR workshop it was resolved that Cadastral Survey Guidelines would in future be updated by forwarding proposals for changes or updates to the local Chief Surveyor or the Surveyor-General.

Where further investigation or ratification is required, these items will be put on the agenda for the following CS/DLR workshop for resolution.

Instances where legislation has changed, or a typographical error has occurred can be dealt with without waiting for a CS/DLR workshop.

The addition of a change-log to the Guidelines on the web site means that there will be no need to reprint the total document each time there is an update.

Quick reference guide to titles, lodgements and registration under *Landonline*

Item	Customer Action	LINZ Action	Expected Results
Abstract	<ul style="list-style-type: none"> • Leave the Firm Code blank, as you will be given a new User ID. • Double check that fees are correct. • All titles references must be correct. 	<p>Issue clients with a new User ID. Attach Priority Barcode on abstract and enter details into Landonline. Billing systems will apply for Credit Customers. Abstracts will only be validated where payment is by cash.</p>	<p>Two pages of the Abstract returned with documents.</p> <p>You will receive notification by letter that registration is authorised or rejected.</p>
Lodgements	<ul style="list-style-type: none"> • A priority book will not be used. • Deliver to counter of Christchurch LINZ Office and lodge registration. • You will need to make sure that a LINZ staff member receives your lodgement. You may have to wait a moment. • Postal lodgement is accepted. Lodgement is deemed to be 9.00 am the following day. (Caveats and Matrimonial Property Act Notices of Claim cannot be lodged by post.) 	<p>Accept lodgement and print priority barcode label and attach it to the first abstract. This will record the date and exact time of lodgement.</p> <p>Check to see if documents can be accepted.</p> <p>Image barcode labels (different from priority labels) are printed, as the documents will be scanned.</p> <p>Enter dealing into Landonline.</p>	<p>Notification that documents have been accepted or rejected.</p> <p>Duplicate copy of the title will be destroyed. A new computer duplicate title will be returned with the letter notifying rejection or registration.</p>
Productions	<ul style="list-style-type: none"> • Present to the counter of the Christchurch LINZ Office. • No change to form used. 	<p>Image the production slip and any supporting letters.</p> <p>Attach barcode label to production and give production number.</p>	<p>Red (receipt) and Yellow (authority to register) pages returned.</p> <p>New computer duplicate title returned with Green (return) page.</p>
Documents	<ul style="list-style-type: none"> • Only one copy of a document is required to be presented, eg mortgages are not presented in duplicate. • Registered documents subject to further registration are not required to be produced for noting, eg Variation of Mortgage. • Staple documents together in top left hand corner. Do not glue or stitch. Keep flat. • Use a one-page form when appropriate. • Should be on A4 standard weight paper (eg 80-100 gsm) and executed in black or dark blue ink. • Retain returned documents until notified of the final outcome. 	<p>A dealing is created in Landonline.</p> <p>Create an image barcode and attach it to the top left hand corner on the front page of the document.</p> <p>If the label is going to cover relevant information, attach a blank A4 sheet of paper and affix label to that.</p> <p>Scan the document.</p>	<p>When implementation of Landonline is completed, documents will be held for 24 hours, then returned once scanned as LINZ will not keep a paper copy of documents.</p> <p>They will have a barcode label attached.</p> <p>In the interim, as the transition continues, documents will be held until registered or rejected and will be returned with the notification form.</p>

Additional copies of the above table are available from the Christchurch and Dunedin Regional Office, or from the LINZ web site www.linz.govt.nz

RGL Rulings



This section contains rulings and decisions of the Registrar-General of Land arising from appeals, legal opinions and practice issues agreed to by all District Land Registrars. A principal aim has been standardisation of interpretation and practice nationwide. The information is applicable in all LINZ offices.

Robbie Muir
Registrar-General of Land

Lodgement of Transactions in the Otago and Southland Land Registration Districts

The conversion of title records held in the Invercargill branch office of Land Information New Zealand is currently underway. All dealings for the Otago and Southland Land Registration Districts are now being processed through the Dunedin Regional Office which is now officially the Land Registry Office for both districts (pursuant to the Land Transfer Amendment Regulations 2000 which removed the requirement to have a Land Registry Office in each Land Registration District).

As a result, the Invercargill office is no longer able to accept lodgement of transactions under the Land Transfer Act 1952. Any dealings lodged with the Invercargill office will be returned.

To ensure that the correct priority is allocated, all dealings must be lodged with the Dunedin Office either by postal lodgement:

Postal Lodgement
Land Information New Zealand
Private Bag 1929
Dunedin

or by courier, in person or by agent:

5th Floor
John Wickcliffe House
The Exchange
Princes Street
Dunedin

These changes have already been publicly notified through national newspapers and New Zealand Law Society publications.

- Search requests for Southland records may be made at either the Dunedin or the Invercargill offices until further notice.

- Section 26(4) of the Land Transfer (Automation) Amendment Act 1998 excludes caveats of any kind and notices of claim under the Matrimonial Property Act 1976 from postal lodgement.
- If a caveat relates to a Southland certificate of title the address for service for a section 145 notice must still be in the Southland Land Registration District even though it is being processed in the Dunedin Office (see s138(1) Land Transfer Act 1952). This requirement will be re-examined as part of the review of the Land Transfer Act 1952.

Deeds Registration Districts

An Order-in-Council amalgamating the Southland and Otago Deeds Registration Districts has been published in the New Zealand Gazette (Issue No 142, p3745) and takes effect from 15 December 2000.

This has the effect of merging the Otago and Southland districts to create one new district and the Dunedin Regional Office of Land Information New Zealand becomes the Deeds Register Office for the new district.

RGL Standards and Guidelines Development

The Registrar-General of Land Group is currently working on a new set of standards and guidelines for distribution to both internal LINZ employees and external users. It is intended that the standards and guidelines provide a broad framework of material relating to regulatory compliance for land title registration.

In the past such information was obtainable through a number of resources, such as technical circulars and published material.

The key aim for this ongoing initiative is to centralise all relevant regulatory information to ensure timeliness and accessibility, and to provide a recognised, authoritative source for users. The information will effectively become 'living documents' that will be updated or amended when necessary.

Although the initial set published by the Registrar-General of Land will be minimal, over the next six months up to 30 standards and guidelines are expected to be published.

The subject areas covered will include:

- Caveats
- **Landonline**
- Resource Management Act and Subdivision
- Form approval process
- Maori land
- Reserves
- Corrections to the Register
- Riverbeds, accretion, erosion and marginal strips
- Life estates
- Crown land
- Mines and minerals
- Unit titles
- Landlocked land
- Witnessing and execution
- Powers of attorney.

Suggestions for other subject areas are welcome.

As reported in the last issue of *Torrens talk*, the RGL and OSG have implemented the KnowledgeBase website for viewing RGL and OSG standards, guidelines and policies.

The LINZ KnowledgeBase website can be found at www.info.linz.govt.nz

Transfer (Automation) Amendment Act 1998. A leasehold certificate of title will then be issued under section 13 of the Land Transfer Act 1952. Accordingly, in addition to the registration fee, a fee of \$131 will be payable for the creation of the new leasehold certificate of title.

- **Mortgage dealings**

Where evidence of a prior change of name or vesting pertaining to a mortgagee is required (say for a discharge or variation of mortgage), such details should be provided in the form of a separate certificate or recital rather than being endorsed or stamped on the duplicate

copy of the mortgage. This is necessary under the **Landonline** system because duplicate copies of mortgages are not required to be produced for noting.

A practice note to this effect has been forwarded to the major banks and lending institutions.

Operations



The Operations section of Torrens talk now appears on the LINZ web site. The Internet gives us the ability to bring you the latest information on activity volumes and performance achievements as soon as they become available. LINZ's web site also contains a wide range of survey and title information – including details on the recent decision by the Government regarding the storage of paper land records.

Please send us your feedback by writing to info@linz.govt.nz and we'll see you on the Internet.

Carolina Gartner
General Manager Operations

Welcome to Land Information New Zealand

Looking you to core Government land and seabed information.

What's New

Welcome to our newly revised website. We have made changes to help you access information more easily. Your [feedback](#) is welcomed.

- [Tender \(17/1/2000\) for Shipping Lane 3 Hydrographic Survey](#) is now available (PDF format 856K)
- [Press Release \(1/11/2000\) - LINZ appoints new Registrar-General of Land](#)
- [New Zealand Continental Shelf Magazine](#) now available (PDF format 900K)
- [Coordinate conversions](#) now available online
- [2000/2001 Strategic Business Plan](#) is now in [html](#) and [PDF format](#)
- [Survey Mark Protection Brochure](#) is now available
- [Annual Report 2000](#) is now available
- [Hydro Talk](#) online discussion forum for nautical chart users is now live
- [Departmental Forecast Report](#) for the Year ending 30 June 2001 is online
- The latest edition of [Landscan](#) is now available (July 2000)
- [Survey Capture Area \(SCA\) for Landonline](#) defined
- [Cadastrial Survey Guidelines](#), version 3, August 2000
- The May edition of [Crown Property Talk](#) is now available
- [Land Title and Survey Statistics](#) are now available online
- [Crown Pastoral Land Standards](#) are now available

www.linz.govt.nz

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Please return to: The Editor, Torrens *talk*, Land Information New Zealand, PO Box 5501, Wellington

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How to contact your local office

National Office

Functions

Chief Executive
Automation Programme Manager
GM Policy
Corporate Services
Registrar-General of Land
Surveyor-General
Chief Topographer/Hydrographer
Chief Crown Property Officer
Valuer-General
GM Contracts
General Manager Operations

Address

Lambton House
160 Lambton Quay
PO Box 5501
Wellington
Ph 04-460 0110
Fax 04-472 2244

Operations Support

Mayfair House
44-52 The Terrace
PO Box 5014
Wellington
Ph 04-496 9450
Fax 04-496 9421

Auckland Regional Office

Private Bag 92016
Auckland 1
Price Waterhouse Bldg
41-43 Federal Street
DX CP22017
Ph 09-377 1499
Fax 09-358 5072 (main)
Fax 09-358 5072 (titles)

Hamilton Regional Office

Cnr Victoria & Rostrevor Streets
Private Bag 3028
Hamilton
DX GX10069
Ph 07-838 2489
Fax 07-834 6788 (main)
Fax 07-834 6788 (titles)

New Plymouth Branch

Atkinson Building
Devon Street West
Private Bag 2027
New Plymouth
DX NP90062
Ph 06-758 0829
Fax 06-758 1673

Wellington Regional Office

Mayfair House
44-52 The Terrace
PO Box 5014
Wellington
DX SP 23512
Ph 04-496 9450
Fax 04-496 9420 (main)
Fax 04-496 9490 (titles)

Gisborne Branch

Nga Wai E Rua Building
Cnr Lowe Street & Reads Quay
Private Bag 7005
Gisborne
DX LP78560
Ph 06-868 5122
Fax 06-867 8178 (main)

Napier Branch

Dalton House
Dalton Street
Private Bag 6009
Napier
DX MP70022
Ph 06-835 7369
Fax 06-835 6486 (main)
Fax 06-835 6486 (titles)

Christchurch Regional Office

Torrens House
195 Hereford Street
Private Bag 4721
Christchurch
DX WP20033
Ph 03-379 9793
Fax 03-366 6422 (main)
Fax 03-379 4007 (titles)

Blenheim Branch

NZI House
5 Market Street
PO Box 445
Blenheim
DX WC60043
Ph 03-577 2390
Fax 03-577 2395 (main)
Fax 03-577 8593 (titles)

Nelson Branch

Monro State Building
186 Bridge Street
Private Bag 12
Nelson
DX WC70051
Ph 03-548 1579
Fax 03-546 9898 (main)
Fax 03-548 2528 (titles)

Hokitika Branch

Como House
51 Tancred Street
PO Box 123
Hokitika
DX WB41503
Ph 03-755 6586
Fax 03-755 8808 (main)
Fax 03-755 8808 (titles)

Dunedin Regional Office

John Wickcliffe House
Princes Street
Private Bag 1929
Dunedin
DX YP80001
Ph 03-477 0650
Fax 03-477 3547 (main)
Fax 03-477 0031 (titles)

Invercargill Branch

Henderson House
93 Kelvin Street
Private Bag 90107
Invercargill
DX YA90065
Ph 03-214 2770
Fax 03-214 2771 (main)
Fax 03-214 2771 (titles)