

Crown Pastoral Land Tenure Review

Lease name : GLENROCK (TEKAPO)

Lease number : PT 084

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.

May

06

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

GLENROCK (MACKENZIE BASIN) PASTORAL LEASE

File Ref: CON 50214/09/12703/A-ZNO-01 Report No: **CH 61**

Report Date: 11/04/2001

Office of Agent: **Christchurch**

LINZ Case No:

Date sent to LINZ: 11/04/2001

TROU/137

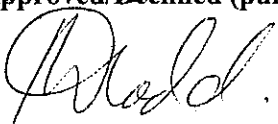
RECOMMENDATIONS

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 **notes** the following uncompleted action:
 - a) Creation of an easement to legalise the site and access to the hilltop installation on the Rollesby Range occupied by Central Radio Services.
3. That the Commissioner or his delegate **note** there are no potential liabilities that have been identified as a result of the file search.
4. That the Commissioner or his delegate **note** that:
 - a) The probability that ECNZ and Alpine Energy may have transmitter facilities on or near the existing Telecom site may involve further legalisation of the site and /or access.

Signed by Agent:


D Ferguson
Opus International Consultants Limited

Approved/Declined (pursuant to a delegation from the Commissioner of Crown Lands) by:


Name: MICHAEL JOHN TODD
Date of Decision: 17/4/2001

RELEASED UNDER THE OFFICIAL INFORMATION ACT

1. Details of Lease:

Lease Name: Glenrock (Mackenzie District).

Location: On Haldon Road approximately 33 kilometres from Fairlie.

Lessee: Alister John FRANCE, Lesley Helen FRANCE, Donald Noel FRANCE and Dawn Christine FRANCE as tenants in common in equal shares.

Tenure: Pastoral lease pursuant to Section 66 and registered under Section 83 of the Land Act 1948.

Term: 33 years from 1 July 1993 (Expires 30.6.2026).

Annual Rent: \$750.

Rental Value: \$50,000.

Date of Next Review: 30 June 2004.

Land Registry Folio Ref: CL CB529/204 (Canterbury Registry).

Legal Description: Run 254, Rural Sections 36814, 36853, and 33831 situated in Blocks VI, VII, X, XI, XIV and XV Burke Survey District.

Area: 3893.6675 hectares.

2. File Search:

Files held by Agent (Knight Frank (NZ) Ltd) on behalf of LINZ:

File Ref	Volume	First Folio No.	Date	Last Folio No.	Date
Pt 084 SCH-01	1	-	08/03/1918	-	26/11/1968
Pt 084 SCH-02	2	157	31/08/1970	-	13/12/1974
Pt 084 SCH-03	3	1	6/2/1946	313	29/06/1964
Pt 084 SCH-04	4	313	29/06/1964	439	09/09/1977
Pt 084 SCH-05	5	440	05/12/1977	-	05/04/1993
Pt 084 SCH-06	6	-	11/6/1993	-	30/06/00
Pt 084/A SCH	-	-	Plans only	-	-
CON 50180/09/12703/A-ZNO	-	-	02/06/1995	-	Current
CON 50213/09/12703/A-ZNO	-	-	01/07/2000	-	Current

Files held by Agent (Opus International Consultants) on behalf of LINZ:

File Reference: CON/50214/09/12703/A-ZNO

Volume: 1

First Folio No.: 1

Date: 27 February 2001

Last Folio No.: -

Date: Current

Other relevant files held by LINZ:

File reference	Volume	First Folio No.	Date	Last Folio No.	Date
5200-D13-G01	1	-	16/03/1992	-	02/12/1993
LANDS 11/4/25	1	-	5/11/1991	-	15/03/1992

3. Summary of Lease Document: (CL CB529/204 attached as **Appendix 1**)

3.1 Terms of Lease

A 33 year term from 1 July 1993 at the Annual rental of \$750 based on the Rental Value of \$50,000.

Stock Limitation in Lease

3355 sheep including 1300 Breeding ewes).

Commencement date

1 July 1960. Renewed for a further term of 33 years from 1 July 1993 by Memorandum of Renewal of Lease No. A73497/1 (registered 29 September 1993).

Other Provisions

No other relevant provisions. Lease comprises a notation that the land is subject to Section 58 of the Land Act 1948.

3.2 Area Adjustments

There have been minor internal adjustments to the lease as a result of road exchange and latterly the Telecom site (Section 1 SO Plan 19481).

3.3 Registered Interests

Easements

Rights of Way in Gross over parts of the lease marked A, C, D, F, G, and H on SO 19481.

Right to drain sewage in gross over part marked G and I on SO 19481).

Right to convey electric power in gross over part marked K-L and M-N-O-P on SO 19481.

ALL created by *Gazette Notices A357123.4 (NZ Gazette 1998 p1266) and vested in Telecom New Zealand Limited by A357123.5.*

Land Improvement Agreement

Land Improvement Agreement 19403/1 registered 16 October 1992.

Mortgages

823455 Statutory land charge under the Rural Housing Act 1937 (registered 26 February 1971).

877433.4 to Rural banking and Finance Corporation (registered 22 May 1990).

969696.2 to Frances Jean France, Alister John France and Donald Noel France (registered 11 December 1991).

3.4 Unregistered Interests

Recreation Permits

A search of available records did not reveal the existence of any Recreation permits.

Easements

Written approval given to Central Radio Services over radio transmission facilities site on Rollesby Range with and access from Bauchops Hill Pastoral Lease adjoining.

4. Summarise any Government programmes approved for the lease:

A Land Improvement Agreement Document 19401/3 secures Rabbit Land Management property plan executed on 14 October 1992 between the current Lessees and Canterbury Regional Council.

5 Summary of Land Status Report:

A Land Status Report undertaken by Opus International Consultants Ltd on 31 March 2001 confirms the status of the land as Crown Land, leased pursuant to Section 66 of the land act 1948 and registered under Section 83 of the same Act.

The land is subject to the registered interests included in *Clause 3.3* above and Part IVA of the Conservation Act 1987 upon disposition.

The minerals remain with the Crown as the land has never been alienated since its acquisition from the original Maori owners under the Kemp Purchase.

The report noted the following issues;

1. Pastoral Lease CL CB529/204 contains a notation for Section 58 strips to be excluded from the lease along all rivers and streams in excess of 3 meters in width. This was perpetuated at renewal. Until the boundaries are determined for disposition purposes the existence of the strips remain as notional only.
2. In 1972 when the initial approvals were given to the installation of the Post Office (now Telecom) VHF Stations on the Rollesby Range it was noted that the NZ Electricity Department (now Electricorp) and the then South Canterbury Electric Power Board were contemplating establishing transmission stations there also. The Crown's initial thrust was to avoid proliferation of development. It appears that the installations may have been erected on the site within the umbrella of the Telecom site (folios 421, 435, 426, 438, 354 and 355 on file P84).
3. On 5 March 1990 (folios 520 --522 on file P84) approval was given to Central Radio Services to erect minor radio transmission facilities on a site on the Rollesby Range close to the Telecom site with access from Bauchops Hill Pastoral Lease. No legalisation of this site has taken place.

6 Review of Topographical and Cadastral Data:

Both maps attached to the Land Status Report show there are no known huts, transmission lines, dams or water races, airstrips or historic sites on the property. The topographical map does however reveal the existence of the telecom facility and shows the local power lines that intersect the property.

Legal Roads – formed and paper

The Land Status Report indicates that the roads are legal by Crown Grant or Section 110A of the Public Works Act 1928.

Fenced boundaries vs Legal Boundaries

The fenced and legal boundaries would appear to conform.

7 Details of any neighbouring Crown or Conservation land

The following areas adjoin the pastoral lease:

Northern	Run 318 (Rollesby Pastoral Lease).
Eastern Boundary	Run 313 (Bauchops Pastoral Lease).
Southern Boundary	Part Run 253 (Whalesback Pastoral Lease).
Western Boundary	Part Reserve 3906 being stewardship land held by DOC pursuant to Section 62 of the Conservation Act 1987. Part Reserve 2917 reserved for Plantation Purposes and control vested in the Mackenzie District Council by N.Z.Gazette 1920 p1139.

8 Summarise any uncompleted actions or potential liabilities

8.1 Easements to Central Radio Services

See Clause 3.4.

On 5 March 1990 written approval was given to Central Radio Services (folios 520-522 on file) to erect minor radio facilities on the Rollesby Range near the Telecom site. No legalisation action has been undertaken.

SCHEDULE A – Copy of Land Status Report

APPENDICES

1. **Copy of Lease document**
2. **Copy of Relevant folios – Central Radio Services Easement.**

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CONTENTS

1. APPENDIX A – LAND STATUS REPORT and supporting plans

Property 1 of 4

- SO Plans (additional)
- Extract of CLR
- Extracts of Allocation Maps
- DOC Consultation
- Information Supporting Mineral Ownership Investigation
- Information Supporting Notes to Report
- Other Information

Property 2 of 4

Property 3 of 4

Property 4 of 4

2. APPENDIX B – LAND STATUS REPORT (Certified Correct by Chief Surveyor)

Property 1 of 4 ONLY

PROPERTY 1 OF 4

Project Number: 6NL 703 .TR

This report has been prepared on the instruction of Land Information New Zealand in terms of Contract No: 50214 dated 30 October 2000 and is undertaken for the purposes of the Crown Pastoral Land Act 1998.

LAND STATUS REPORT for Glenrock (Mackenzie Basin)		LIPS Ref : 12703
Tenure Review		
Property	1	of 4

Land District	Canterbury.
Legal Description	Run 254, Rural Sections 40880 and 40882 and part Rural Sections 36814 36853 and 33831 situated in Blocks VI VII X XI XIV and XV Burke Survey District.
Area	3893.6675 hectares.
Status	Crown land subject to the Land Act 1948.
Instrument of title / lease	Balance Pastoral Lease CL CB529/204 pursuant to Section 66 and registered under Section 83 of the Land Act 1948 as varied by Memorandum of Renewal No A 73497/1.
Encumbrances	<p>Subject to:</p> <ol style="list-style-type: none"> 1. No A 19403/1 Land Improvement Agreement under Section 30A of the Soil Conservation and Rivers Control Act 1941. 2. Rights of way in gross over parts marked A, C, D, F, G and H on SO 19481, a right to drain sewage in gross over part marked G and I on SO 19481 and right to convey electric power in gross over part marked K-L and M-N-O-P on SO 19481 created by Gazette Notice A357123.4 (NZ Gazette 1998 page 1266) and vested in Telecom New Zealand Limited by A357123.5. 3. Part IVA of the Conservation Act 1987, upon disposition.
Mineral Ownership	<p>Mines and minerals are owned by the Crown in respect of Pt Run 254 and RS's 36853 and 36814 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.</p> <p>RS's 40880 and 40882 (former closed road) were formerly Crown Grant road and therefore the mines and minerals also remain with the Crown.</p> <p>RS 33831 was formerly held on freehold title (CT 99/27) but acquired by his Majesty the King in 1927 for a homestead site.</p>

LAND STATUS REPORT for Glenrock (MacKenzie Basin)				LIPS Ref: 12703
Property	1	of	4	

	The Transfer recorded that all the estates and interests were acquired by the Crown including the mineral interests. Since the land was not acquired for a public work but for the wider Crown estate the Crown is at liberty to invoke the standard mineral restrictions.
Statute	Land act 1948 and Crown Pastoral Land Act 1998.

Data Correct as at	31 March 2001.
[Certification Attached]	Yes.



Prepared by	Don McGregor
Crown Accredited Supplier	Opus International Consultants Ltd, Christchurch.

<p>Notes : This information does not affect the status of the land but was identified as possibly requiring further investigation at the due diligence stage : See Crown Pastoral Standard 6 paragraph 6.</p>	<ol style="list-style-type: none"> 1. Pastoral Lease CL CB529/204 contains a notation for Section 58 strips to be excluded from the lease along all rivers and streams in excess of 3 metres in width. This was perpetuated at renewal. Until the boundaries are determined for disposition purposes the existence of strips remain as notional only. 2. In 1972 when the initial approvals were given to the installation of the Post Office (now Telecom) VHF Stations on the Rollesby Range it was noted that the NZ Electricity Department (now Electricorp) and the then South Canterbury Electric Power Board were contemplating establishing transmission stations there also. The Crown's initial thrust was to avoid proliferation of development. It appears that the installations may have been erected on the approved site within the umbrella of the Telecom site. (folios 421,435,436,438,354 and 355 on file P84). 3. On 5 March 1990 (folios 520 – 522 on file P84) approval was given to Central Radio Services to erect minor radio transmission facilities on a site on the Rollesby range close to the Telecom site with access from Bauchops Hill Pastoral Lease. No legalisation of this site has taken place.
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LAND STATUS REPORT for Glenrock (MacKenzie Basin)		LIPS Ref: 12703
Property	1	of 4

Research Data: *Some Items may be not applicable*

SDI Print Obtained	Yes.
NZMS 261 Ref	I 38.
Local Authority	MacKenzie District Council.
Crown Acquisition Map	Kemp Deed of Purchase.
SO Plans	<p>SO 109 Plan of Burke and Tekapo SD's.</p> <p>SO 3992 – Plan of RS 33831 (1882).</p> <p>SO 4761 – Plan of Reserve 2916 Burke District – adjoining. (Approved 27 September 1898).</p> <p>SO 4985 – Plan of Stock reserve 3906 and Experimental Farm (Reserve 3907) Block X Burke S.D. (Approved 17 October 1912).</p> <p>SO 5368 – Plan of Run 25 subdivided Rollesby Runs (1916).</p> <p>SO 5574 Plan of boundary adjustment Rollesby and Sawdon Runs (June 1919).</p> <p>SO 10098 – Plan of Pts RS's 36853, 33831 etc and road to be closed (Approved 13 February 1964).</p> <p>SO 13928 – Plan of Run 254 "Glenrock" (approved 26 April 1975).</p> <p>SO 14542 – Plan of RS's 40800 – 40883 (approved 9 March 1978).</p> <p>SO 19481 Plan of Run 254 "Glenrock" RS's 32642 & 36814 and Run 313 (Approved 6 September 1996).</p>
Relevant Gazette Notices	<p>NZ Gazette 1970 p13 (Registered as 786330) took Parts of RS's 33831 and 36853 and closed road adjoining (3.4655 ha) subsequently defined as RS's 40880 and 40882.</p> <p>NZ Gazette 1998 p1266 (Registered as A357123.4 set apart 3559m² (Area marked "J" on SO 19841) for telecommunication purposes – now vested in Telecom New Zealand Limited.</p>
Lease Ref	CL CB529/204 pursuant to Section 66 and registered under Section 83 of the Land Act 1948 as varied by Memorandum of Renewal A073497/1.

LAND STATUS REPORT for Glenrock (MacKenzie Basin)				LIPS Ref: 12703
Property	1	of	4	

Legalisation Cards	Searched - action completed – no card available.
CLR	Confirms pastoral Lease tenure.
Allocation Maps (if applicable)	No allocations of parts of lease. Allocation maps of adjacent land shown in reports 2 of 4 and 4 of 4.
VNZ Ref - if known	VR 25300/7000.
Crown Grant Maps	Not applicable.
If Subject land Marginal Strip : a) Type [Sec 24(9) or Sec 58] b) Date Created c) Plan Reference	a) See notes under (1). b) Not applicable. c) Not applicable.
If Crown land – Check Irrigation Maps.	Searched – not applicable.
Mining Maps	Searched – not applicable.
If Road a) Is it created on a Block Plan – Section 43(1)(d) Transit NZ Act 1989 b) By Proc	a) SO Plans 100, 4985 and 13928 denotes roads and Topo Plan 2T confirms road to be legal under Section 110A of the Public Works Act 1928 (now Section 43(1) (d) Transit New Zealand Act 1989). b) Proc Plan SO 10098 – (MOW 23800) – Approved 13 February 1964. c) Gazette Ref : (NZ Gazette 1970 pg 13)- Proclamation 786330.
Other Relevant Information a) Concessions – Advice from DOC or Knight Frank. b) Subject to any provisions of the Ngai Tahu Claims Settlement Act 1998 c) Mineral Ownership	a) No current DOC concessions. DOC has interests in undetermined Marginal Strips under the Conservation Act 1987. Land adjoining (Pt Res 3906) is allocated to DOC (refer Report 4 of 4) b) Searched – not applicable c) <input type="checkbox"/> Mines and Minerals in respect of Run 254 and Parts 36853 and 36814 are owned by the Crown because these lands have never been alienated from the Crown since its acquisition for settlement purposes from the former Maori owners under the 1848 Kemp purchase. RS 36814 (formerly Pt Run 25) was initially taken up on Small Grazing Run (CL 302/52). RS 33831 (held on CT 99/27) was acquired by the Crown in 1927 whereupon the original lease was

LAND STATUS REPORT for Glenrock (MacKenzie Basin)				LIPS Ref: 12703
Property	1	of	4	

surrendered and a new lease issued (CL409/13) including RS 36853 (formerly part of Run 75 – Sawdon) that subsequently reserved as CL 457/41. On expiry in 1960 these areas together with Run 254 (formerly Pt Run 74 held on Pastoral Occupation Licence CL 529/51) were issued on Pastoral Lease.

RS's 40880 and 40882 were formerly legal road closed by Proclamation 786330/1 (NZ Gazette 1970 p13) The roads were Section 110A of the Public Works Act 1981 and therefore the mines and minerals remain with the Crown.

RS 33831 (held on CT 99/27) by J McIntosh) was acquired by HMK by Transfer 179139 dated 1 September 1927 for a homestead site. The transfer recorded that all the estates and interests were acquired including the mines and mineral interests. Since the land was not acquired for a Public Work but for a wider Crown estate the Crown is at liberty to invoke the standard mineral restrictions.

(d) Searched – not applicable

Other Info

PROPERTY 2 OF 4

Project Number: 6NL 703 .TR

This report has been prepared on the instruction of Land Information New Zealand in terms of Contract No: 50214 dated 30 October 2000 and is undertaken for the purposes of the Crown Pastoral Land Act 1998.

LAND STATUS REPORT for Glenrock (Mackenzie Basin)		LIPS Ref
Tenure Review		Not applicable
Property	2 of 4	

Land District	Canterbury.
Legal Description	Section 1, SO 19481.
Area	3559 square metres.
Status	Freehold land held by Telecom New Zealand Limited.
Instrument	A 357123.5.
Encumbrances	Subject to easements in gross created in GN A357123.4 (NZ Gazette 1998 p 1266) for Rights of way, rights to drain sewage and right to convey electric power over part Runs 254 and 313 and Part Rural Sections 32642 and 36814 as shown marked on SO 19481.
Mineral Ownership	Although there is no title, any title is likely to include the standard mineral restrictions for SOE property.
Statute	State Owned Enterprises Act 1986.

Data Correct as at	31 March 2001
Verification Attached	Yes



Prepared by	Don McGregor for
Crown Accredited Supplier	Opus International Consultants Ltd, Christchurch

Notes:	The land vested in Telecom by Doc A 357123.5 and title is capable of being raised.
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LAND STATUS REPORT for Glenrock (MacKenzie Basin) LIPS Ref: Not Applicable

Property 2 of 4

Research Data: Some Items may be not applicable

SDI Print Obtained	Yes.
NZMS 261 Ref	I38.
Local Authority	Mackenzie District Council.
Crown Acquisition Map	Not applicable.
SO Plans	SO 19481 - Plan of Run 254, RS 32642, RS 36814 and Run 313 (Approved 6 September 1996).
Relevant Gazette Notices	GN 357123.4 (NZ Gazette 1988 p1266) Set apart above area for telecommunication purposes and vested easements in the Crown in gross (in perpetuity) subject to various terms and conditions.
Instrument	A357123.5 vesting subject area in Telecom New Zealand Limited as proprietor and vesting the easements created by A357123.4 (NZ Gazette 1998 p1266).
Legalisation Cards	SO 19481 – copy attached.
CLR	Not applicable.
Allocation Maps (if applicable)	Land shown allocated to Telecom. (Allocation I38 – 0 – T5)
VNZ Ref - if known	Not known.
Crown Grant Maps	Not applicable.
If Subject land Marginal Strip : a) Type [Sec 24(9) or Sec 58] b) Date Created c) Plan Reference	a) Not applicable. b) Not applicable. c) Not applicable.

LAND STATUS REPORT for Glenrock (MacKenzie Basin)				LIPS Ref: Not Applicable
Property	2	of	4	

Research – continued

If Crown land – Check Irrigation Maps.	Not applicable.
Mining Maps	Not applicable.
<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 Not applicable.</p> <p>b) Proc Plan Not applicable.</p> <p>c) Gazette Ref Not applicable.</p>
<p>Other Relevant Information</p> <p>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) Not applicable.</p> <p>c) <input type="checkbox"/> Mines and Minerals are reserved to the Crown and would be registered against any title raised.</p> <p>d) Not applicable</p>

PROPERTY 3 OF 4

Project Number: 6NL 703 .TR

This report has been prepared on the instruction of Land Information New Zealand in terms of Contract No: 50214 dated 30 October 2000 and is undertaken for the purposes of the Crown Pastoral Land Act 1998.

LAND STATUS REPORT for Glenrock (Mackenzie Basin)		LIPS Ref
Tenure Review		Not Applicable
Property	3	of 4

Land District	Canterbury.
Legal Description	Section 1, SO 4985.
Area	8.0937 hectares.
tenus	Freehold held by Alister John FRANCE, Lesley Helen FRANCE, Donald Noel FRANCE and Dawn Christine FRANCE as tenants in common in equal shares.
Instrument of title / lease	CT CB34C/164.
Encumbrances	Subject to: <ol style="list-style-type: none"> 1. Section 3 of the Petroleum Act 1937. 2. Section 8 of the Atomic Energy Act 1945. 3. Section 3 of the Geothermal Energy Act 1953. 4. Section 6 and 8 of the mining Act 1971. 5. Section 5 and 261 of the Coal Mines Act 1979. 6. Part IVA of the Conservation Act 1987.
Mineral Ownership	Refer "Encumbrances" above.
Statute	Not applicable.

Data Correct as at	31 March 2001.
[Certification Attached]	Yes.

Prepared by	Don McGregor
Crown Accredited Supplier	Opus International Consultants Ltd, Christchurch

Notes	This area was formerly Reserve 3907 (ungazetted Experimental Farm) allocated to Landcorp.
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LAND STATUS REPORT for Glenrock (MacKenzie Basin)				LIPS Ref: Not Applicable
Property	3	of	4	

Research Data: Some Items may be not applicable

SDI Print Obtained	Yes.
NZMS 261 Ref	I 38.
Local Authority	MacKenzie District Council.
Crown Acquisition Map	Not applicable.
SO Plans	SO 4985 – Plan of Stock (Reserve 3906) and Experimental Grazing Farm (Reserve 3907) Block X Burke S.D. (Approved 17 October 1912). SO 17056 – SOE Allocation Plan – (Allocation I 38 – 4).
Relevant Gazette Notices	Not applicable.
CT Ref / Lease Ref	CT CB34C/164.
Legalisation Cards	Not applicable.
CLR	Not applicable. Shows former Reserve 3907 (held on licence to graze by Estate J M D France).
Allocation Maps (if applicable)	SO 17056 – Allocation I 38 – 4 to Land Corp. (Title subsequently issued subject to Section 24 (1) State Owned Enterprises act 1986.
VNZ Ref - if known	Not known.
Crown Grant Maps	Not applicable.
If Subject land Marginal Strip : a) Type [Sec 24(9) or Sec 58] b) Date Created c) Plan Reference	a) Not applicable. b) Not applicable. c) Not applicable.

LAND STATUS REPORT for Glenrock (MacKenzie Basin)				LIPS Ref: Not Applicable
Property	3	of	4	

Research – continued

If Crown land – Check Irrigation Maps.	Not applicable.
Mining Maps	Not applicable.
<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 100 denoted roads and Topo Plan 2T confirmed roads to be legal under Section 110A of the Public works Act 1928 (now Section 43 (i) (d) Transit New Zealand Act 1989.</p> <p>b) Proc Plan Not applicable.</p> <p>c) Gazette Ref Not applicable.</p>
<p>Other Relevant Information</p> <p>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) Not applicable.</p> <p>c) <input type="checkbox"/> Mines and Minerals are owned by the Crown because prior to 1991, the land had never been alienated from the Crown since its acquisition for settlement purposes from the former Maori owners under the 1848 Kemp Purchase.</p> <p>Refer to “Encumbrances” above.</p> <p>d) Not applicable</p>

PROPERTY 4 OF 4

Project Number: 6NL 703 .TR

This report has been prepared on the instruction of Land Information New Zealand in terms of Contract No: 50214 dated 30 October 2000 and is undertaken for the purposes of the Crown Pastoral Land Act 1998.

LAND STATUS REPORT for Glenrock (Mackenzie Basin)		LIPS Ref
Tenure Review		Not Applicable
Property	4	of 4

Land District	Canterbury.
Legal Description	Part Reserve 3906, situated in Block X, Burke Survey District.
Area	5.7069 hectares.
Status	Stewardship land held pursuant to section 62 of the Conservation Act 1987.
Instrument of title / lease	No Registration.
Encumbrances	Subject to: 1. Part 9 of the Ngai Tahu Claims settlement Act 1998. 2. Part IVA of the Conservation Act 1987.
Mineral Ownership	The 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 Deed of Purchase.
Statute	Conservation Act 1987.

Data Correct as at	31 March 2001.
[Certification Attached]	Yes

Prepared by	Don McGregor for
Crown Accredited Supplier	Opus International Consultants Ltd, Christchurch

Notes :	Not applicable.
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LAND STATUS REPORT for Glenrock (MacKenzie Basin)				LIPS Ref Not applicable
Property	4	of	4	

Research Data: Some Items may be not applicable

SDI Print Obtained	Yes.
NZMS 261 Ref	I38.
Local Authority	MacKenzie District Council.
Crown Acquisition Map	Kemp Deed of Purchase.
SO Plans	<p>SO 4985 – Plan of Stock Reserve (Reserve 3906) and Experimental Grazing Farm (Reserve 3907) – (Approved 17 October 1912).</p> <p>SO 10098 – Plan of lands taken for road and Road to be closed (approved 13 February 1964).</p> <p>SO 17107 – DOC Allocation Plan (Allocation I38 – 3).</p>
Kelevant Gazette Notices	Proclamation 786330 (NZ Gazette 1970 p13) took part Reserve 3906 for road and severance.
CT Ref / Lease Ref	No registration.
Legalisation Cards	Searched. Action completed and no card available.
CLR	Part Reserve 3906 shown as ungazetted Stock Reserve (Area 5.7634 ha).
Allocation Maps (if applicable)	SO 17107 – DOC Allocation I 38 – 3.
VNZ Ref - if known	Not known.
Crown Grant Maps	Not applicable.
<p>If Subject land Marginal Strip :</p> <p>a) Type [Sec 24(9) or Sec 58]</p> <p>b) Date Created</p> <p>c) Plan Reference</p>	<p>a) Not applicable.</p> <p>b) Not applicable.</p> <p>c) Not applicable.</p>
If Crown land – Check Irrigation Maps.	Searched - Not applicable.
Mining Maps	Searched - Not applicable.

LAND STATUS REPORT for Glenrock (MacKenzie Basin)			LIPS Ref Not applicable
Property	4	of	4

Research - <i>continued</i>	
<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 100L denotes roads and Topo Plan 2T confirmed roads to be legal under Section 110A Public Works Act 1928 (now Section 43 (1) (d) Transit New Zealand Act 1989.</p> <p>b) Proc Plan SO 10098.</p> <p>c) Gazette Ref NZ Gazette 1970 p13.</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) No known DoC concessions.</p> <p>b) Subject to Part 9 of the Ngai Tahu Claims Settlement Act 1998 (is Relevant land)</p> <p>c) <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 the 1848 Kemp Deed of Purchase.</p> <p>d) Not applicable</p>

529/200

LEAS
No. 487
S.H.

- (4) THAT the Lessee shall have no right of acquiring the fee-simple of the said land.
- (5) THAT the Lessee may, with the prior consent in writing of the Commissioner given subject to such conditions as the Commissioner may deem necessary,
 - (i) Cultivate any portion of the said land for the purpose of growing winter feed for the stock depastured thereon;
 - (ii) Crop such area of the said land as is sufficient for the use of himself and family and his employees;
 - (iii) Plough and sow in grass any portion of the said land;
 - (iv) Clear any portion of the said land by felling and burning bush or scrub and sow the land or clover in grass;
 - (v) Sowing or in grass any portion of the said land;
 Provided that the Lessee shall, on the termination of the lease, leave the whole of the area that has been ploughed or cultivated properly laid down in good permanent clover and grasses to the satisfaction of the Commissioner.
- (6) THAT the Lessee shall remain liable, during the term of the lease, for the purposes of this clause it is hereby mutually agreed between the Land Settlement Board and the Lessee that the Lessee shall not stock the said land during the winter months, shall not, without the prior approval of the Commissioner, remove sheep from the said land and a receipt of some fee to dry sheep ranch of wool and/or half for branding areas.
- (7) THAT if the Lessee shall leave New Zealand or abandon the said land or if he cannot be found or if he shall neglect or fail or refuse to comply with the covenants and conditions herein expressed or implied to the satisfaction of the Land Settlement Board or the Commissioner, as the case may be, or make default for not less than two months in the payment of rent, water levy, or other payments due to the Lessee, then the Land Settlement Board may, subject to the provisions of section 118 of the Land Act, 1948, declare this lease to be forfeit, and that without discharging or releasing the Lessee from liability for rent due or for any prior breach of any covenant or condition of the lease.
- (8) THAT these provisions are intended to take effect as a pastoral lease under the Land Act, 1948, and the provisions of the said Act and of the regulations made thereunder applicable to such leases shall be binding in all respects upon the parties hereto in the same manner as if such provisions had been fully set out herein.

SCHEDULE

IMPROVEMENTS BELONGING TO THE CROWN AND BEING PURCHASED BY THE LESSEE

In witness whereof the Commissioner of Crown Lands for the Land District of Canterbury land, and these presents have also been executed by the said Lessee.

on behalf of the Lessor, hath hereunto set his

Signed by the said Commissioner, on behalf of the Lessor, in the presence of—

Witness: [Signature]
 Occupation: Land Office Clerk
 Address: [Address]

[Signature]
 ASST. Commissioner of Crown Lands.

Signed by the above named Lessee, in the presence of—

Witness: [Signature]
 Occupation: Restaurateur
 Address: [Address]

[Signature]
 Lessee.

- (2) THAT the lessee shall exercise due care in stocking the said land and shall not overstock and, for the purpose of this clause, the Lessee shall be deemed not to have failed to use due care in stocking or to have overstocked so long as the number of sheep depastured on the said land does not exceed 3355 sheep (including 1300 ewes and being an increase of ten per cent on the carrying capacity on which is based the rent hereinafter reserved) but the Commissioner may, by notice in writing, permit the Lessee to depasture thereon any greater number should he deem it advisable or expedient to do so. Any permission so granted shall be subject to revocation or amendment by the Commissioner at any time and in particular in the event of a transfer. Any variation consented to by the Commissioner shall not affect the rent payable hereunder.
- (3) (a) That the number of stock permitted to be carried shall be reviewed in the event of the hoggets not being wintered off the property.

Mortgage 438525 Rural Housing Act 1939 - 26.2.77
 Mortgage 438527 Rural Housing Act 1939 - 26.2.77
 Mortgage 438528 Rural Housing Act 1939 - 26.2.77
 Mortgage 438529 Rural Housing Act 1939 - 26.2.77
 Mortgage 438530 Rural Housing Act 1939 - 26.2.77
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 Mortgage 438599 Rural Housing Act 1939 - 26.2.77
 Mortgage 438600 Rural Housing Act 1939 - 26.2.77

Transmission 779544 to James Morris Crawford, of Timaru, Mercantile Managers and Alexander William Francis, of Lyttelton, Partner, as executors - 23/10/1974 at 11:50 am
 No 786330 Lyette Noble dealing portion of 64.940 of 11.5.74
 No 786330 Lyette Noble dealing portion of 64.940 of 11.5.74
 No 825455 Statutory Land Charge under the Rural Housing Act 1939 - 26.2.77
 No 868418 Compulsory Acquisition Certificate pursuant to Section 17 of the Public Works Amendment Act 1948 - 26.5.74
 A351123.2

THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES SECTION 215A LAND TRANSFER ACT 1952.

Transfer 19592/1 to James Morris Crawford of Timaru, Company Manager and Frances Jean France of Glenrock, Mackenzie County Widow - 12.12.1974 at 11.08 a.m.

OVER

No. 102508/1 Certificate of Alteration whereby the area of the within Lease is increased to 3891.7674 hectares - 20.10.1976 at 9.06 am.

Greene
A.L.R.

Variation of Mortgage 193783/6 - 4.9.1984 at 9.11 a.m.

DISCHARGED

Widdowson
for A.L.R.

Mortgage 877433/4 to Rural Banking and Finance Corporation - 22.5.1990 at 1.35pm

Edgar

~~Transmission 134323/1 of Mortgage 438527 to Norman Charles France and William Morton~~

Transmission 134323/1 of the share of Edgar Erskine France in Mortgage 438527 to Norman Charles France and William Morton Waddell - 16.6.1977 at 11.41 am.

Widdowson

Discharge of Mortgage 438527 as to the share of Norman Charles France and William Morton Waddell - 16.6.1977 at 11.41 am.

Widdowson A.L.R.

Transfer 969696/1 to Alister John France, Lesley Helen France, Donald Noel France and Dawn Christine France, all of Glenrock Station, Fairlie, Sheep Farmers as tenants in common in equal shares - 11.12.1991 at 10.00am

Widdowson
for A.L.R.

Widdowson
A.L.R.

Mortgage 969696/2 to Frances Jean France, Alister John France and Donald Noel France - 11.12.1991 at 10.00am

Widdowson
A.L.R.

No. A19403/1 Land Improvement Agreement under Section 30A of the Soil Conservation and Rivers Control Act 1941 - 16.10.1992 at 11.28am

C. Widdowson
for A.L.R.

No. A73497/1 Variation of the within Lease and extension of the term until 30.6.2026 - 29.9.1993 at 9.30am

Widdowson
for A.L.R.

No. A260641/1 Compensation Certificate pursuant to Section 19 of the Public Works Act 1981 - 26.9.1996 at 11.52am A357123-3

DISCHARGED
26/9/96

for A.L.R.

A357123.4 Gazette Notice (1998 p1266) setting apart part of the within land (3559m² marked J on SO 19481) for telecommunication purposes

Subject to rights of way in gross over parts herein marked A,C,D,F,G,H on SO 19481, a right to drain sewage in gross over part herein marked G, I on SO 19481 and rights to convey electric power in gross over part herein marked K-L and M-N-O-P on SO 19481 vested in the Crown pursuant to Sections 20(1) and 28 Public Works Act 1981, created by and subject to the rights set out in the third schedule of Gazette Notice A357123.4

A357123.5 Application under Section 25(1) State-Owned Enterprises Act 1986 whereby Telecom New Zealand Limited is registered as proprietor of the land set apart by Gazette Notice A357123.4 and vesting the easements vested by Gazette Notice A357123.4 in Telecom New Zealand Limited

at 24.6.1998 at 11.05

Widdowson
for A.L.R.

172549 Change of appellation whereby the description of the within land is changed to PART OF THE WITHIN LAND (3.4655 HECTARES) IS CHANGED TO RURAL SECTION 40883 produced this 13th day of APRIL 1978 at 9.00am

Mortgage 193783/6 to Rural Banking and Finance Corporation of New Zealand - 14.9.1978 at 9.23 a.m.

DISCHARGED
4/APR/1980

Widdowson
for A.L.R.

Transfer 201102/1 to the said Frances Jean France, Alister John France and Donald Noel France both of Glenrock Station Fairlie, Sheep Farmers - 3.11.1978 at 11.01 am.

Widdowson
for A.L.R.

No. 267313/1 Certificate of Alteration incorporating Rural Sections 40880 and 40882 containing 3.4655 hectares - 21.3.1980 at 10.12 am.

Widdowson
A.L.R.

No. 267313/2 Surrender of within lease as to Rural Section 40883 - 21.3.1980 at 10.12am.

Widdowson
A.L.R.

Variation of Mortgage 193783/6 - 11-3-1983 at 9.51a.m.

DISCHARGED

Widdowson
for A.L.R.

Certificate No. 92514/1 that the within Mortgage No. 75712 is vested in the Rural Banking and Finance Corporation of New Zealand 15/3/1983 at 11/34

Widdowson
A.L.R.



RECEIVED
19 MAR 1990
Job: Code:



F 1/25/98
DM/PB

CONSERVATION

Field Centre Manager
Department of Conservation
Private Bag
TWIZEL

8/4

15 March 1990

Mr T Hood
Landcorp
PO box 564
TIMARU

Dear Tony

RADIO INSTALLATION ROLLESBY RANGE

I have forwarded a copy of your letter to Keith Lewis and my comments along the line we discussed over the phone.

I also commented about our concern for unnecessary duplication of both facilities and tracking and that future applicants may be forced to fly any structures onto the site. There is a very real danger of this type of thing snowballing so we can only treat each future application on its merit.

I have no major concerns over this one but I will go and look at the site next time I am over at Burkes Pass.

Regards

Dave Massam
Conservation Officer

for R Young
Field Centre Manager
TWIZEL

@ Reply to: Timaru



5 March 1990

W A Orbell
 Director Central Radio Services
 C/- Clayton Station
 RD
FAIRLIE

Dear Andrew

Re: Radio Repeater Station, Rollesby Range, Bauchops Hill/Glenbrook Pastoral Lease

I refer to your letter dated 16/2/90.

This letter is to provide formal consent for the construction of a Radio receiving and transmitting installation on the Rollesby Range grid reference NZMS 1 S101 228 791 and for permission to upgrade the access track to the site through Bauchops Hill.

This approval is subject to the following conditions:-

1. The hut being positioned such that its view if any from both the Rollesby Valley and Haldon Road is the least noticeable (obviously with due regard to reception which should take precedent).
2. The hut being painted to blend in with the natural landscape.
3. That the only earth disturbance carried out be that of any clearing of a site 2.5m x 2.5m and the upgrading of the existing track on Bauchops Hill.

Having spoken to Alister France recently it is clear that the actual site will be on Glenrock Station and not on Bauchops Hill. I trust that approval as such has been obtained from the lessee's of both stations.

Please contact this office should any variation to the above be requested.

Yours faithfully

T B Hood
 Consultant
LANDCORP MANAGEMENT SERVICES LIMITED

INCORPORATING LANDCORP INVESTMENTS LIMITED & LANDCORP MANAGEMENT SERVICES LIMITED

REGIONAL OFFICE

DISTRICT OFFICES

Christchurch
 Southgate Tower
 76 Cashel Street
 Private Bag
 CHRISTCHURCH
 Telephone (03) 777-1
 Fax (03) 798-410

Westport
 Government Buildings
 Palmerston Street
 P.O. Box 65
 WESTPORT
 Telephone (0289) 7868

Hokitika
 Landcorp House
 49 Tancred Street
 P.O. Box 176
 HOKITIKA
 Telephone (0288) 58-960
 Fax (0288) 58-760

Timaru
 Public Trust Building
 1st Floor
 Cor Church & Sophia Sts
 P.O. Box 564
 TIMARU
 Telephone (056) 48-340

Alexandra
 4 Limerick Street
 P.O. Box 27
 ALEXANDRA
 Telephone (0294) 86-935

Dunedin
 258 Stewart Street
 P.O. Box 5744 Murray Place
 DUNEDIN
 Telephone (024) 740-571
 Fax (024) 775-162

Invercargill
 Land Corporation Building
 192 Spey Street
 P.O. Box 875
 Telephone (021) 44-487
 Fax (021) 88-626

Reply to: Timaru



Landcorp

LAND CORPORATION LIMITED

5 March 1990

R Young
Field Centre Manager
Department of Conservation
TWIZEL

Dear Sir

**Re: Application to site a Radio Installation, Rollesby Range
Bauchops Hill/Glenrock Pastoral Lease**

Mr Andrew Orbell director of "Central Radio Services" has written to Land Corporation following verbal discussion requesting permission for his company to erect a small radio receiving and transmitting installation on the Rollesby Range Grid reference NZMS 1 S101 228 791.

It is apparent that access will be obtained via a formed track present on Bauchops Hill and the site on Glenrock Pastoral Lease. The structure to be erected comprises a hut 2.5m square with a height of 3m plus an aerial (pole) approximately 10 m in height. The hut is to be self contained and portable. Minimal soil disturbance is envisaged on the site although it is proposed to upgrade the existing access track.

All the necessary approval for the siting (lessee's consent) and operation (frequency allocation and licencing) have been provided and it is now up to Land Corporation to provide consent.

I have briefly viewed the site on a recent inspection of Glenrock and have no concerns as regards siting and access. Telecom already have a much larger facility sited within a short distance of the proposed works (with associated access road through Glenrock) with this structure being significantly larger and more complex but of little concern to both to the landscape and land use.

Due to the nature of the Application and the insignificant effect on the land I propose to grant consent for siting subject to the following conditions.

INCORPORATING LANDCORP INVESTMENTS LIMITED & LANDCORP MANAGEMENT SERVICES LIMITED

REGIONAL OFFICE

DISTRICT OFFICES

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76 Cashel Street
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Telephone (03) 774-4000

Westport
Government Buildings
Palmerston Street
P.O. Box 65
WESTPORT
Telephone (0289) 7868

Hokitika
Landcorp House
49 Tanced Street
P.O. Box 176
HOKITIKA
Telephone (0288) 58-960

Timaru
Public Trust Building
1st Floor
Cnr Church & Sophia Sts
P.O. Box 564
TIMARU
Telephone (0337) 28-710

Alexandra
4 Limerick Street
P.O. Box 27
ALEXANDRA
Telephone (0294) 86-935

Dunedin
25B Stewart Street
P.O. Box 5744 Moray Place
DUNEDIN
Telephone (024) 740-571
Fax (024) 775-162

Invercargill
Land Corporation Building
192 Spey Street
P.O. Box 825
Invercargill
Telephone (031) 844-111
Fax (031) 82-533

Timaru

1. The hut being positioned such that its view if any from both the Rollesby Valley and Haldon Road is the least noticeable (obviously with due regard to reception which should take precedent).
2. The hut being painted to blend in with the natural landscape.
3. That the only earth disturbance carried out be that of any clearing of a site 2.5m x 2.5m and the upgrading of the existing track on Bauchops Hill.

I trust that advise of the above consent is adequate for your purposes.

Yours faithfully

T B Hood
Consultant
LANDCORP MANAGEMENT SERVICES LIMITED