

Crown Pastoral Land Tenure Review

Lease name : BUSH SPURS

Lease number : PC 131

Due Diligence Report (including Status Report) - Part 4

This report and attachments results from a pre-Tenure Review assessment of the pastoral lease for the purpose of confirming land available for Tenure Review and any issues, rights or obligations attaching to it. The information is gathered from files and other sources available to the LINZ contractor.

Part of the information relates to research on the status of the land, resulting in a Status Report that is signed off by a LINZ approving officer. The remainder of the information is not analysed for relevancy or possible action until required, and LINZ does not guarantee its accuracy or completeness as presented.

The report attached is released under the Official Information Act 1982.

April 09

LAND STATUS REPORT

**for
Tenure Review**

BUSH SPURS

**Prepared by Don McGregor, McGregor Property Services Limited
for and on behalf of Q.V. Valuations**

January 2002

**Q.V.VALUATIONS
CHRISTCHURCH OFFICE**

APPENDIX B

Project Number : QVV 228

This report has been prepared on the instruction of Land Information New Zealand in terms of **Contract No : 50272 (as yet undated)** and is undertaken for the purposes of the Crown Pastoral Land Act 1998.

LAND STATUS REPORT for Bush Spurs Tenure Review				LIPS Ref: 12781
Property	1	of	1	

Land District	Canterbury
Legal Description	Run 342, situated in Block III, Fighting Hill Survey District.
Area	256.9000 hectares.
Status	Crown land subject to the Land Act 1948.
Instrument of lease	Pastoral Lease CL CB16F/830 pursuant to Section 66 and registered under Section 83 of the Land Act 1948.
Encumbrances	Subject to Part IVA of the Conservation Act 1987, upon disposition.
Statute	Land Act 1948 and Crown Pastoral Land Act 1998.

Data Correct as at	9 January 2002.
[Certification Attached]	Yes

Prepared by	Don McGregor
Crown Accredited Supplier	McGregor Property Services Limited, Christchurch for and on behalf of Q.V. Valuations

Certification:

Pursuant to section 11(1)(l) of the Survey Act 1986 and acting under delegated authority of the Surveyor – General pursuant to section 11(2) of that act, I hereby certify that the land described above is Crown Land subject to the Land Act 1948.

R. Moulton
.....
R Moulton, Chief Surveyor
Land Information New Zealand, Christchurch

Date: 17/1/2002

CERTIFICATION

Report to the Chief Surveyor, Christchurch, for certification of Status Investigation for the BUSH SPURS Pastoral Lease Tenure Review.

1. I, Donald McGregor of McGregor Property Services Limited, acting for and on behalf of Opus International Consultants Limited, certify that the status report enclosed for certification is in order for signature.
2. In giving this certification I, Donald McGregor of McGregor Property Services Limited, acting for and on behalf of Q.V. Valuations, undertake that the status report has been completed in compliance with all relevant policy instructions and in particular, OSG Standard 1999/05 and the Regulatory Chiefs' Land Status Investigations Guidelines 1999/01.



D McGregor
McGregor Property Services Limited
Accredited Supplier
9 January 2002



COMPUTER INTEREST REGISTER UNDER LAND TRANSFER ACT 1952

Historical Search Copy



R. W. Muir
Registrar-General
of Land

Identifier **CB16F/830**
Land Registration District **Canterbury**
Date Registered 29 June 1976 10:15 am

Type	Lease under s83 Land Act 1948	Term	33 years commencing on the 1st day of January 1974
Area	256.9000 hectares more or less		

Legal Description Run 342

Original Proprietors

Anthony Owen Howard Tripp as to a 3/5 share

Nicola Brigitte Tripp as to a 2/5 share

Interests

L. & S.—B. 4

REGISTER Entered in the Register-book, the
NEW ZEALAND

Form Ref. Vol. fol.

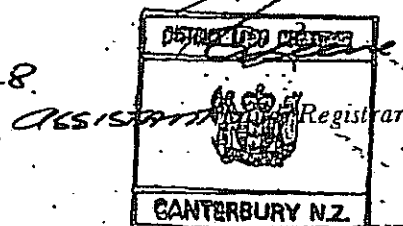
27th day of JUNE

L. & S. Ref. No. P.131

1976, at 10.15 o'clock.

**NOT REGISTERED UNDER THE LAND TRANSFER
ACT: REGISTERED UNDER SEC 83 LAND ACT 1948.**

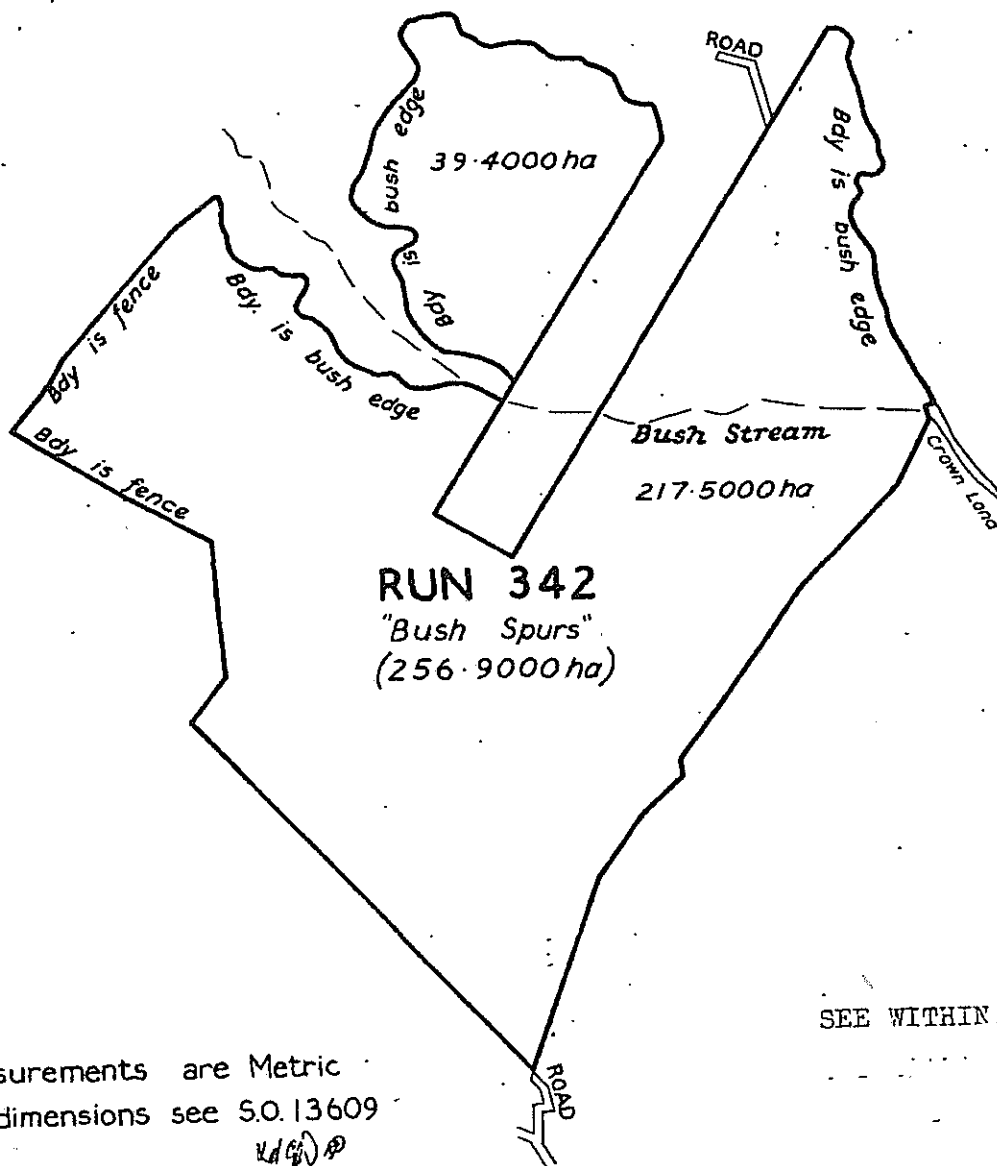
Pastoral Lease under the Land Act 1948



This Deed, made the 1st day of January, 1974 between HER MAJESTY THE QUEEN (hereinafter referred to as "the Lessor") of the one part, and WILLIAM FRANCIS GERARD of Hororata, farmer

(hereinafter referred to as "the Lessee"), of the other part: WITNESSETH that, in consideration of the rent hereinafter reserved, and of the covenants, conditions, and agreements herein contained and implied, and on the part of the Lessee to be paid, observed, and performed, the Lessor doth hereby demise and lease unto the lessee, all that parcel of land containing by estimation 256.9000 hectares more or less, situated in the Land District of Canterbury, and being Run 342 "Bush Spurs" situated in Block III Fighting Hill Survey District

as the same is more particularly delineated with bold black lines on the plan hereon; together with the rights,



SEE WITHIN...

Measurements are Metric
For dimensions see S.O. 13609

W.F.G.

No. 16F / 830

165/830

easements, and appurtenances thereto belonging. TO HOLD the said premises intended to be hereby demised unto the Lessee for the term of 33 years, commencing on the 1st day of January 19 74, together with the period between the date of this lease and the aforesaid 1st day of January 19 74, YIELDING and paying therefor unto the Department of Lands and Survey at Christchurch the annual rent of \$220* payable without demand by equal half-yearly payments in advance on the 1st day of January and the 1st day of July in each and every year during the said term. ~~AND DOOTH hereby covenant with the Lessor as follows: For Clause 1 see opposite page~~

1. ~~THAT without derogating from or restricting the covenants contained and implied in this lease and on the part of the Lessee to be performed or complied with the Lessee will not at any time during the term of the lease~~ pasture on the land hereby demised more than ~~sheep which number shall not include more than~~ breeding ewes nor more than ~~cattle which number shall not include more than~~ breeding cows. ~~PROVIDED HOWEVER that the Lessee may with the prior written consent of the Land Settlement Board carry such additional stock on such terms and conditions as may therein be specified subject nevertheless to the approval of the Land Settlement Board to revoke or vary such consent at any time.~~

2. That the Lessee will at all times farm the land hereby demised in a manner to promote soil conservation and prevent erosion and will comply with the provisions of the Soil Conservation and Rivers Control Act 1941.

AND it is hereby agreed and declared by and between the Lessor and Lessee:

THAT pursuant to the provisions of the Noxious Animals Act 1956 officers and employees of the New Zealand Forest Service and other authorised persons shall at all times have a right of ingress, egress and regress over the land comprised in this lease for the purpose of determining whether such land or any adjoining land is infested with deer, wild goats, wild pigs, opossums or other animals which the said Service is charged with the duty of exterminating or controlling, or for the purpose of destroying any such animals; Provided that such officers, employees and other authorised persons in the performance of the said duties shall at all times avoid undue disturbance of the Lessee's stock.

AND it is hereby declared and agreed that these presents are intended to take effect as a Pastoral Lease of pastoral land under section 66 of 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.

* subject to review as hereinafter provided

SCHEDULE OF IMPROVEMENTS BELONGING TO THE CROWN

IN WITNESS whereof the Commissioner of Crown Lands for the said Land District, on behalf of the Lessor, has hereunto set his hand, and these presents have also been signed by the said Lessee.

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

Witness: Catherine White
Occupation: Clerk, Lands and Survey
Address: Christchurch

J. E. Friel
Assistant Commissioner of Crown Lands.

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

Witness: *[Signature]*
Occupation: Postmaster
Address: HORORATA

W. F. Gerard
Lessee.

16 F/830

That without derogating from or restricting the covenants contained and implied and on the part of the lessee to be performed or complied with the lessee will not at any time during the said term depasture on the land hereby demised more than the number of livestock at the specified time as follows:

- (a) Not more than 1000 sheep shall be depastured on the said land during the period 1 September and 31 December inclusive in every year of the said term.
- (b) Not more than 3500 ewes and lambs to be depastured on the said land for the period 1 January to 31 March inclusive in every year of the said term.
- (c) Not more than 150 cows shall be depastured on the said land during the period 1 April to 1 May inclusive in every year of the said term.
- (d) The lessee shall depasture no livestock on the said land during the period 2 May to 31 August inclusive in every year of the said term.

PROVIDED HOWEVER that the lessee may with the prior written consent of the Land Settlement Board carry such additional stock on such terms and conditions as may therein be specified subject nevertheless to the right of the Land Settlement Board to revoke or vary such consent at any time.

Mortgage 127997/1 to Rural Banking and Finance Corporation of New Zealand - 5.5.1977 at 11.00 a.m.

DISCHARGED
26 FEB 1980
714/1987
COMM
for D.L.R.

Variation of Mortgage 127997/1 - 19.7.1978 at 12.35 pm.

DISCHARGED
714/1987
COMM
for A.L.R.

Mortgage 351345/1 to G. Schirmer & Wood Nominees Limited - 22.10.1981 at 11.15 a.m.

DISCHARGED
714/1987
COMM
for A.L.R.

Mortgage 421123/1 to G. Schirmer & Wood Nominees Limited - 16-2-1983 at 10.33 a.m.

DISCHARGED
714/1987
COMM
for A.L.R.

No. 421123/2 Memorandum of Priority making Mortgages 421123/1 and 351345/1 first and second Mortgages respectively - 16-2-1983 at 9.29a.m.

W. Warrman
for A.L.R.

Mortgage 464523/1 to B. B. Finance Limited - 29.11.1983 at 10.31 a.m.

DISCHARGED
714/1987
COMM
for A.L.R.

Variation of Mortgage 421123/1 - 22.10.1985 at 9.42 am.

DISCHARGED
714/1987
COMM
for A.L.R.

Transfer 673932/4 to Anthony Owen Howard Tripp of Hororata, Farmer (as to a 3/5 share) and Nicola Brigitte Tripp his wife (as to a 2/5 share) as tenants in common in the said shares - 7.4.1987 at 9.54am

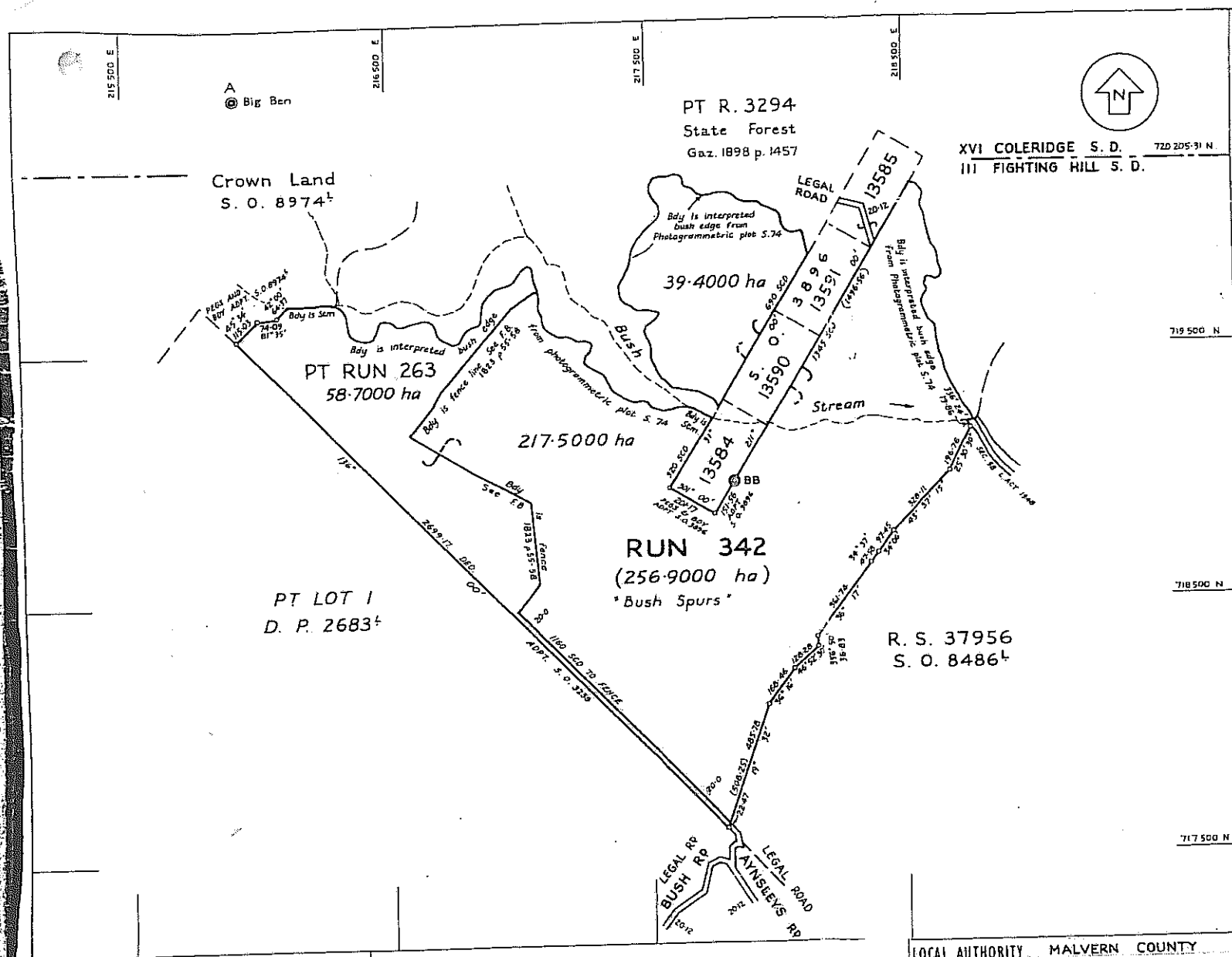
COMM
for A.L.R.

030598

DEPT
CH
JUN 29 10 15 AM '75

JUN 29 10 15 AM '75





XVI COLERIDGE S. D. 720 205.31 N.
III FIGHTING HILL S. D.

Run 342 is subject to Sec 58,
Land Act 1948 along rivers and
streams over 3 meters wide.

ALL WORK IS ADOPTED UNLESS SHOWN
OTHERWISE AND IS ADOPTED FROM
S.O. 8486⁺ UNLESS STATED OTHERWISE

Mt Pleasant Circuit Coordinates
Origin: Mt Pleasant
700000 m N. 300000 m E.
Datum: Old Cadastral

Total Area 315.6 ha
Comprised in C.L. 529/6

Registered Surveyor and holder of an annual practising certificate
hereby certify that this plan has been made from surveys executed
by me or under my direction; that both plan and survey are correct
and have been made in accordance with the regulations under the
Surveyors Act 1958.
Dated at this day
1975 Signature

Field Book 1823 p. 55-58 Traverse Book p. 1
Reference Plans S.O. 3239, 3876, 8486⁺, 8550⁺, 8974
D.P. 2683⁺

Examined C. Buckler 260 Dated 12/15/75
Approved as to Survey

12/15/75 Chief Surveyor
Deposited this day 61 19

District Land Registrar

LAND DISTRICT CANTERBURY
SURVEY BLK. & DIST. III FIGHTING HILL
NZMS 177 SHEET NO. 5.74

RUN 342 & PT RUN 263

LOCAL AUTHORITY MALVERN COUNTY
Compiled in Survey Office
Scale 1:10,000 Date March 1975

File O. 17
Received C. Buckler 12/4/75
Instructions 50 136 09

PROPERTY 2 OF 4

Appendix A – Land Status Report (and supporting plans)

Q V VALUATIONS CHRISTCHURCH OFFICE

APPENDIX A2

Project Number QVV 228

This report has been prepared on the instruction of Land information New Zealand in terms of Contract No. 50272 (as yet undated) and is undertaken for the purposes of the Crown Pastoral Land Act 1998.

LAND STATUS REPORT for Bush Spurs Tenure Review (Freehold land)	LIPS Ref. Not Applicable
Property 2 of 4	

Land District	Canterbury.
Legal Description	Rural Section 13584 and 13585, situated in Blocks III, Fighting Hill and XVI, Coleridge Survey Districts.
Area	15.6967 hectares.
Status	Freehold land held by Thomas Maberly HASSAL.
Instrument of title	CT CB406/72 (Limited as to Parcels).
Encumbrances	Nil.
Mineral Ownership	The Mines and Minerals are owned by the freehold owner.
Statute	Not applicable.

Data Correct as at	19 February 2002
[Certification Attached]	Yes

Prepared by Crown Accredited Supplier	Don McGregor, McGregor Property Services Limited, Christchurch For and on behalf of QV Valuations
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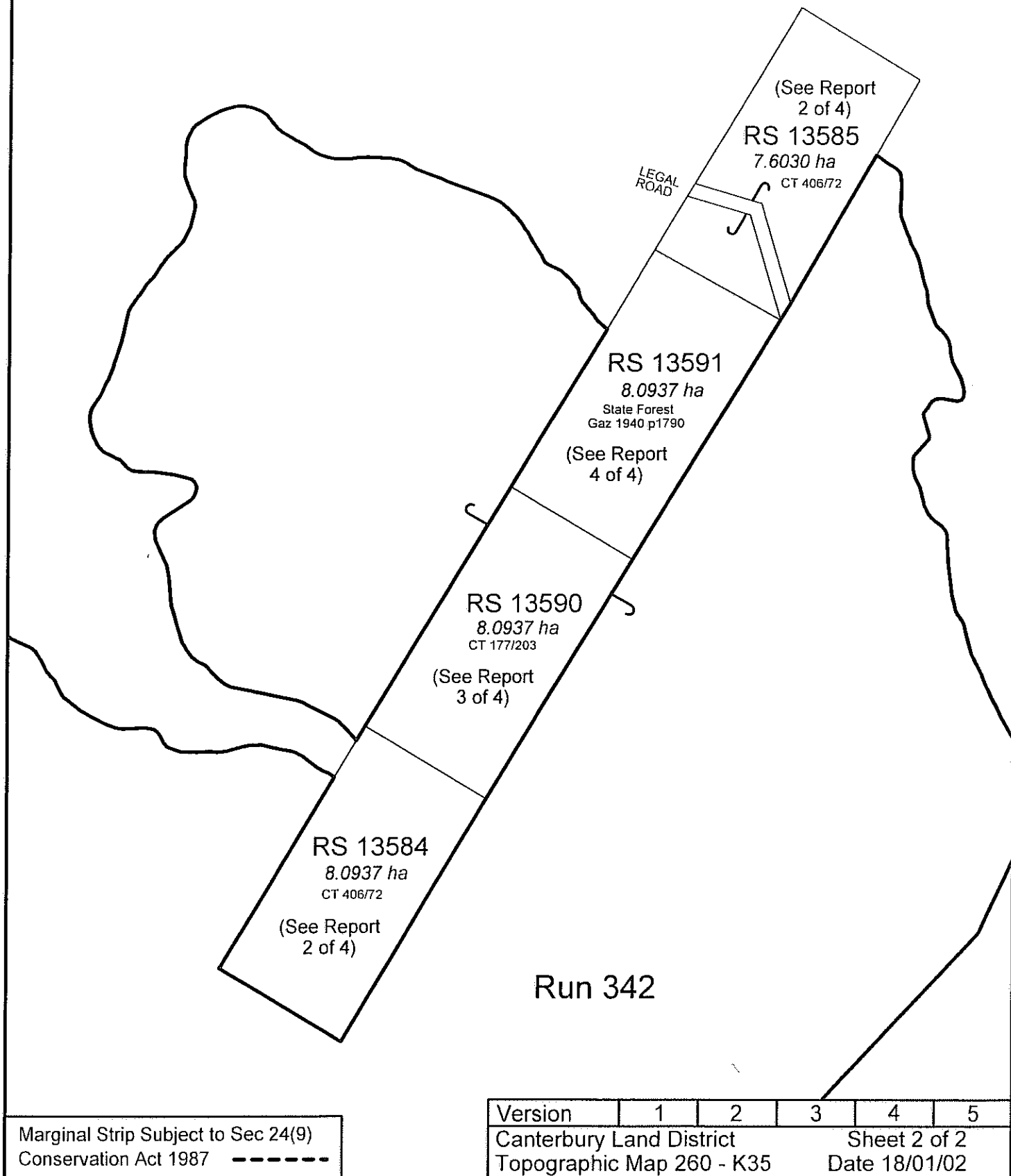
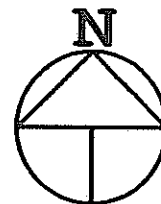
NOTES: This information does not affect the status of the land but was identified as possible requiring further investigation at the due diligence stage: See Crown Pastoral Standard 6	<p>It should be noted that the title was issued to the owner, Thomas Maberly HASSAL, in 1928 and has not passed into any other ownership. Given that he would have not been a minor if still alive he would be over 100 years old. It is not known whether his successors are occupying this land or it is occupied by adverse possession by the adjoining owners /lessees.</p> <p>If the latter situation prevails then, Providing that occupation has been continuous and rates paid for a qualifying period then the occupier would appear to have little difficulty in obtaining title by claiming adverse possession.</p>
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LAND STATUS REPORT for Bush Spurs Tenure Review (Freehold land)	LIPS Ref Not Applicable
Property 2 of 4	

Research Data: Some Items may not be applicable

SDI Print Obtained	Yes.
NZMS 261 Ref	K 35.
Local Authority	Selwyn District Council.
Crown Acquisition Map	Not applicable.
SO Plans	SO 3896 – Plan of Application for Sections 13584, 13585, 13590, 13591 and 13546 (Approved April 1881).
Relevant Gazette Notices	Not applicable.
CT Ref / Lease Ref	CT CB406/72.
Legalisation Cards	Not applicable.
CLR	Not Crown land.
Allocation Maps (if applicable)	Not applicable.
VNZ Ref – if known	Not known.
Crown Grant Maps	SO 3896.
If Subject Land Marginal Strip:	
a) Type [Sec 24(9) or Sec 58]	a) Not applicable.
b) Date Created	b) Not applicable.
c) Plan Reference	c) Not applicable.

LAND STATUS REPORT for Bush Spurs Tenure Review (Freehold land)		LIPS Ref Not Applicable
Property 2 of 4		
If Crown land – Check Irrigation Maps	Not Applicable.	
Mining Maps	Not Applicable.	
If Road a) Is it created on a Block Plan – Section 43(1)(d) Transit NZ 1989 b) By Proc	a) SO Plan 3896 – Crown Grant Road abuts R.S. 13585. b) Proc Plan Not applicable. c) Gazette Ref Not applicable.	
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 d) Other Info	a) Not applicable. b) Not applicable. c) Remains with CT CB406/72. d) Not applicable.	



Bush Spurs

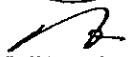
Scale 1:7500



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**
Limited as to Parcels

Historical Search Copy




R. W. Muir
Registrar-General
of Land

Identifier CB406/72
Land Registration District Canterbury
Date Issued 04 May 1928

Prior References

DI C13584 DI C13585

Estate	Fee Simple
Area	15.6967 hectares more or less
Legal Description	Rural Section 13584 and Rural Section 13585

Original Proprietors

Thomas Maberly Hassal

Interests

NEW ZEALAND.

Land Transfer (Compulsory
Registration of Titles)
Act, 1954.
Reference: Deeds Index C.3584, 3585
Application No. C.6223



Register-book,
Vol. 406, folio 72

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT. LIMITED AS TO PARCELS AND TITLE.

This Certificate, dated the fourth day of May one thousand nine hundred and Twenty-eight
under the hand and seal of the District Land Registrar of the Land Registration District of Canterbury Witnesseth that
THOMAS MAHERLY JASSAI of Christchurch Gentleman

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written
or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly
of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements
a little more or less, that is to say: All that parcel of land containing together THIRTY-EIGHT ACRES THREE ROODS AND SIX RODS
or thereabouts situated in Block III of the Fighting Hill Survey District and Block XVI of the Colaridge
Survey District being Rural Sections 13584 and 13585 and being more particularly described in Crown Grant
Registered No. 76661 (108/838)

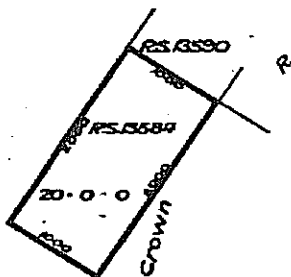
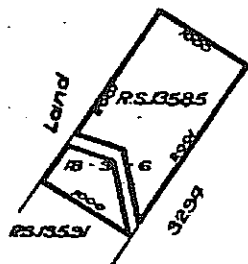
Image Quality
to Condition
of Original



J. M. Thompson
District Land Registrar.

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

A. Simcox A.L.R.



Total Area: 38-3-6

METRIC AREA 15.6967 ha

Scale: 10 Chains to an Inch

400/072

400/072

PROPERTY 3 OF 4

Appendix A – Land Status Report (and supporting plans)

Q V VALUATIONS
CHRISTCHURCH OFFICE

APPENDIX A3

Project Number QVV 228

This report has been prepared on the instruction of Land information New Zealand in terms of **Contract No. 50272 (as yet undated)** and is undertaken for the purposes of the Crown Pastoral Land Act 1998.

LAND STATUS REPORT for Bush Spurs Tenure Review (Freehold land)	LIPS Ref: Not Applicable
Property 3 of 4	

Land District	Canterbury.
Legal Description	Rural Section 13590, situated in Block III, Fighting Hill Survey District.
Area	8.0937 hectares.
Status	Freehold land held by John FARLEY.
Instrument of title	CT CB177/203.
Encumbrances	Nil.
Mineral Ownership	The Mines and Minerals are owned by the freehold owner.
Statute	Not applicable.

Data Correct as at	19 February 2002
[Certification Attached]	Yes

Prepared by Crown Accredited Supplier	Don McGregor, McGregor Property Services Limited, Christchurch For and on behalf of QV Valuations
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NOTES: This information does not affect the status of the land but was identified as possible requiring further investigation at the due diligence stage: See Crown Pastoral Standard 6	<p>It should be noted that the current owner, John FARLEY, acquired this land in 1928 (T170510) and it has not passed into any other ownership since. Given that he would have not been a minor if still alive he would be almost over 100 years old. It is not known whether his successors are occupying this land or it is occupied by adverse possession by the adjoining owners /lessees.</p> <p>If the latter situation prevails then, Providing that occupation has been continuous and rates paid for a qualifying period then the occupier would appear to have little difficulty in obtaining title by claiming adverse possession.</p>
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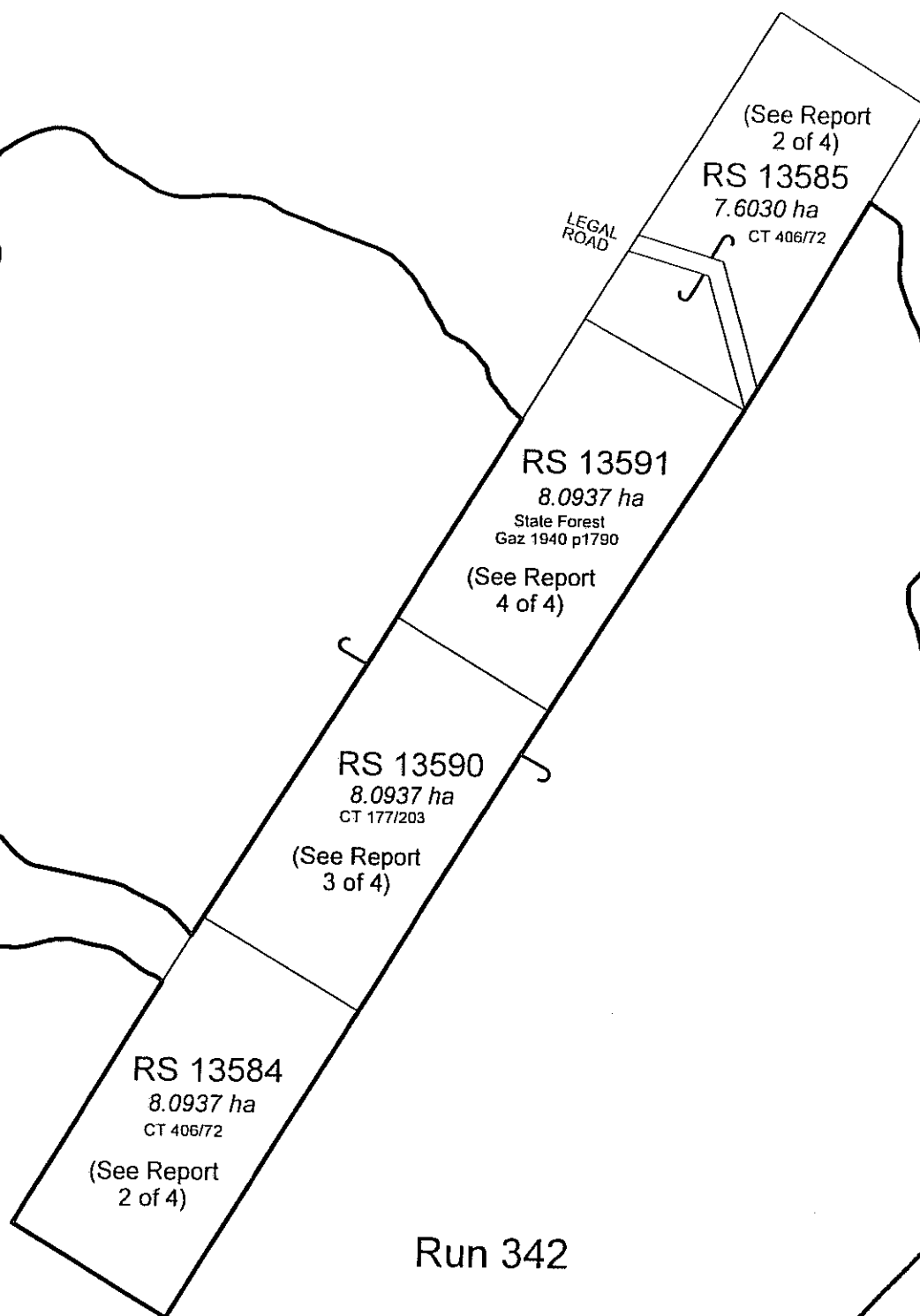
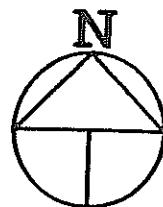
status 3

LAND STATUS REPORT for Bush Spurs Tenure Review (Freehold land)	LIPS Ref Not Applicable
Property 3 of 4	

Research Data: Some Items may not be applicable

SDI Print Obtained	Yes.
NZMS 261 Ref	K 35.
Local Authority	Selwyn District Council.
Crown Acquisition Map	Not applicable.
SO Plans	SO 3896 – Plan of Application for Sections 13584, 13585, 13590, 13591 and 13546 (Approved April 1881).
Relevant Gazette Notices	Not applicable.
CT Ref / Lease Ref	CT CB177/203.
Legalisation Cards	Not applicable.
CLR	Not Crown land.
Allocation Maps (if applicable)	Not applicable.
VNZ Ref – if known	Not known.
Crown Grant Maps	SO 3896.
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 Bush Spurs Tenure Review (Freehold land)		LIPS Ref Not Applicable
Property 3 of 4		
If Crown land – Check Irrigation Maps	Not Applicable.	
Mining Maps	Not Applicable.	
If Road a) Is it created on a Block Plan – Section 43(1)(d) Transit NZ 1989 b) By Proc	a) No road abuts this land. b) Proc Plan Not applicable. c) Gazette Ref Not applicable.	
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 d) Other Info	a) Not applicable. b) Not applicable. c) Remains with CT CB177/203. d) Not applicable.	

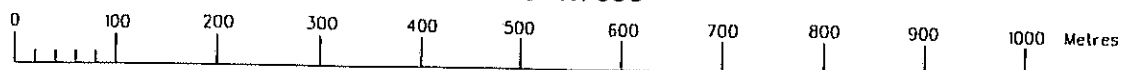


Marginal Strip Subject to Sec 24(9)
Conservation Act 1987 -----

Version	1	2	3	4	5
Canterbury Land District					
Topographic Map 260 - K35					
	Sheet 2 of 2				
	Date 18/01/02				

Bush Spurs

Scale 1:7500





COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

Historical Search Copy




R.W. Muir
Registrar-General
of Land

Identifier CB177/203
Land Registration District Canterbury
Date Issued 24 February 1898

Estate Fee Simple
Area 8.0937 hectares more or less
Legal Description Rural Section 13590
Original Proprietors
John Farley

Interests

NEW ZEALAND.

[Form B.]



Reference: { Vol. folio
Application No. 8194.
Transfer No.

Register-book,

Vol 177, folio 203

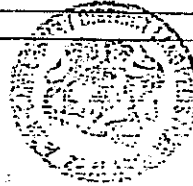
~~FOUO/1075-4004~~

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the Twenty-fourth day of February, one thousand eight hundred and ninety-eight, under the hand and seal of the District Land Registrar of the Land Registration District of Gloucestershire Witnesseth that Thomas James Haling of Gloucestershire Gentleman

is sold of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or indorsed hereon; subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon, bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing Twenty, eleven, & thereabouts, situated in Block III of the Fighting Hall Survey, District of the Kaitake Station 13590

is sold of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or indorsed hereon; subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon, bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing Twenty, eleven & three acres, situated in Block III of the Fighting Hall Survey, District of the Kaitake Section 13590



Ch. F. Smith

Transfer 53429 produced 22 March 1901
at 11:20 a.m. of Thomas James Maling to
Donald M. Lennan of Christchurch -
Estate Agent

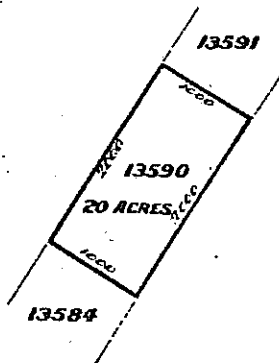
Transfer 700.00 produced 20 June
1979 at Springfield. Acknowledged
to John Price of Christchurch,
New Zealand.

Transfer 170500 proceeds 31 March 1926
at 2.00 per John Price to John
Tarky of Christchurch refines.

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

Hansen A.I.R.

Image Quality due to Condition of Original



13590
20 ACRES¹

20 ACRES.

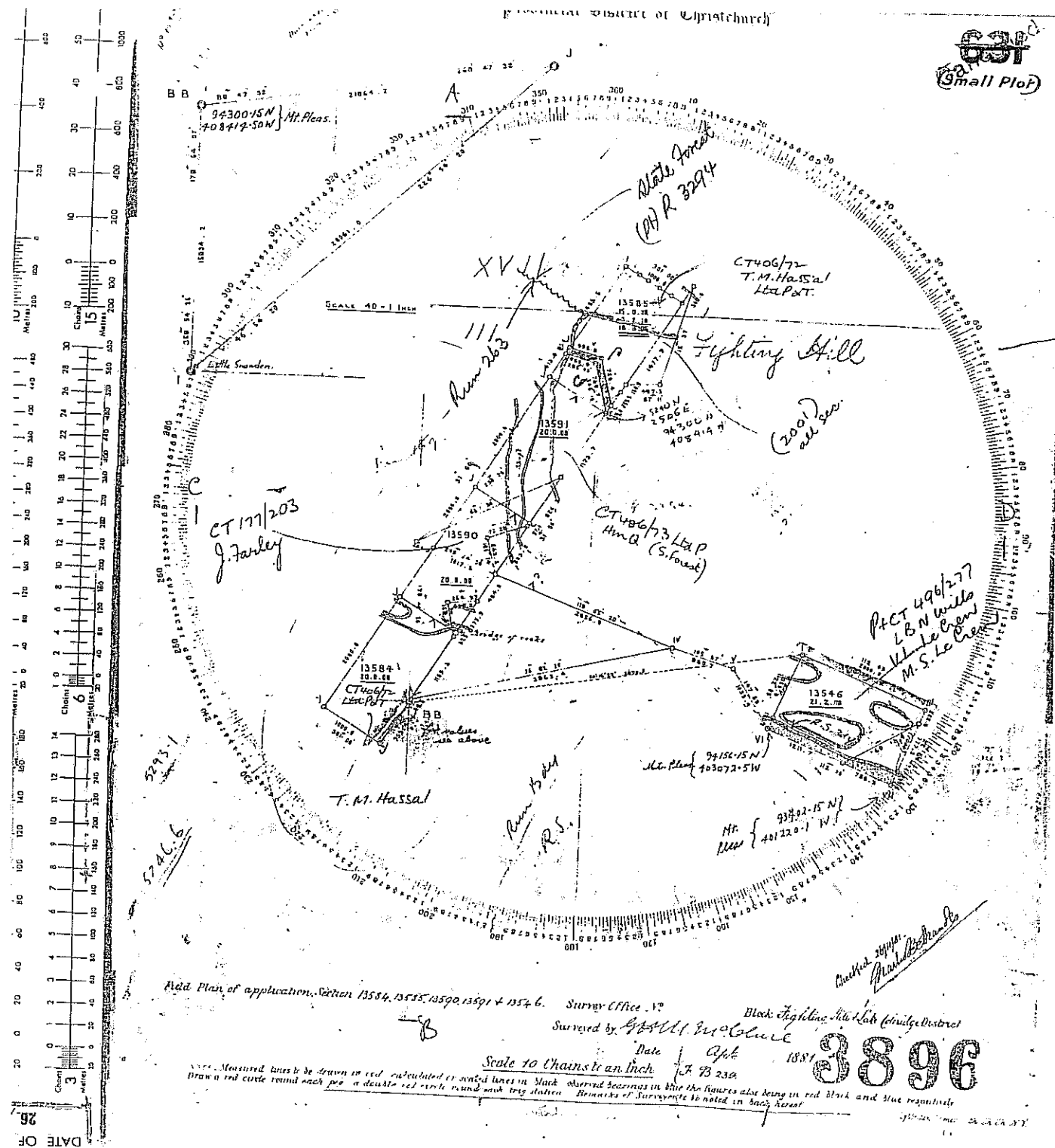
13584

METRIC AREA:- 8.0937 ha

Scale: 10 Chains to an Inch

177/203

177/203



PROPERTY 4 of 4

Q V VALUATIONS CHRISTCHURCH OFFICE

APPENDIX A4

Project Number QVV 228

This report has been prepared on the instruction of Land information New Zealand in terms of Contract No. 50272 (as yet undated) and is undertaken for the purposes of the Crown Pastoral Land Act 1998.

LAND STATUS REPORT for Bush Spurs Tenure Review (Freehold land)	LIPS Ref: Not Applicable
Property 4 of 4	

Land District	Canterbury.
Legal Description	Rural Section 13591, situated in Block III, Fighting Hill Survey District.
Area	8.0937 hectares.
Status	Stewardship land pursuant to Section 61 of the Conservation Act 1987 (set apart as Permanent State Forest by N.Z. Gazette 1940 p1790).
Instrument of title	CT CB406/73 (Limited as to Parcels).
Encumbrances	Subject to Part 9 of the Ngai Tahu Claims Settlement Act 1998.
Mineral Ownership	RS 13591 was transferred to HMK (without purpose or authority) in 1940 and subsequently set apart for Permanent State Forest purposes implying that the land was acquired as a "public work". In those circumstances the Mines and minerals remain with the original Crown Grant (68323 - 111D/29)
Statute	Not applicable.

Data Correct as at	19 February 2002
[Certification Attached]	Yes

Prepared by Crown Accredited Supplier	Don McGregor, McGregor Property Services Limited, Christchurch For and on behalf of QV Valuations
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NOTES:	<p>1) It should be noted that the current owner, John FARLEY, acquired this land in 1928 (T170510) and it has not passed into any other ownership since. Given that he would have not been a minor if still alive he would be almost over 100 years old. It is not known whether his successors are occupying this land or it is occupied by adverse possession by the adjoining owners /lessees.</p> <p>If the latter situation prevails then, Providing that occupation has been continuous and rates paid for a qualifying period then the occupier would appear to have little difficulty in obtaining title by claiming adverse possession.</p>
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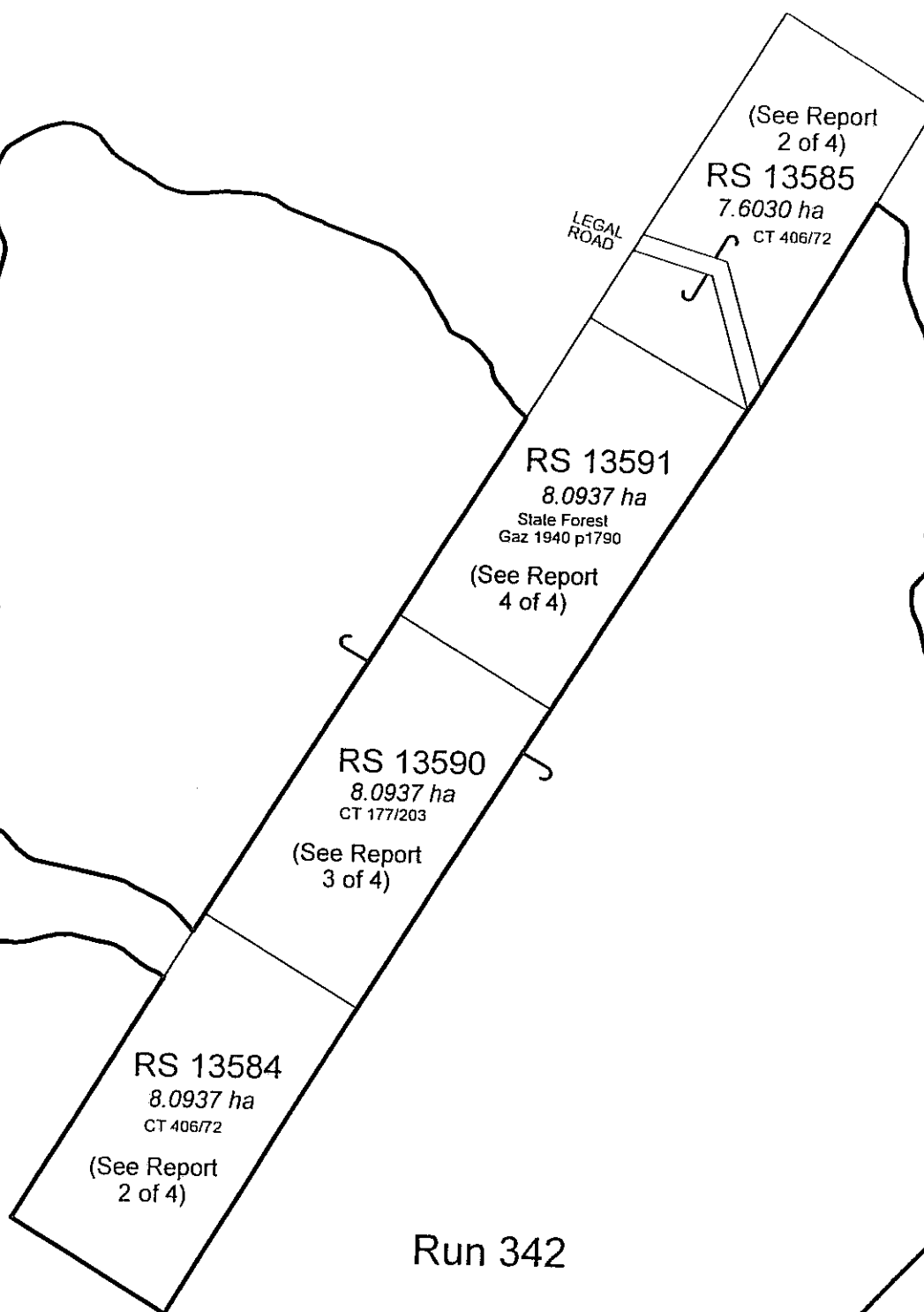
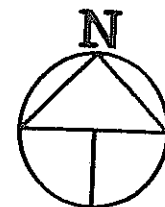
	<p>2) It should be noted that CT CB 406/73 (Limited as to Parcels) is still live pending registration of the Gazette notice (N.Z. Gazette 1940 p1790).</p>
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LAND STATUS REPORT for Bush Spurs Tenure Review (Freehold land)	LIPS Ref Not Applicable
Property 4 of 4	

Research Data: Some Items may not be applicable

SDI Print Obtained	Yes.
NZMS 261 Ref	K 35.
Local Authority	Selwyn District Council.
Crown Acquisition Map	Not applicable.
SO Plans	SO 3896 – Plan of Application for Sections 13584, 13585, 13590, 13591 and 13546 (Approved April 1881).
Relevant Gazette Notices	N.Z. Gazette 1940 p1790 set apart R.S. 13591 as Permanent State Forest. Not registered against title – therefore title still live.
CT Ref / Lease Ref	CT CB406/73 (Limited as to Parcels).
Legalisation Cards	Not applicable.
CLR	Not Crown land.
Allocation Maps (if applicable)	DoC Allocations D* K35*7 and 8 (S.O. 17121) being Stewardship land pursuant to Section 62 Conservation Act 1987.
VNZ Ref – if known	Not known.
Crown Grant Maps	SO 3896.
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.

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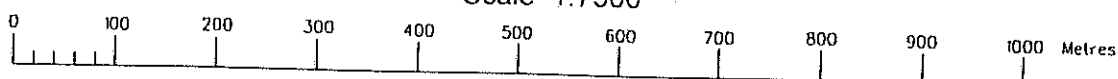


Marginal Strip Subject to Sec 24(9)
 Conservation Act 1987 -----

Version	1	2	3	4	5
Canterbury Land District					
Topographic Map 260 - K35					
Sheet 2 of 2			Date 18/01/02		

Bush Spurs

Scale 1:7500



NEW ZEALAND.

Reference: Land Transfer (Compulsory
Registration of Titles)
Act, 1924.
Deeds Index, C.13591
Application No C.6224



Register-book,
Vol. 406, folio 73

406/073

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT. LIMITED AS TO PARCELS AND TITLE.

This Certificate, dated the Fourth day of May one thousand nine hundred and Twenty-eight
under the hand and seal of the District Land Registrar of the Land Registration District of Canterbury Witnesseth that

JOHN WILLIAM KENNETH LAWRENCE Accountant and HENRY BOOTHILL Solicitor both of Christchurch are

traced of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing TWENTY ACRES or thereabouts situated in Block VII of the Fighting Hill Survey District being Rural Section 23591 and being more particularly described in Crown Grant Registered No. 68323 (111/29).



Image Quality due
to Condition
of Original



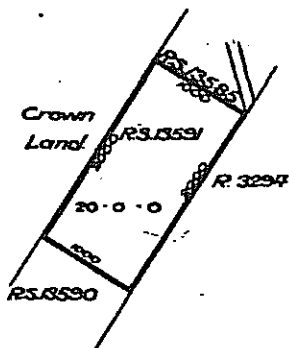
J. M. Thompson
District Land Registrar.

The above limitation as to title has been removed
this 19th day of April 1940

Transfer 233779 produced 19th April 1940 at 11.12 am
John William Kenneth Lawrence and Henry Boothill
to His Majesty the King

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

A. Simpson A.L.R.



METRIC AREA = 8.0937 ha

Scale: 10 Chains to an Inch

Subject to Part 9 of the Ngai Tahu Claims
Settlement Act 1998 (which provides for
certain disposals relating to the land to
which this certificate of title relates to
be offered for purchase or lease to Te
Runanga o Ngai Tahu in certain
circumstances) - 1.3.2000 at 9.00

A447957/1

[Signature]

406/073

22

No.

Transfer of

Correct for the purposes of the Land Transfer Act.

dated in

Rymbrian
Solicitor

I.W.K. LAWRENCE & ANOR Vendor

HIS MAJESTY THE KING Purchaser

Particulars entered in the Register Book Vol. 406

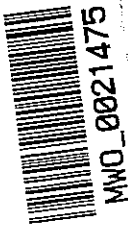
Folio 73

the 19 day of APL 1940 19

at 11.12 a.m. o'clock.

[Signature]
District Land Registrar
CANTERBURY.

Amended
[Signature]

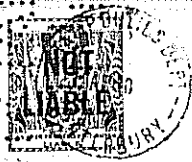


3
19.12.40
11.12 a.m.

DUNCAN, COTTERILL & CO.,
SOLICITORS,
CHRISTCHURCH.

88

No. 292



(C.)

[New Zealand

MEMORANDUM OF TRANSFER



WE, JOHN WILLIAM KENNETH LAWRENCE Accountant and HENRY COTTERILL

Solicitor both of Christchurch ✓

being registered as proprietor

(1) Here state nature of the estate or interest.

of an estate¹ in fee simple

subject, however, to such encumbrances, liens, and interests, as are notified by memoranda

(2) District, county, hundred or township.

underwritten or endorsed hereon, in all that piece of land situated in the² Fighting

(3) Here state area, exclusive of roads intersecting the same, if any.

Hill Survey District ,

containing³ TWENTY ACRES (20a.) ✓

(4) Here state rights-of-way, privileges or easements (if any) intended to be conveyed, and if the land to be dealt with contain all that is included in an existing grant or certificate, refer thereto for description of parcels and diagram; otherwise, set forth the boundaries in chains, links or feet, and refer to a plan delineated on margin or annexed to the instrument, or deposited in the Lands Registry Office.

be the same a little more or less⁴ being the whole of the land comprised in Certificate of Title Volume 406 Folio 73 limited as to parcels ✓

in consideration of the sum of TEN SHILLINGS (10/-)

paid to us by His Majesty the King

the receipt of which sum ~~to~~ hereby acknowledge

Handwritten note:
The sum of ten shillings is made through transfer of land
24/4/40

55

do hereby transfer to the said His Majesty the King

✓

all our estate and interest^s in the said piece of land

(5) Or a lesser estate or interest, describing such lesser estate.

In witness whereof we have hereto signed our names this
17th day of April. One thousand nine hundred
and forty.

H. Cotterill ✓

J. W. K. Lawrence

Signed by the above named JOHN WILLIAM KENNETH

LAWRENCE and HENRY COTTERILL

✓

in the presence of

(Witness)

Name

Phyllis Williams

Occupation

Salisbury

Address

Christchurch

✓

Moonlight Creek; thence along the said bank of Moonlight Creek to a point in line with the northern boundary of Section 3304; thence across Moonlight Creek and along the northern and western boundaries of Section 3304 to its south-western corner; thence south-easterly by a right line to a point where Roaring Meg Creek crosses the western boundary of Section 2, Block XV aforesaid, and westerly along the left bank of Roaring Meg Creek to the eastern boundary of Block II, Mawhera-nui Survey District; thence southwards along the said block boundary to a point in line with the southern boundary of Section 2, Block II aforesaid; thence south-westerly along a right line to the south-eastern corner of the said Section 2; thence in a north-westerly direction along the north-eastern boundary of aforesaid Section 2 to its most northerly point; thence in a south-westerly direction to a point on the western boundary of Block II, Mawhera-nui Survey District, in line with the north-eastern boundaries of Sections 2 and 1, Block II, Mawhera-nui Survey District; thence due north along the western boundary of Block II, Mawhera-nui Survey District, and westwards along the northern boundary of Block I of the said Survey District to the south-eastern corner of "Lands set apart for Purposes of Part II, Coal-mining Act, 1905, *Gazette* 1907, page 27"; thence northerly along the eastern boundary of the last-mentioned land to and across the Waianiwhaniwha Creek; thence along the right bank of the said creek to the eastern boundary of the Nelson-Grey Coalfields area; thence northerly along the boundary of that area and to and by the eastern boundary of Native Reserve 35, Block II, Te Miko Survey District, to its north-eastern corner; thence continuing in a straight line with the aforesaid boundary across a road reserve, Waiwhio Creek, and a road reserve again to the southern boundary of Section 3629; thence along the southern and eastern boundaries of the said section to its north-eastern corner; thence along a right line to the south-eastern corner of Section 2987, Block I, Te Miko Survey District, and along the south-eastern boundary of the said Section 2987 and the latter boundary continued to the left bank of the Maukurunui Creek; thence south-easterly along the left bank of the said creek to a point due south of a point 1200 links west of the south-eastern corner of Section 2988, Block IX, Waiwhero Survey District; thence due north along a line across the said Maukurunui Creek to the southern boundary of Section 2988 and along the southern and eastern boundaries of said Section 2988 and the latter boundary produced to the left bank of Fagins Creek; thence along the said creek-bank to a point in line with the eastern boundary of Section 3362; thence to and along the eastern boundary of the said section and that line produced across Granite Creek; thence westwards along the right bank of Granite Creek to a point in line with the eastern boundary of Section 2992, Block V, Waiwhero Survey District, and northerly along the eastern boundaries of Sections 2992, 2637, and 3, 175, and the southern and eastern boundaries of Section 3317, across a road reserve, Canoe Creek, a road reserve, and along the eastern boundaries of Sections 3313 and 3312, Block V, Waiwhero Survey District, and the eastern boundaries of Sections 2799, 3311, and 3310, to Tupapaku Road, Block I, Waiwhero Survey District; thence along the south side of the said road, the eastern boundary of Reserve 1088, and again by the said road to its most easterly point; thence easterly across the Punikaiki River to the most southern corner of Section 2597; thence by the southern and eastern boundaries of the said Section 2597 and the eastern boundaries of Sections 2596 and 2595, Block II, Punakaiki Survey District, to the Porarari River; thence easterly, northerly, and southerly along the boundary between the Nelson and Westland Land District to a point in line with the northern boundary of Section 1, Block XIII, Maimai Survey District; thence to and along the northern and western boundaries of the said Section 1 to the point of commencement. Save and excepting therefrom Sections 4 and 3, Block XV, Waiwhero Survey District, Reserve 1010, Block II, Te Miko Survey District, and the road reserve approaching thereto.

As the same is more particularly delineated on plan No. 119/37, deposited in the Head Office of the State Forest Service at Wellington, and thereon coloured green.

Also all that area containing approximately 3,365 acres, being part of Provisional State Forest No. 1595 (*Gazette* 1919, page 1289, national-endowment provisional state forest), situated in Blocks II, V, VI, and IX, Mawhera-nui Survey District, and bounded generally as follows: Commencing at the most northern point of Coal Lease No. 2391, Block V, Mawhera-nui Survey District; thence along the north-eastern boundaries of the said Coal Lease No. 2391 to Section 9, Block IX, Mawhera-nui Survey District; thence along the northern boundaries of Sections 9 and 17A and the western and northern boundaries of Section 12; thence along a line running due east to Native Reserve No. 1; thence along the western and northern boundaries of said Native Reserve No. 1 to Section 2416, along the western boundaries of Section

2416, a road, Sections 2415, 2414, 2413, the northern boundary of Section 2413, and a road to Ngahere-Blackball Railway, and along said railway to Section 3, Block II, Mawhera-nui Survey District; thence along the southern and western boundaries of said section 3 to the right bank of Soldiers Creek; thence westerly along the right bank of Soldiers Creek to its intersection with the area first described in Section 74, Reserves and other Lands Disposal and Public Bodies Empowering Act, 1912; thence along the south-eastern boundary of the said area to the western boundary of Block II, Mawhera-nui Survey District; thence along the western boundaries of Blocks II and VI, Mawhera-nui Survey District to a point in line with the northern boundary of Coal Lease No. 2391, and thence along a right line to the point of commencement.

As the same is more particularly delineated on plan No. 119/37, deposited in the Head Office of the State Forest Service at Wellington, and thereon coloured green.

Given under the hand of His Excellency the Governor-General of the Dominion of New Zealand, and issued under the Seal of that Dominion, this 23rd day of July, 1940.

FRANK LANGSTONE,
Commissioner of State Forests.

GOD SAVE THE KING!

Crown Land set apart as a Permanent State Forest.

[L.S.] GALWAY, Governor-General.
A PROCLAMATION.

BY virtue and in exercise of the powers and authorities conferred upon me by section eighteen of the Forests Act, 1921-22, I, George Vere Arundell, Viscount Galway, Governor-General of the Dominion of New Zealand, do hereby set apart the Crown land described in the Schedule hereto as a permanent State forest.

SCHEDULE.

CANTERBURY LAND DISTRICT.—CANTERBURY FOREST-CONSERVATION REGION.

ALL that area in the Canterbury Land District, Selwyn County, containing by admeasurement 20 acres, more or less, being Rural Section 13591, and situated in Block III, Fighting Hill Survey District. As the same is more particularly delineated on plan No. 142/2, deposited in the Head Office of the State Forest Service at Wellington, and thereon bordered red.

Given under the hand of His Excellency the Governor-General of the Dominion of New Zealand, and issued under the Seal of that Dominion, this 30th day of July, 1940.

FRANK LANGSTONE,
Commissioner of State Forests.

GOD SAVE THE KING!

Variation of Order in Council prohibiting Alienation of Native Land.

GALWAY, Governor-General.
ORDER IN COUNCIL.

At the Government House at Wellington, this 24th day of July, 1940.

Present:

HIS EXCELLENCY THE GOVERNOR-GENERAL IN COUNCIL.

PURSUANT to section four hundred and forty-two of the Native Land Act, 1931, His Excellency the Governor-General, acting by and with the advice and consent of the Executive Council, doth hereby vary an Order in Council made on the twentieth day of December, one thousand nine hundred and thirty-three, and published in the *Gazette* on the eleventh day of January, one thousand nine hundred and thirty-four, at page 4, and affecting Kawhia N 2b and other blocks, by excluding therefrom the land described in the Schedule hereto.

SCHEDULE.

Block.	Area: A. R. P.	Survey District.
Pakarikari 1a 3	32 3 26	Kawhia North.

C. A. JEFFERY,
Clerk of the Executive Council.

