

## **Crown Pastoral Land Tenure Review**

**Lease name : CLOUDY PEAKS**

**Lease number : Pt 029**

### **Due Diligence Report (including Status Report) - Part 3**

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**

# LANDONLINE REQUESTS

Knight Frank

Chch

11/4

m Bradley

Job No.

82921

03 3798440

Being Processed.

Completed

Cont.

Ordinary Title Ref	Guaranteed Title Ref	Document No.	Plan No.
		384958	

19299

page 1 of 10

CHANGE OF APPELLATION

RELEASED UNDER THE OFFICIAL INFORMATION ACT

Rural Section 41129

lease

295/849

issued - 27-3-1987 at 11:55 am.

*[Handwritten signature]*

MWO\_0022819



384958/1  
SN 8760WSH, 371124/1.

DISTRICT LAND REGISTRAR  
CHRISTCHURCH

UNIT LAND 295/849

*[Handwritten signature]*  
A.L.B.

# ALTERATION Change of Appellation

FILE: P29

J.W. Guerin

Description of Land: Rural Sections 41129, 41130, 41408, 41409 and 41410  
See below

Area: See Below

ing Authorities: Mackenzie County Council

nation Department Assessment Reference:

## Full Details of Alteration

Rural Section 41129 situated in Blocks VIII, XII & XVI Tekapo Survey District and Block IX Opuha Survey District. Area 2728.0000 ha  
Rural Section 41130 Situated in Blocks IX & XIII Opuha Survey District and Blocks XII & XVI Tekapo Survey District. Area 1645.0000 ha  
Rural Section 41408 situated in Block XIII Opuha Survey District. Area ~ 8.1720 ha  
Rural Section 41409 Situated in Block XIII Opuha Survey District. Area 17.7740 ha  
Rural Section 41410 Situated in Block IX Opuha Survey District. Area 14.7030 ha

All formerly Part Run 259 (Cloudy Peaks) Part  
C.L. 529/52  
(5015433)

## Reason and Authority for Alteration

Title to issue.

ed by: Blaek 26 / MAY / 82 Checked by: [Signature] 27 / 5 / 82

### REQUIRED:

SEC.:

#### ACCOUNTS DIV.:

Ledgers:  
C./register:  
Land A/c.  
Index:  
A/c's Check:

#### TITLES SEC.:

Documents:  
Insurance:

#### RECORDS SEC.:

File  
Index

pr.  
look:  
Review

ACTION COPIES

## ALTERATION CHANGE OF APPEALATION

Assessee/Licensee:

Description of Land: R S 41448 SITUATED IN BLOCK XIII TEKAPO  
SCURRY DISTRICT

Area: 8.2700 Hl.

Rating Authorities: MACKENZIE COUNTY COUNCIL

Valuation Department Assessment Reference:

## Full Details of Alteration

FORMERLY PART BLOCK III TEKAPO VILLAGE, CAZ 1935 p 3250; CLOSED  
ROAD CAZ 1960 p 514 (PROC 524002); AND PART RESERVE 2014  
SEC 2 RES & C.L.D ACT 1928. All brown Land.  
(S C 15700)

23K/600 issued

## Reason and Authority for Alteration

D.P.L TO ISSUE

Prepared by: G. Leggett

13/5/82

Checked by:

J 13 No.

J. J. Duff, 13.5.82

## ACTION REQUIRED:

## LEASES SEC.:

G. 13 / /  
C.L. Regr. / /  
Expiry Book: / /  
Interest Review / /  
Register / /

## ACCOUNTS DIV.:

Ledgers: / /  
C./register: / /  
Land A/c. / /  
Index: / /  
A/c's. Check: / /

## TITLES SEC.:

Documents: / /  
Insurance: / /

## RECORDS SEC.:

File / /  
Index / /

ACTION CHECKED: / /

Lessee/Licensee:

Description of Land: SEE BELOW

Rating Authorities: WAIMATE COUNTY COUNCIL

Area: SEE BELOW

Valuation Department Assessment Reference:

Full Details of Alteration

RURAL SECTION 41517 SITUATED IN BLOCK IX WAIHAO  
SURVEY DISTRICT AREA 21 3600 ha  
RURAL SECTION 41518 SITUATED IN BLOCKS IX, X, XIII AND XIV WAIHAO  
SURVEY DISTRICT AREA 894 1280 ha

BOTH FORMERLY PART RUN 283 CROWN LAND; PART CL 579/91  
(S.O. 15730)

Reason and Authority for Alteration

CONVERT TO A RENEWABLE LEASE

pared by: G. Gable

31/5/82

Checked by:

13 No.

31/5/82

TION REQUIRED:

ASSES SEC.:

13  
Regr.  
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ACCOUNTS DIV.:

Ledgers  
C./register  
Land A/c.  
Index  
A/c's. Check

TITLES SEC.:

Documents  
Insurance

RECORDS SEC.:

File  
Index

ACTION CHECKED:

ALTERATION

Change of Appellation.

FILE: 8/5/123/9

Lessee/Licensee:

Description of Land:

Rural Section 40487 situated in Block V  
Halawell Survey District

Area:

161 m<sup>2</sup>

Rating Authorities:

Ellesmere County Council

Valuation Department Assessment Reference:

Full Details of Alteration

Formerly Pt R.S. 2724

Crown land

Gaz 1982 p 842

(S015592)

(G.N 375045/1)

Reason and Authority for Alteration

For issue of freehold title.

prepared by:

B. B. B.

10 / MAY

1982

Checked by:

No.

11.5.82

ACTION REQUIRED:

TAXES SEC:

ACCOUNTS DIV:

TITLES SEC:

RECORDS SEC:

Ledgers:

Documents:

File

G. register:

Insurance:

Index

Land Act:

Index:

ALTERATION

Change of Appellation

7/6.2

Location: RS<sup>s</sup> 41524 - 41256 and part Bed of  
Hinds River situated in BIK VIII Shepherds  
sh S.D.

Localities: Ashburton County

Area: See below

Department Assessment Reference:

Full Details of Alteration

S<sup>1</sup> 41524 - Area 46m<sup>2</sup>

S 41525 - Area 1982m<sup>2</sup>

S 41526 - Area 3315m<sup>2</sup>

Bed of Hinds River shown (K) Area 5082m<sup>2</sup>

is formerly Stopped Road by N.Z. Gaz  
1982 p 1230 (G.N 379124/1) ✓

✓ So 15258

Reason and Authority for Alteration

S<sup>3</sup> 41524 and 41525 vested in D.H.B & J.T. Hay  
S 41526 vested in R.D & C.M. Dalgety  
Bed Hinds River - Crown Land under the  
Land Act - 1948

4.5.82 Checked by: J. W. Duff 4.5.82.

REQUIRED:

ACCOUNTS DIV.:

Ledgers:

C. registers:

Land A/c.

Index:

Voucher Checks:

TITLES SEC.:

Documents:

Insurance:

RECORDS SEC.:

File

Index

ACTION REQUIRED



13/53

## NON CHANCE OF APPELLATION

Lot 3 Defaced Plan 20032 situated  
in Block I Chains Survey District

Appliances: Ahara County Council Area: 4342 square meters

for Departmental Use only - no alterations

## Full Details of Alteration

formerly Reserve 5019  
(Reverts to prior appellation)

Reserve for Levee Purposes by Lg. 1959 p. 975.  
Ahara County Council appointed to control  
and manage, Lg. 1959 p. 1509.

## Reason and Authority for Alteration

for gazettal of classification

red by:

J. W. Duff

4/5/82

Checked by:

R. C. Duff

4/5/82

ON REQUIRED:

SFC:

ACCOUNTS DIV.:

Lodgers:

L. 12/12/81:

L. 12/12/81:

TITLES SFC.:

Documents:

Insurance:

RECORDS SFC.:

File

Index

ATION

*Change of Appellation*

Description of Land: *R. S. 41535 situated in Block VIII*  
*Hutorata S. D.*

Area: *6667 m<sup>2</sup>*

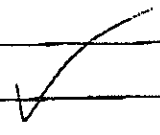
Rating Authorities: *Manukau County Council*

Valuation Department Assessment Reference:

Full Details of Alteration

*formerly Transferred Road - Sec 323 L.G Act 1974-*  
*(Quarry Road) declared Crown Land.*  
*NZ Gaz 1982 p 1027*  
*(GN. 384797/1)*

*S.C. 11277*



Reason and Authority for Alteration

*To be classified and added to*  
*the adjoining Recreation Reserve. (Glenburn)*

Prepared by: *[Signature]* 13. 6. 1982 Checked by: *[Signature]* 3/6/82.

ACTION REQUIRED:

LEASES SEC.:

G. 13 / /  
 C.L. Regr. / /  
 Expiry Book: / /  
 Interest Review / /  
 Register / /

ACCOUNTS DIV.:

Ledgers: / /  
 C./register: / /  
 Land A/c. / /  
 Index: / /  
 A/c's. Check: / /

TITLES SEC.:

Documents: / /  
 Insurance: / /

RECORDS SEC.:

File / /  
 Index / /

ACTION CHECKED: / /

9/12/32

ALTERATION

Change of Appellation

Applicant/ licensee:

Description of Land:

Rural Section 40792 situated in Block XI  
Christchurch Survey District.

Rating Authorities:

Christchurch City Council

Area: 10 square metres

Valuation Department Assessment Reference:

Full Details of Alteration

Formerly Part lot 1 Deposited plan 12623  
brown land by leg. 1982 p. 1082 (S.O. 15632)  
(G.N. 378634/1)

Reason and Authority for Alteration

For issue of a Freehold title.

Submitted by:

*M. Bael*

26 / MAY

1982

Checked by:

*Pat Duff*

27.5.82

IN REQUIRED:

IS SEC.:

eg.  
Books  
Review  
et

ACCOUNTS DIV.:

Ledgers:  
C. register:  
Land A/c.  
Index:  
A c's. Check:

TITLES SEC.:

Documents:  
Insurance:

RECORDS SEC.:

File  
Index

ACTION CHECKED

# LANDONLINE REQUESTS

Knight Frank Chch

11/4

m Bradley

Job No.

52922

Being Processed

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Completed

Cont

Ordinary Title Ref	Guaranteed Title Ref	Document No.	Plan No.
		411813 - 1	

3p5

14438

# CERTIFICATE OF ALTERATION

MWO\_0022817



HER MAJESTY THE QUEEN

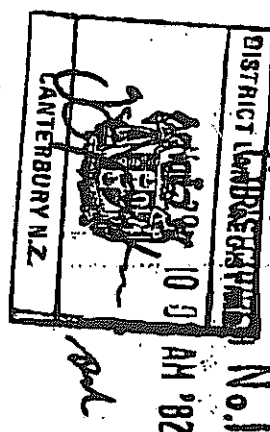
{ Lessor.  
~~Licensor.~~

JOHN WILLIAM GUERIN

{ Lessee.  
~~Licenses.~~

PARTICULARS entered in the Register on the date and at  
the time recorded below.

District Land Registrar of the District of  
Assistant



DISTRICT LAND REGISTRY

529/5-2

411813/1

ATION UNDER SECTION 113, LAND ACT 1948

IN THE MATTER of the Land Transfer Act 1952, and the Land Act 1948,

and  
No. P29

IN THE MATTER of lease/~~license~~ from HER MAJESTY THE

QUEEN to JOHN WILLIAM GUERIN of "Cloudy Peaks Fairlie, Farmer lessee of Rural Sections 41129, 41130, 41408, 41409 and 41410 situated in Blocks VIII, XIII and XVI Tekapo Survey District and Blocks IX and XIII Opuha Survey District

Area 4251.2226 hectares

registered in

Vol 529 , folio 52 Canterbury Land Registry.

**This is to certify** that the area in the above-described lease has been increased to 4413.6490 hectares following redefinition by survey

SCHEDULE

(Land Now in Lease)

Rural Sections 41129, 41130, 41408, 41409 and 41410 situated in Blocks VIII, XIII and XVI Tekapo Survey District and Blocks IX and XIII Opuha Survey District

Area 4413.6490 hectares

*Specs CL 529/52*  
*Qty & % copies endorsed*  
*DT 7.12.82*

As witness my hand, this 18<sup>th</sup> day of November 1982

*[Signature]*  
Deputy Assistant Commissioner of Crown Lands.

# LANDONLINE REQUESTS

11/4

Knight Frank  
Murray Bradley  
Fax 379 8440

Job No. 52919

Being Processed.

Completed

Ordinary Title Ref	Guaranteed Title Ref	Document No.	Plan No.
		411813.2	

19458 page 1 of 3

MEMORANDUM OF PARTIAL SURRENDER

IN THE MATTER of the Land Transfer Act 1952

AND

IN THE MATTER of the Land Act 1948 and its  
Amendments

AND

IN THE MATTER of Pastoral Lease No. P29  
under the Land Act 1948 of  
ALL that piece of land  
situated in the Canterbury  
Land District, containing  
4413.6490 hectares more or  
less being Rural Sections  
41129, 41130, 41408, 41409  
and 41410 situated in Blocks  
VIII, XIII and XVI Tekapo  
Survey District and Blocks IX  
and XIII Opuha Survey District  
and being the whole of land  
comprised and described in the  
aforesaid Pastoral Lease  
✓ recorded in Register book  
Volume 529 folio 52 Canterbury  
Registry

I, JOHN WILLIAM GUERIN of "Cloudy Peaks", Fairlie, Farmer, the Lessee under  
the above-mentioned lease DO HEREBY SURRENDER in terms of Section 145 of the  
Land Act 1948, all my estate and interest as such lessee in all that piece  
of land containing 2728.0 hectares being Rural Section 41129 situated in  
Blocks VIII, XII and XVI Tekapo Survey District and Block IX Opuha Survey  
District AND I AGREE AND DECLARE THAT all and singular the covenants  
conditions and agreements of the said recited lease expressed and/or implied  
shall continue in force in respect of the residue of the land henceforth  
comprised therein as fully and effectually as if such residue of the said  
land above had originally been comprised therein AND I HEREBY FURTHER AGREE  
AND DECLARE that the said surrender shall take effect from the first day of  
July 1976.

SIGNED by the said JOHN WILLIAM  
GUERIN Lessee in the presence of: )

Witness: [Signature]

Occupation: Farmer

Address: [Signature]

[Signature] Lessee

Filed Part CL 529/52  
Reg & 1/2 copies enclosed  
Edw. 1976



SURRENDER ACCEPTED for and on behalf of HER MAJESTY THE QUEEN as Lessor:

~~Deputy Assistant~~  
SIGNED by the/Commissioner of Crown  
Lands for the Canterbury Land District )  
in the presence of: )

*[Signature]*  
~~Deputy Assistant~~ Commissioner of  
Crown Lands

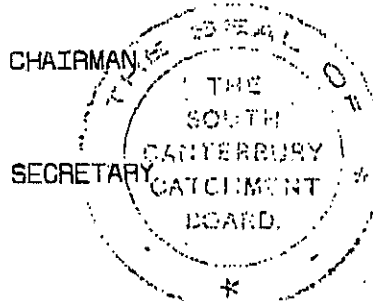
Witness: *Helen Bitchard*

Occupation: *Titles Clerk*

Address: *Lands and Survey, Christchurch*

THE SOUTH CANTERBURY CATCHMENT BOARD under and by virtue of Land Improvement Agreement No. 926824 DOTH HEREBY CONSENT to the aforesaid surrender BUT WITHOUT PREJUDICE to its rights powers and remedies otherwise under or in respect of the said Land Improvement Agreement

*R. Y. Scott*  
*J. J. Mounat*



The seal of the South Canterbury Catchment Board was affixed on the 9th day of November 1982 in the presence of the Chairman and the Secretary of the Board.

THIS IS TO CERTIFY for the purpose of Section 113 of the Land Act 1948 that from the first day of July 1976, the land referred to in the above Memorandum of Partial Surrender was excluded from the land comprised in Lease No. P29.

*[Signature]*  
~~Deputy Assistant~~ Commissioner of  
Crown Lands

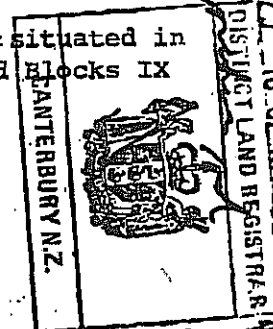
SCHEDULE

(Land remaining in Lease)

Rural Sections 41130, 41408, 41409 and 41410 situated in Blocks XII and XVI Tekapo Survey District and Blocks IX and XIII Opuha Survey District

Area 1685.6490 hectares

Correct for the purposes of the Land Transfer Act.



*[Signature]*  
~~Deputy Assistant~~ Commissioner of  
Crown Lands

411813/2  
529/52  
DISTRICT LAND REGISTRY  
CHRISTCHURCH No.1  
NOV 29 10 02 AM '82

MWO-0022818



712034-1VL

CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

I, DIANE FITZHARDING-JONES of Christchurch, Property Officer

HEREBY CERTIFY -

1. THAT by Deed dated the 12th day of June 1987 copies of which are deposited in the Land Registry Offices at -

AUCKLAND (North Auckland Registry) and there numbered B678573  
 BLENHEIM (Marlborough Registry) and there numbered 136439  
 CHRISTCHURCH (Canterbury Registry) and there numbered 686366/2  
 DUNEDIN (Otago Registry) and there numbered 681189/1  
 GISBORNE (Poverty Bay Registry) and there numbered 167089.2  
 HAMILTON (South Auckland Registry) and there numbered H734777  
 HOKITIKA (Westland Registry) and there numbered 076748  
 INVERCARGILL (Southland Registry) and there numbered 141782  
 NAPIER (Hawkes Bay Registry) and there numbered 478751.2  
 NELSON (Nelson Registry) and there numbered 269962.1  
 NEW PLYMOUTH (Taranaki Registry) and there numbered 341775  
 WELLINGTON (Wellington Registry) and there numbered 860782.2

LAND CORPORATION LIMITED at Wellington carrying on the business of land management appointed me its Attorney on the terms and subject to the conditions set out in the said Deed.

2. THAT at the date hereof I was Property Officer of the said Corporation.
3. THAT at the date hereof I have not received any notice or information of the revocation of that appointment by the winding up or dissolution of the said LAND CORPORATION LIMITED or otherwise.

SIGNED at Christchurch  
 this 8<sup>th</sup> day of OCTOBER  
 1987

)  
)  
)

Diane Fitzharding-Jones

IN THE MATTER of the Land Transfer Act 1952  
and the Land Act 1948

AND

IN THE MATTER of Pastoral Lease P29  
registered in Volume 529, folio  
52 Canterbury Land Registry, from  
HER MAJESTY THE QUEEN to JOHN  
WILLIAM GUERIN of Cloudy Peaks,  
Fairlie, Farmer.

Pursuant to Section 170 of the Land Act 1948 the term of the abovementioned lease registered in Volume 529, folio 52, Canterbury Land Registry, is renewed for a term of 33 years commencing on the 1st day of July 1985. The Covenant to pay rent and the Rental Value contained in the lease is hereby varied by deleting the said covenant and substituting the following:

Yielding and paying therefor for the first 11 years of the said term unto Land Corporation Limited at Christchurch the annual rent of \$2,295.00 calculated on a Rental Value of \$153,000.00 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 period of 11 years, and for the next two successive periods of 11 years of the said term a rent determined in respect of each of those periods in the manner provided in Section 132A of the Land Act 1948.

Save as hereby expressly varied all the covenants conditions and restrictions contained or implied in the said Memorandum of Lease shall remain in full force.

IN WITNESS WHEREOF the parties have hereunto subscribed their name this  
8<sup>th</sup> day of OCTOBER 1987

SIGNED for and on behalf of ) LAND CORPORATION LIMITED by its  
HER MAJESTY THE QUEEN pursuant ) Attorney  
to a Deed lodged with the District )  
Land Registrar as No. 686366/1 by )  
LAND CORPORATION LIMITED by its )  
Attorney DIANE FITZHARDING JONES )  
in the presence of: )

*Diane Fitzharding-Jones*

Witness: Jaculmou  
Occupation: Property Officer  
Address: Land Corp. Christchurch

SIGNED by the said )  
JOHN WILLIAM GUERIN )  
as lessee in the presence of: )

*JW Guerin*  
Lessee

Witness: Thurman  
Occupation: Solitor  
Address: Thurman

Correct for the purposes of the Land Transfer Act.

*Thurman*  
Solicitor for the Lessee

MEMORANDUM OF RENEWAL

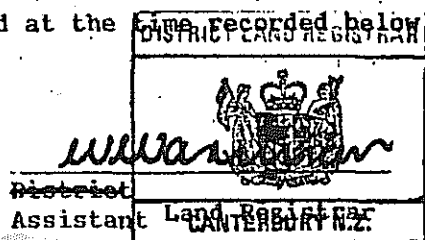
HER MAJESTY THE QUEEN

Lessor

JOHN WILLIAM GUERIN

Lessee

Particulars entered in the Register on  
date and at the time recorded below



Land Corporation Limited  
CHRISTCHURCH

11.16 17.NOV87 C 712034/1.  
PARTICULARS ENTERED IN REGISTER  
LAND REGISTRY CANTEBURY  
ASST LAND REGISTRAR



# LANDONLINE REQUESTS

11/4

knight front  
Murray Bradley  
Fax 379 8440

Job No. 52920

Being Processed.

Completed

Copy			
Ordinary Title Ref	Guaranteed Title Ref	Document No.	Plan No.
		712034-2	

3p

~~146~~

14668

# CERTIFICATE OF ALTERATION UNDER SECTION 113, LAND ACT 1948

IN THE MATTER of the Land Transfer Act 1952, and the Land Act 1948,

and

IN THE MATTER of lease/<sup>P 29</sup>~~licence~~ from HER MAJESTY THE

QUEEN to JOHN WILLIAM GUERIN of Cloudy Peaks; Fairlie, Farmer the lessee of Rural Sections 41130, 41408, 41409 and 41410 situated in Blocks XII and XVI Tekapo Survey District and Blocks IX and XIII Opuha Survey District containing 1685.6490 hectares

registered in

Vol 529 , folio 52 Canterbury Land Registry.

**This is to certify** that pursuant to Section 66 of the Land Act 1948 the Stock Limitation of the within Pastoral Lease is hereby increased to not more than 2390 sheep and not more than 40 cattle.

AS WITNESS my hand this 16<sup>th</sup> day of November 1987

  
SOLICITOR  
Land Corporation Limited  
CHRISTCHURCH

# CERTIFICATE OF ALTERATION

HER MAJESTY THE QUEEN

{ Lessor.  
Licensor.

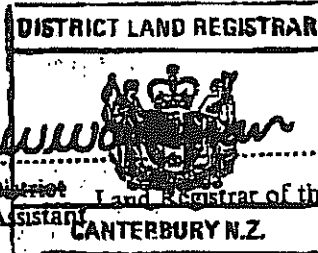
.....John..William..GUERIN.....

{ Lessee.  
Licensee.

MWO\_0022797



PARTICULARS entered in the Register on the date and at the time recorded below.



11.16 17.NOV87 C 712034/2  
PARTICULARS ENTERED IN REGISTER  
LAND REGISTRY CANTERBURY  
ASST LAND REGISTRAR

# LANDONLINE REQUESTS

Knight Frank  
Chch

11/4

m Bradley

Job No.

52916

033798440

Being Processed.

Completed

Cont.

Ordinary Title Ref	Guaranteed Title Ref	Document No.	Plan No.
Land Transfer	AG	926824	

529/52

TPSS

17595

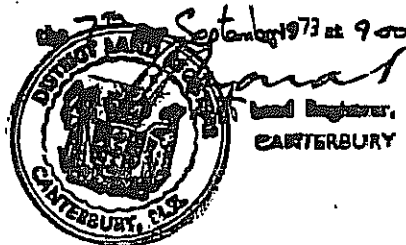


# LAND IMPROVEMENT AGREEMENT.



MWO\_0022814

Land Improvement Agreement  
Particulars entered in Register-book  
Vol. 529 folio 52



926824 Land Improvement Agreement  
pursuant to Sections 30 (Subsection 3)  
and 30A. Soil Conservation and Rivers  
Control Act 1941—7-9-1973 at 9.00.

LAND & DEEDS	
Nature:	Land Improvement Agreement
Firm:	South Canterbury C.B.
Date:	7 SEP 1973
Time:	9-00
Folio:	529 52
Abstract No:	8558

SOUTH CANTERBURY CATCHMENT  
BOARD.

Referred to Draughtsman, / 19  
Returned from Draughtsman, / 19

Folio

REFERENCE:

ORDER FOR NEW CERTIFICATE  
OF TITLE

No.

THIS AGREEMENT made the *eighth* day of *August* 1973  
BETWEEN the South Canterbury Catchment Board duly constituted under  
the Soil Conservation and Rivers Control Act 1941 (hereinafter  
called "the Board") of the one part and **JOHN WILLIAM GUERIN** and  
of "**CLOUDY PEAKS**" (hereinafter with his executors,  
administrators and assigns called "the Owner") of the other part

WHEREAS the Owner is the owner/lessee of that parcel of land  
described in the First Schedule hereto (hereinafter referred to as  
"the said land").

AND WHEREAS it has been agreed by and between the Owner and the  
Board that certain works described in the Conservation Plan set out  
in the Second Schedule hereto (hereinafter called "the works") be  
carried out for the control of erosion and the conservation of the  
soil on the said land and also to facilitate greater production on  
the said land AND WHEREAS the Board has agreed pursuant to Section  
30 of the Soil Conservation and Rivers Control Act 1941 to make  
certain grants by way of subsidy to the Owner in respect of the  
works

AND WHEREAS the parties hereto desire to enter into a Land  
Improvement Agreement under subsection (3) of Section 30 and under  
Section 30A of the Soil Conservation and Rivers Control Act 1941

AND WHEREAS the terms of this agreement as hereinafter set out have  
been approved by the Soil Conservation and Rivers Control Council

NOW THEREFORE the parties hereto do hereby covenant and agree one  
with the other as follows:

1. IN consideration of the premises and of the covenants hereinafter  
contained and on the part of the Board to be observed and performed  
the owner will during the next **FIVE** years carry out the works in  
accordance with the Conservation Plan and the Specifications described  
therein.

2. IN consideration of the premises and of the covenants hereinafter  
contained and on the part of the Owner to be observed and performed  
the Board will at its own expense subsidise the work carried out by  
the Owner in accordance with the Conservation Plan set out in the  
Second Schedule hereto and according to the Specifications therein  
in the proportions described in the aforementioned Conservation Plan.

3. UPON completion of any item of work referred to in the Second  
Schedule to the satisfaction of the Board the Board shall pay to  
the Owner the subsidy shown therein as payable in respect of that  
item.

4. THE Owner shall keep and maintain in good condition to the  
satisfaction of the Board the works and the areas affected by the  
Conservation Plan, ~~and the Board shall be bound to pay to the Owner the subsidy shown therein as payable in respect of that item.~~  
~~and the Board shall be bound to pay to the Owner the subsidy shown therein as payable in respect of that item.~~

*J. P. L.*

*J. P. L.*

- 2 -

5. THE Owner shall when required supply all necessary information and data to the Board to enable it to compile grazing and production records of the said land as a means of evaluating the benefit derived from the Conservation Plan.

6. IT is agreed by the parties hereto that the Conservation Plan may be modified from time to time by agreement in writing between the parties.

7. THE Owner shall and will grant full power and authority to the Board, its Soil Conservators, Surveyors, Engineers, Employees, Workmen, Agents, Servants and Invitees with or without horses, carts, motor cars, trucks and other vehicles from time to time and at all times during the period of this Agreement to enter and remain upon such portions of the said land as may be necessary for the purpose of inspecting the progress and observing the results of the works and measures specified in the Conservation Plan or of carrying out any tests, surveys, boros or other works in connection with the Conservation Plan.

8. IF the Owner shall make default in the observance or performance of any covenant on his part hereinbefore contained and such default shall continue for a period of fourteen days after written notice thereof has been served on the Owner by the Board setting out the nature of such default and requiring the Owner to remedy the same then the Owner shall within seven days of demand being made on him by the Board pay to the Board the amount expended by the Board on the works up to the date of such default and such amount shall be recoverable by the Board in accordance with the provisions of Section 30A of the Soil Conservation and Rivers Control Act 1941.

9. IT is hereby agreed by and between the parties that this Agreement is a Land Improvement Agreement under subsection (5) of Section 30 of the Soil Conservation and Rivers Control Act 1941 and that all the provisions of Section 30A of that Act shall apply to this Agreement.

J. P. L.

J. P. L.

IN WITNESS whereof these presents have been executed on the day and year first before written.

JOHN WILLIAM GUERIN and  
I, JAMES AUSTIN GUERIN the Owner herein do hereby  
bind myself and my successors in title to perform and observe the  
terms and conditions of this agreement.

SIGNED by the said  
JOHN WILLIAM GUERIN  
+ JAMES AUSTIN GUERIN  
as Owner in the presence of :

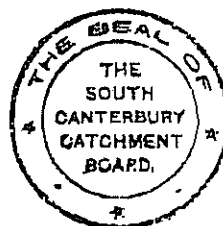
*John William Guerin*

*James Austin Guerin*

*H. H. McDonald*

*Soil Conservator*

THE COMMON SEAL OF  
The South Canterbury Catchment Board  
was hereunto affixed  
in pursuance of a resolution  
of the Board in the presence of:



*J. P. Lowe*

Members of  
the Board

*J. P. Howe*

Secretary

I, *Francis George Howe* of Timaru, Secretary to the  
South Canterbury Catchment Board DO HEREBY CERTIFY that the  
within written Agreement is one that is capable of registration  
and I do hereby apply for the registration of the said Agreement  
against the land above described in accordance with the provisions  
of Section 30A of the Soil Conservation and Rivers Control Act 1941.

*J. P. Howe*

THE FIRST SCHEDULE

Run 259 "Cloudy Peaks" situated in  
Blocks V, IX, and XIII Opuha S.D. and  
Blocks VIII, XII, and XVI Tekapo S.D.  
Registered in Volume 529 Folio 52  
Canterbury Land District,

Area 10,505 ac 0r 00p

*J. P. Howe*

THE SECOND SCHEDULE

PART I

=====

	<u>Est. Cost</u>	<u>Subsidy</u>
245 chains erosion control fence	5,880	3:1
130 chains erosion control fence	3,120	1:1
72 chains off-site fence	1,584	1:1
320 acres oversowing & topdressing	2,240	1:1
Plus half the Local Share of the works outlined above as grant.	$\frac{1}{2}$ local share	Grant
310 chains retirement fence	8,525	Grant
60 chains internal cattle proofing	480	1:1
680 chains boundary cattle proofing	2,720	1:1
Soil conservation fee 8%	1,963	Various
	<u>\$26,512</u>	
	=====	

\* Grant limited to \$2,669

*GUG*  
*JAS*

THE SECOND SCHEDULE

PART II

=====

Conservation practices to follow "The Work" includes modifications in management as outlined in the farm conservation plan. Major modifications are outlined briefly as follows:-

- (A) Block A2 containing 520 acres more or less shall be retired from grazing and surrendered from the Pastoral Lease on completion of the fence.
  - (i) A2 to be treated for soil and water conservation requirements with appropriate designation as decided between the Lands & Survey Department and the Board.
  - (ii) The Owners to have vehicular and stock access through A2 to Stony Creek on a line to be approved by the Lands & Survey Dept. and the Board with the Owners being responsible for the construction and maintenance of the track.
  - (iii) The maintenance of the fences around A2, estimated 435 chains, to be equal responsibility of the owners and the Board.
  - (iv) The Owners to be kept fully informed as to proposed works and any use of A2, particularly as it may affect the management of the surrounding land. They would be made Honorary Rangers to look after the Board's interest in the absence of its officers.
  - (v) Should A2 be no longer required for soil and water conservation purposes it would revert to "Cloudy Peaks" Pastoral Lease. (Reference N.W.A.S.C.O. Circular SC 1969/14 of 30 September 1969 Clause 2 (h).)
- (B) Block A1 containing 5,590 acres, more or less when fenced, shall be grazed with cattle only. Numbers and period of grazing are to be as agreed upon annually between the owners, Lands & Survey Department, and Board.
- (C) Block A7 containing 120 acres more or less and block A3 containing 715 acres more or less, when fenced, shall be spelled from sheep grazing for half the growing season (October to February). Should circumstances change, such as the respective areas being oversown and topdressed, the period of grazing may be modified by agreement between the owners, Lands & Survey Dept. and Board.
- (D) Cattle will be used to control rank growth and obviate the need for burning.
- (E) The owners shall not exceed the "stock limitation" as at present agreed upon with the Lands & Survey Dept. without first consulting the Board. (Cattle may be increased to 200 breeding cows and replacements)

*J.P.L.*

*J.H.L.*

(i) The maintenance of the fences surrounding G1 and G2 to be the sole responsibility of the Board.

- (G) The owners to grant the Crown and the Board or their agents access by foot or vehicle over tracks or other routes to areas retired from grazing, or withdrawn from the Pastoral Lease, at no charge (other than for legal costs) for the purpose of carrying out work, maintenance thereof, or routine inspections.

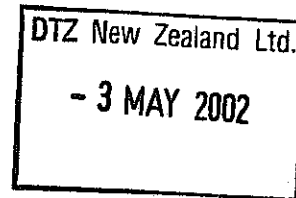
gug  
gag.  
J.P.L.

9/9/9



Department of Conservation  
*Te Papa Atawhai*

Our ref: PAR 019, PAP 03-02-029



01 May 2002

The Manager  
DTZ  
P O Box 142,  
Christchurch,

Attention: Murray Bradley

Dear Sir

**PASTORAL LEASE STATUS CHECKS - CLOUDY PEAKS**

I refer to your letter of 16 April, 2002.

Our records show that Cloudy Peaks Pastoral Lease does not have any Conservation land within the relevant boundaries. Two parcels of Public Conservation land adjoins the property however. Please refer to the attached plan. Details are:

- I37/22 - Mt Dobson Conservation Area. Stewardship land held pursuant to Section 62 of the Conservation Act 1987 (formerly Crown Land allocated to the Department in the Lands and Survey split).
- I37/58 - Silverstream Marginal Strip. Held pursuant to Part IVA of the Conservation Act 1987.

As this land is not within the boundary of the Cloudy Peaks pastoral lease, I have not made any enquiries regarding concessions that may be issued over either parcel.

As this lease was renewed in 1985, and the title makes no reference to Section 58 strips, it would seem unlikely that there are marginal strips on the property, but no doubt you will investigate this aspect further.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Robert Cant'.

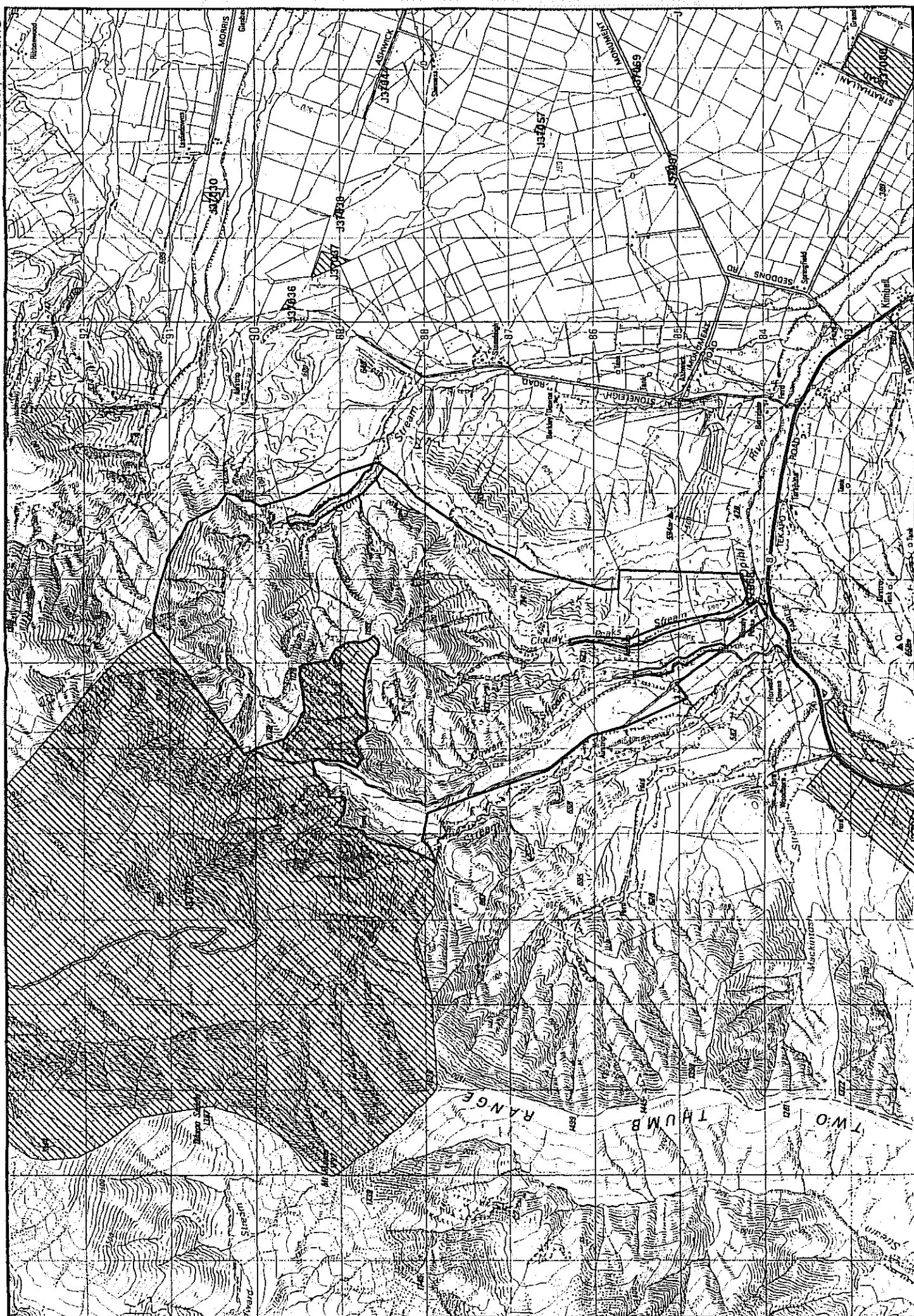
Robert Cant  
Statutory Land Management Officer (Community Relations)  
For Conservator, Canterbury  
Email: [Rcant@doc.govt.nz](mailto:Rcant@doc.govt.nz)

**Canterbury Conservancy**

Private Bag 4715, 133 Victoria Street, Christchurch, New Zealand  
Telephone 03-379 9758, Fax 03-365 1388



## Cloudy Peaks







**New Zealand**  
International Property Advisers

Your Ref :P 29 Our Ref : CH 1022

16 April 2002.

Department of Conservation,  
Private Bag 4715,  
**CHRISTCHURCH**

Attention: Mr Mike Clare

Dear Sir

### **Pastoral Tenure Review – CLOUDY PEAKS PASTORAL LEASE**

As you are aware the process for the pastoral tenure review on certain runs has been more recently instigated, by Land Information New Zealand (LINZ).

This office, under contract to LINZ has the task of researching and providing a status investigation amongst other things.

To satisfy the requirements of the LINZ report, it is necessary for the Department of Conservation to comment, in respect to allocations (adjoining and or within) and any concessions over the run under review (NZMS 260 sheet reference I 37)

Attached a copy of Crown Lease CT CB 529/52 , SO plan 15433 and a cadastral plan for your comment for the pastoral lease area.

The correct legal description and area is:

Rural Sections 41408,41409,41410 and 41130.:Area: 685.6490 Hectares.

Please advise accordingly. Thank you.

Yours faithfully  
**DTZ New Zealand**

  
**Murray Bradley**  
Crown Accredited Supplier/Nominated Person.

Encl.

DTZ New Zealand Limited MREINZ, Level 4, 76 Cashel Street, Christchurch, PO Box 142, Christchurch, New Zealand  
Telephone +64 3 379 9787 Fax +64 3 379 8440 Email christchurch@dtz.co.nz Website www.dtz.co.nz

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19/04 '02 FRI 13:35 FAX 64 4 4990968

64 4 4990968

001

Ministry of Economic  
Development

Manatū Ōhanga

Crown Minerals

Date: 19/04/02

To: Peter King

Fax Number: 03 3798440

From: Michelle Stokes

(contact details below)

Priority:

Pages: 1

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**SUBJECT: MINING INTERESTS**

There are no granted permits or applications for permits on the area described in your fax of 16/4/02 as Run 218, 220 & Sec 1 BLK VII Upcot SD

There are no granted permits or applications for permits on the area described in your fax of 16/4/02 as various rural sections on I37

There are no granted permits or applications for permits on the area described in your fax of 11/4/02 as Run 223 "Middle Hill"

*M Stokes*

Michelle Stokes  
NMI Administrator

Manager of New Zealand's  
crown owned mineral estate

Head Office, 33 Bowen Street, PO Box 1473, Wellington, New Zealand  
Tel: 474 2941; Fax: 499 0968; [www.crownminerals.govt.nz](http://www.crownminerals.govt.nz)



FACSIMILE

TO	MICHELLE STOKES	COMPANY	CROWN MINERALS
FAX NO	04 499 0968	PAGES	2 pages (Incl. this page)
FROM	PETER M KING	DATE	16 APRIL 2002
TEL NO	03 379 9787	REPLY FAX	03 379 8440
SUBJECT	MINING INTERESTS - CANTERBURY LAND DISTRICT		

This office currently has a contract with Land Information New Zealand Wellington to research interests (if any) over certain back country pastoral runs.

Could you please advise if there are any Prospecting, Exploration and or Mining Interests granted over the area highlighted on the attached plan being;

Rural Sections, 41408, 41409, 41410 and 41130 .AREA: 685.6490 Hectares.  
NZMS 260 series Sheets I 37 - Location: Cloudy Peaks north of the Opihi River.  
The cadastral plan is at a scale of 1:50 000.

If there is a granted interest, could I have a copy of the relevant sheet schedule and an A4/A3 copy only from the Mining Privilege Map for the pastoral run area of interest.

Any costs involved please invoice this office to my attention and clearly mark the invoice "Contract 50268", thank you.

Yours faithfully

  
Murray Bradley  
Manager Public Sector Services

Note: This fax is intended for the named addressee only.

It contains information which may be confidential and which may also be privileged.

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DTZ New Zealand Limited MREINZ, Level 4, 76 Cashel Street, Christchurch, New Zealand

Telephone +64 3 3799787 Fax +64 3 3798440 Email christchurch@dtz.co.nz Website www.dtz.co.nz