

Crown Pastoral Land Tenure Review

Lease name : CORA LYNN

Lease number : PC 116

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.

February

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

File Ref: CON/50269/09/12774 Report No:CH0102 Report Date: 9/11/01

Office of Agent: Christchurch LINZ Case No: *TR 02/138* Date sent to LINZ: 9/11/01

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 **note** the following incomplete actions which require action by the Manager Crown Property Contracts;

- The area on the computer interest register is wrong. It has not been converted from acres to hectares when the conversion to a Landonline title took place. *Landonline staff amending record. [Signature]*
- No memorial under Part IV of the Conservation Act 1987 has been registered on CB5D/1389. It appears that the statutory process of advising the Department of Conservation of the disposition of the land on pastoral lease has been overlooked Furthermore it appears that this may have happened as a result of advice received from the Chief Surveyor.
- The topographical data shows a gravel pit on the lease just west of the Bruce Stream. There is no correspondence on the file authorising a gravel pit in this location.

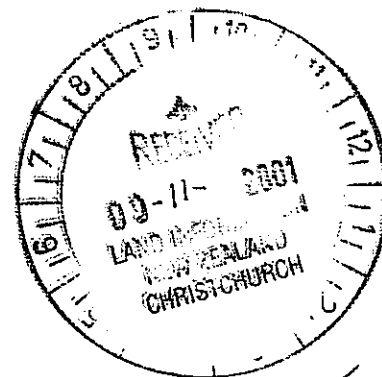
Signed by Agent:



Mike Todd

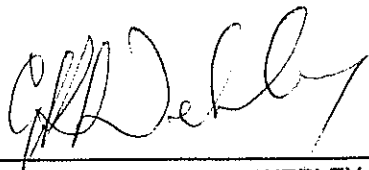
Noted.

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



Log: 8324

Print:



Name: GRANT KASPER WEBLEY
Date of decision: 20 / 11 / 01

1. Details of lease:

Lease Name: Cora Lynn
Location: Arthurs Pass
Lessee: Wilderness Lodge Arthurs Pass Ltd
Tenure: Pastoral Lease
Term: 33 years from 1 July 1999
Annual Rent: \$1,200.00
Rental Value: \$80,000.00
Date of Next Review: 1 July 2010
Land Registry Folio Ref: CB5D/1389
Legal Description: Part Run 327 situated in Blocks XIV, XV, XVI, Bealey, III, IV, Harper, XIII, Hawdon Survey Districts, Section 1, SO 14937, Section 1, SO 14938, Sections 2-4, SO 14939, Section 1, SO 14940, Sections 1 and 2, SO 14941 and Section 1, SO 19699.
Area: 2043.8073 hectares

2. File Search

Files held by Agent on behalf of LINZ:

File Reference	Volume	First Folio Number	Date	Last Folio Number	Date
N/A					

Other relevant files held by LINZ:

File Reference	Volume	First Folio Number	Date	Last Folio Number	Date
Pc/0116-SCH-01		327	8/4/1964	470	22/11/1978
Pc/0116-SCH-02		471	9/2/1979	579	14/9/1984
Pc/0116-SCH-03		580	2/8/1985	-	18/8/1988
Pc/0116-SCH-04		-	8/1/1988	-	1/10/93
Pc/0116-SCH-05		-	1/10/93	-	3/12/98
Pc/0116-SCH-06		-	4/12/98	-	30/6/2000
Pc/0116-SCH-07		-	16/10/87	-	18/10/87
CON/50213/09/12774/A-ZNO-0		-	16/5/00	-	2/3/01

3. Summary of lease document:

Terms of lease

Pastoral lease was issued for 33 years from 1 July 1965. Prior to this the land had been let on a pastoral run licence. The lease has a base stock limit of 2000 sheep (2000 breeding ewes) and 30 cattle (30 breeding cows).

A variation of the lease was registered 19 May 1994. This varied the lease by adding a requirement for the Commissioner to consent to transfers of shares in the lessee company.

The lease was renewed for a further period of 33 years from 1 July 1999 (by renewal and variation registered 11 November 1999). The lease was varied at this stage by changing the covenant to pay rent and the rental value in the lease.

Area adjustments

CB5D/1389 is part cancelled. The area recorded on the computer interest register is 5087.8289 hectares. It is apparent that in the translation to a Landonline title the original area in the title of 5080 acres was transposed as 5080 hectares instead of 2040.1443 hectares. If the area had been correctly recorded in the computer interest register initially there would be no discrepancies in area (after area adjustments are accounted for).

Registered interests

Pursuant to Section 58 of the Land Act 1948 a strip of land one chain in width along the banks of all rivers and streams which have an average width of not less than 10 feet, is excluded from the within lease. *As these strips have not been defined they are notional. I note however that the lease was renewed in 1999 and at that stage became subject to Part IVA of the Conservation Act 1987. A memorial recording this fact should have been registered at that stage.*

- 343644.1 Gazette Notice declaring that part of the within land is hereby taken for road from and after the 20th day of August 1981. *Recording the acquisition of a small area of land for road.*
- A113314.4 Variation of the within lease 19 May 1994. *Varies the lease by requiring the Commissioner's consent to the transfer of shares in the lessee company.*
- A221255.1 Mortgage to The National Bank of New Zealand Ltd. *Registered first mortgage.*
- A409435.2 Gazette Notice (1999 page 1252) declaring parts herein (4.1659ha) which pursuant to Section 60(2) of the Transit New Zealand Act 1989 shall form part of State Highway No. 73 and shall vest in Her Majesty the Queen. *Recording the acquisition of a small area of land for road.*
- A433415.1 Variation and extension of the term 33 years 11 November 1999. *A renewal of the lease for a further term of 33 years from 1 July 1999 and varying the rental payable.*

Unregistered interests

There are high tension power pylons and cables running through the property, No easements are registered to acknowledge their presence. There are no other known unregistered interests in the property.

4. Summarise any Government programmes approved for the lease:

The property has been through catchment board run plans in the past. There are no current programmes approved for the lease.

5. Summary of Land Status Report:

- CL CB5D/1389 contains a notation that the lease is subject to section 58 of the Land Act 1948 along all rivers and streams in excess of 3 metres in width as do SO's 10608 and 10995. **However such strips are 'notional' only pending disposition of the land.**
 - *The status of marginal strips are not considered to be a matter relevant to the review.*
- In July 1979 the Central Canterbury Electric Power Board submitted to the then Commissioner a proposal for the construction of a small hydro-electric power station at Cass. The Commissioner's response indicated that the Crown's approval would be required before any development proceeded. According to the file no further approach has been made by either the Board or it's successor power suppliers.
 - *As noted in the status check there is no evidence that this project ever progressed past the investigation stage and as no approval was ever given it is not considered to be relevant to this review.*

6. Review of topographical and cadastral data:

The land status check map shows two sets of high power transmission lines running virtually the entire length of the property from east to west.

There appear to be some areas (in the Paddys Bend area) where the legal alignment of state highway 73 running through the property does not follow the road formation.

The only other notable feature on the map is a gravel pit shown just east of the Bruce Stream.

7. Details of any neighbouring Crown or conservation land

Almost all of the surrounding land is Conservation estate with the balance being freehold land owned by the holders and a small section at the far

western end owned by the Selwyn District Council. Both the freehold land owned by the holders and the Conservation estate have the potential to be included in a tenure review of this lease.

8. Summarise any uncompleted actions or potential liabilities:

- The area on the computer interest register is wrong. It has not been converted from acres to hectares when the conversion to a Landonline title took place.
- No memorial under Part IV of the Conservation Act 1987 has been registered on CB5D/1389. It appears that the statutory process of advising the Department of Conservation of the disposition of the land on pastoral lease has been overlooked. Furthermore it appears that this may have happened as a result of advice received from the Chief Surveyor.
- The topographical data shows a gravel pit on the lease just west of the Bruce Stream. There is no correspondence on the file authorising a gravel pit in this location.

Appendices

Appendix 1 – Copy of Status Check and Plan

Appendix 2 – Copy of Computer Interest Register

Appendix 3 – Copy of letter from Chief Surveyor regarding Marginal Strips on Pastoral Lease renewal.

Appendix 1 – Copy of Status Check Plan

PROPERTY 1 OF 5

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CHRISTCHURCH OFFICE**

APPENDIX A1

Project Number 6NL.12774.TR

This report has been prepared on the instruction of Land information New Zealand in terms of Contract No. 50269 (as yet undated) and is undertaken for the purposes of the Crown Pastoral Land Act 1998.

LAND STATUS REPORT for Cora Lynn Tenure	LIPS Ref: 12774
Property 1 of 5	

Land District	Canterbury.
Legal Description	Part Run 327 situated in Blocks XIV XV and XVI Bealey, III and IV Harper and XIII Hawdon Survey Districts, Section 1 S.O. 14937, Section 1 S.O. 14938, Sections 2-4 S.O. 14939, Section 1 S.O. 14940, Sections 1 and 2 S.O. 14941 and Section 1 S.O. 19699.
Area	2043.8073 hectares.
Status	Crown land subject to the Land Act 1948.
Instrument of title / lease	Pastoral Lease CL CB5D/1389 pursuant to Section 66 and registered under Section 83 of the Land Act 1948 as varied by Memorandum of Renewal A433415.1.
Encumbrances	Subject to Part IVA of the Conservation Act 1987, upon disposition.
Mineral Ownership	The Mines and Minerals are owned by the Crown because the land has never been alienated from the Crown since its acquisition in 1848 for settlement purposes from the former Maori owners under the Kemp Deed of Purchase.
Statute	Land Act 1948 and Crown Pastoral Land Act 1998.

Data Correct as at	2 November 2001.
[Certification Attached]	Yes.



Prepared by Crown Accredited Supplier	Don McGregor, McGregor Property Services Limited, Christchurch for and on behalf of Opus International Consultants Limited.
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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

1. CL CB5D/1389 contains a notation that the lease is subject to Section 58 of the Land Act 1948 along all rivers and streams in excess of 3 metres in width as do SO's 10608 and 10995. **However such strips are 'notional' only pending disposition of the land.**
2. In July 1979 the Central Canterbury Electric Power Board submitted to the then Commissioner a proposal for the construction of a small hydro-electric power station at Cass. The Commissioner's response indicated that the Crown's approval would be required before any development proceeded. According to the file no further approach has been made by either the Board or its successor power suppliers.

LAND STATUS REPORT for Cora Lynn Tenure Review	LIPS Ref: 12774
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Property 1 of 5

Research Data: Some Items may not be applicable

SDI Print Obtained	Yes.
NZMS 261 Ref	K 34.
Local Authority	Selwyn District Council.
Crown Acquisition Map	Kemp Deed of Purchase.
SO Plans	<p>SO 1166 – Plan of Bealey Reserves (Approved 27 April 1908).</p> <p>SO 2725 – Plan of Bealey Reserves (1880's).</p> <p>SO 3061 – Plan of Grassmere District (1884).</p> <p>SO 3070 – Plan of Bealey District (1885).</p> <p>SO 3071 – Plan of Bealey and Hawdon (1885).</p> <p>SO 4847 – Plan of of NZ Midland Railway –Bealey Section (Approved 29 January 1911)</p> <p>SO 5848 – Plan of Reserve 394 (Approved 15 June 1923).</p> <p>SO 7114 – Plan of land for road from Part Reserves 394 and 3286 (Approved 7 March 1939).</p> <p>SO 8759 – Plan of Reserve 4761 – formerly Parts Run 174 (Cora Lynn) Run 179 and 180 and showing new boundaries of Pastoral Runs (Approved 23 September 1954).</p> <p>SO 9398 – Plan of Part Reserves 394 and 3286 (Approved 5 September 1958).</p> <p>SO 10608 – Plan of Run 327 (Approved 2 March 1960).</p> <p>SO 10995 – Photogrammetric Plan of Broken River R.S. 4592 (Approved 15 May 1968).</p> <p>SO 14937 – Plan of Part Bed Cass River Pt Run 327 etc (Approved 31 October 1979).</p> <p>SO's 14938–14941 - Plan of Parts Run 327 etc (Approved 31 October 1979).</p> <p>SO 17120 – DoC Allocation plan.</p> <p>SO 19699 – Part Bed of Cass River, Part Run 327 etc (Approved 25 February 1997).</p>

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<p>Gazette Notices</p>	<p>Canterbury Provincial Gazette 1866 p73 set apart 560 acres Reserve 394 for uses of the Provincial Government and other public purposes and particularly for depasturing travelling Stock.</p> <p>Canterbury Provincial Gazette 1866 p74 set apart 50 acres Reserve 429 for use of the Constabulary of the Provincial Government and other public purposes.</p> <p>Canterbury Provincial Gazette 1871 p197 and 198 set apart 20 acres Reserve 1313 for use of the party engaged in the the repair of the West Coast Road.</p> <p>NZ Gazette 1911 p805 (Proclamation 308) acquired Parts Run 174 etc for Railway and Road Diversions (SO 4847).</p> <p>NZ Gazette 1938 p102 cancelled the reservation over 1 acres 3 roods 21 perches of Reserve 394 for disposition under the then Land Act 1924.</p> <p>NZ Gazette 1940 p976 proclaimed Parts of Reserve 394 and 3286 to be road (SO 7114).</p> <p>NZ Gazette 1965 p2047 revoked the reservation over Reserves 429 and 1313 (SO 2070) and Part Reserve 394 (SO's 2725 and 5848) deeming the land to be Crown Land subject to the Land Act 1948.</p> <p>NZ Gazette 1981 p2327 (GN 343645/1) declared Parts Run 327 to be Government Road and stopped (SO 's 14939).</p> <p>NZ Gazette 1981 p2328 (GN 343644/1) proclaimed Parts of Run 327 to be taken for Road (SO 's 14937, 14938 and 14939).</p> <p>NZ Gazette 1999 p1251 declared road (SH 73) across streams within the lease to be stopped and dealt with as Crown Land under the Land Act 1948 (SO 14939,14941).</p> <p>NZ Gazette 1999 p1252 (A409435.2) declared land to be road (SH 73) and amalgamated stopped road and severance lands into the Pastoral lease (SO 14937,14938,14939,14940,14941 and 19699).</p>
<p>Lease Ref</p>	<p>CL CB5D/1389 pursuant to Section 66 and registered under Section 83 of the Land Act 1948 as varied by Memorandum of Renewal A 433415.1.</p>
<p>Legalisation Cards</p>	<p>Searched legalisation cards for SO's 14937-14941 and 19699 (copies attached).</p> <p>All actions have been completed. It is noted however that Area S on SO 14939 stopped is still capable of incorporation into the Pastoral lease.</p>
<p>CLR</p>	<p>Confirms Pastoral Lease tenure.</p>
<p>Allocation Maps (if applicable)</p>	<p>Extracts of Allocation Map K34 (S.O.17120) show that there are no allocations to DOC within the lease area.</p> <p>However there are lands adjoining that are allocated to DoC - (DoC. Allocations K342-7).</p> <p>The SOE Allocation maps were searched and are not applicable.</p>

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VNZ Ref – if known	VR 24270/00100.
Crown Grant Maps	Not applicable.
Subject Land Marginal Strip: a) Type [Sec 24(9) or Sec 58]	a) See “Notes” above.
b) Date Created	b) Not applicable.
c) Plan Reference	c) Not applicable

LAI STATUS REPORT for Cora Lynn Tenure Review	LIPS Ref 12774
Property 1 of 5	

If Crown land – Check Irrigation Maps	Searched – Not applicable.
Mining Maps	Searched – Not applicable.
<p>If Road</p> <p>a) Is it created on a Block Plan – Section 43(1)(d) Transit NZ 1989</p> <p>b) By Proc</p>	<p>a) SO Plans 2725, 3070, 3071 and Topo 4P. SO 10995 denoted Roads coloured burnt sienna are legal by Section 110A of the Public Works Act 1928.</p> <p>b) Proc Plans</p> <p>SO 4847 - Proclamation 308 (NZ Gazette 1911 p805). SO's 14937-41 and 19699 - GN 343645/1 (NZ Gazette 1981 p2327) GN 343644/1 (NZ Gazette 1981 p2328) and A40 9435/1.</p> <p>c) Gazette Refs</p> <p>NZ Gazette 1911 p805 (SO 4847) – Proclamation308. NZ Gazette 1940 p976 (SO 7114). NZ Gazette 1981 p2327 (SO 14939). NZ Gazette 1981 p2328 (SO's 14937-9). NZ Gazette 1999 p1251 and 1252 (SO's 14937-41 and 19699).</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 current DOC concessions exist within the lease boundaries. The only DOC interests are in the Marginal Strips yet to be defined. Knight Frank does not administer any concessions or interests over this lease.</p> <p>b) Not applicable.</p> <p>c) 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>Part of the lease was formerly RS 9151. A Crown Grant issued in 1896 (140D/892) conveyed all rights and appurtenances to Randall (the grantee). The land was subsequently conveyed to Baker (141D/160) and title under the Land Transfer Act issued (CT 414/60). The Crown purchased the area from the Baker Trust in 1950 by Transfer 325399 (copy not available).</p> <p>While the land was granted after the first Public Works legislation in 1882 it was not acquired for a Public Work in 1950 but as Crown Land under the Land Act 1948 for general settlement. Consequently the Crown is at liberty to invoke the standard Mineral restrictions.</p> <p>d) Not applicable.</p>

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APPENDIX A2

Project Number 6NL.12774.TR.

This report has been prepared on the instruction of Land information New Zealand in terms of Contract No. 50269 (as yet undated) and is undertaken for the purposes of the Crown Pastoral Land Act 1998.

LAND STATUS REPORT for Cora Lynn Tenure Review (Freehold)	LIPS Ref: Not Applicable
Property 2 of 5	

Land District	Canterbury.
Legal Description	Lots 1-4 DP 70713, Rural Sections 31995 and 39624 and Part Rural Sections 29488 31152 31153 31154 and 34588 situated in Block XV Bealey Survey District and Section 1 S.O. 14939.
Area	150.0471 hectares.
Status	Freehold land held by Wilderness Lodge Arthurs Pass Limited.
Instrument of title / lease	CT CB46C/190.
Encumbrances	Subject to: 1) Section 120(9) of the Public Works Act 1981. 2) Section 59 of the Land Act 1948 (affects part R.S. 39624).
Mineral Ownership	The Mines and Minerals are owned by the freehold owners except in respect of part R.S.39624.
Statute	Not applicable.

Data Correct as at	24 October 2001
[Certification Attached]	Yes

Prepared by Crown Accredited Supplier	Don McGregor, McGregor Property Services Limited, Christchurch for and on behalf of Opus International Consultants Limited
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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	Not applicable.
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PROPERTY 2 OF 5

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LAND STATUS REPORT for Cora Lynn Tenure Review (Freehold)	LIPS Ref Not Applicable
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Property 2 of 5

Research Data: Some Items may not be applicable

SDI Print Obtained	Yes.
NZMS 261 Ref	K34.
Local Authority	Selwyn District Council
Crown Acquisition Map	Not applicable
SO Plans	SO 3070 – Plan of Bealey District (1885).
Relevant Gazette Notices	Not applicable.
CT Ref / Lease Ref	CT CB46C/190.
Legalisation Cards	Not applicable.
CLR	Not Crown land.
Allocation Maps (if applicable)	Not applicable.
VNZ Ref – if known	Not known.
Crown Grant Maps	SO 3070 – Plan of Bealey District (1885).
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.
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) Not applicable. b) Proc Plan Not applicable. c) Gazette Ref Not applicable.
Other relevant information a) Concessions – Advice from DOC or Knight Frank.	a) Not applicable.

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b) Subject to any provisions of the Ngai Tahu Claims Settlement Act 1998	b) Not applicable.
c) Mineral Ownership	c) Remains with CT CB46C/190 except in respect of part R.S 39624. The Mines and Minerals in that respect are reserved to the Crown by Section 59 of the Land Act 1948.
d) Other Info	d) Not applicable.

PROPERTY 3 OF 5

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APPENDIX A3

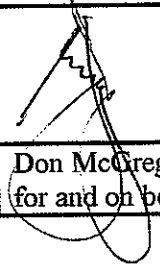
Project Number 6NL12774.TR.

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LAND STATUS REPORT for Cora Lynn Tenure Review (Stopped Road)	LIPS Ref: Not Applicable
Property 3 of 5	

Land District	Canterbury.
Legal Description	Stopped Road situated in Block XVI Bealey Survey District (shown marked "S" on S.O. 14939).
Area	3070 square metres.
Status	Stopped Road subject to the Public Works Act 1981.
Instrument	Gazette Notice 343645/1.
Encumbrances	Subject to: 1) Part IVA of the Conservation Act 1987, upon disposition. 2) Part 9 of the Ngai Tahu Claims Settlement Act 1998.
Mineral Ownership	The Mines and Minerals are owned by the Crown because the land has never been alienated since its acquisition from the Maori owners under the 1848 Kemp Deed of Purchase.
Statute	Public Works Act 1981.

Data Correct as at	24 October 2001
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Prepared by Crown Accredited Supplier	Don McGregor, McGregor Property Services Limited, Christchurch for and on behalf of Opus International Consultants Limited
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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	This area of stopped road lies between the Pastoral lease boundary and S.H.73 and is capable of amalgamation into the lease.
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LAND STATUS REPORT for Cora Lynn Tenure Review (Stopped Road)		LIPS Ref Not Applicable
Property 3 of 5		
Research Data: <u>Some Items may not be applicable</u>		
SDI Print Obtained	Yes.	
NZMS 261 Ref	K34.	
Local Authority	Selwyn District Council	
Crown Acquisition Map	Kemp Deed of Purchase.	
SO Plans	SO 14939 – Plan of Pts Run 327.....Pt Bed of the Waimakariri Riverbed and Road (Approved 31 October 1979).	
Relevant Gazette Notice	N.Z Gazette 1981 p2327 (registered as G.N.343645/1).	
Relevant Instrument	G.N.343645/1.	
Legalisation Card	SO 14939 – Shows “S” being Stopped Road by N.Z. Gazette 1981 p2327 (G.N.343645/1).	
CLR	Not Crown land subject to the Land Act 1948.	
Allocation Maps (if applicable)	Not applicable.	
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.	
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) Not applicable. b) Proc Plan Not applicable. c) Gazette Ref Not applicable.	
Other relevant information a) Concessions – Advice from DOC or Knight Frank.	a) Not applicable.	

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<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>b) Subject to Part 9 Of the Ngai Tahu Claims Settlement Act 1998.</p> <p>c) 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 Deed of Purchase.</p> <p>Prior to stopping the road was held subject to Section 43(1)(d) of the Transit Act 1989 (formerly Section 110A of the Public Works Act 1928 and being State Highway had previously derived from the Crown.</p> <p>d) Not applicable.</p>
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OPUS INTERNATIONAL CONSULTANTS LIMITED
CHRISTCHURCH OFFICE

APPENDIX A4

Project Number 6NL.12774.TR.

This report has been prepared on the instruction of Land information New Zealand in terms of Contract No. 50269 (as yet undated) and is undertaken for the purposes of the Crown Pastoral Land Act 1998.

LAND STATUS REPORT for Cora Lynn Tenure Review (Crown Land)	LIPS Ref: Not Applicable
Property 4 of 5	

Land District	Canterbury.
Legal Description	Crown Land situated in Block XV, Bealey Survey District (shown marked "G1" on S.O. 14939 and "Q1" on S.O. 14941).
Area	Area "G1", S.O.14939 - 0.5580 ha. Area "Q1", S.O.14941 - 0.9150 ha. Total Area 1.4730 ha
Status	Crown Land subject to the Land Act 1981 by New Zealand Gazette 1999 p1251.
Instrument	No instrument .
Encumbrances	Subject to: 1) Part 9 of the Ngai Tahu Claims Settlement Act 1998. 2) Part IVA of the Ngai Tahu Claims Settlement Act 1998.
Mineral Ownership	The Mines and Minerals are owned by the Crown because the land has never been alienated since its acquisition from the Maori owners under the 1848 Kemp Deed of Purchase.
Statute	Land Act 1948.

Data Correct as at	2 November 2001
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Prepared by Crown Accredited Supplier	Don McGregor, McGregor Property Services Limited, Christchurch for and on behalf of Opus International Consultants Limited
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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	It should be noted that these areas will, on future disposition of the adjoining Pastoral lease, be deemed to be part Riverbed.
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PROPERTY 4 OF 5

RELEASED UNDER THE OFFICIAL INFORMATION ACT

LAN STATUS REPORT for Cora Lynn Tenure Review (Stopped Road)		LIPS Ref Not Applicable
Property 4 of 5		

Research Data: Some Items may not be applicable

SDI Print Obtained	Yes.
NZMS 261 Ref	K34.
Local Authority	Selwyn District Council
Crown Acquisition Map	Kemp Deed of Purchase.
SO Plans	SO 14939 – Plan of Pts Run 327.....Pt Bed of the Waimakariri Riverbed and Road (Approved 31 October 1979). SO 14941 – Plan of Pts Run 327 and Road (Approved 31 October 1979).
Relevant Gazette Notice	N.Z Gazette 1999 p1251.
Relevant Instrument	No instrument.
Legalisation Card	SO's 14939 and 14941 – Show the above areas as Stopped Road by N.Z. Gazette 1999 p1251.
CLR	Not applicable.
Allocation Maps (if applicable)	Not applicable.
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.
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 c) Gazette Ref	a) Not applicable. b) Proc Plan Not applicable. c) Gazette Ref Not applicable.

RELEASED UNDER THE OFFICIAL INFORMATION ACT

<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) Part 9 of the Ngai Tahu Claims Settlement Act 1998.</p> <p>b) Not applicable.</p> <p>c) 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 Deed of Purchase.</p> <p>Prior to stopping the road was held subject to Section 43(1)(d) of the Transit Act 1989 (formerly Section 110A of the Public Works Act 1928 and being State Highway had previously derived from the Crown.</p> <p>d) Not applicable.</p>
--	--

PROPERTY 5 OF 5

**OPUS INTERNATIONAL CONSULTANTS LIMITED
CHRISTCHURCH OFFICE**

APPENDIX A5

Project Number 6NL.12774.TR.

This report has been prepared on the instruction of Land information New Zealand in terms of Contract No. 50269 (as yet undated) and is undertaken for the purposes of the Crown Pastoral Land Act 1998.

LAND STATUS REPORT for Cora Lynn Tenure Review (Freehold)	LIPS Ref: Not Applicable
Property 5 of 5	

Land District	Canterbury.
Legal Description	Lots 1, D.P. 25438.
Area	4046 square metres.
Status	Freehold land held by John Leicester Dalziel ROBERTS and Adrienne McLeod ROBERTS (as to a one third share) Dennis Edward COTTLE and Margaret COTTLE (as to a one third share) and Paul Derbridge WHITE and Veronica WHITE (as to a one third share) as tenants in common in the said shares.
Instrument of title / lease	CT CB8A/498.
Encumbrances	Nil.
Mineral Ownership	The Mines and Minerals are owned by the freehold owners.
Statute	Not applicable.

Data Correct as at	24 October 2001
---------------------------	-----------------



Prepared by Crown Accredited Supplier	Don McGregor, McGregor Property Services Limited, Christchurch for and on behalf of Opus International Consultants Limited
--	--

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	Not applicable.
--	-----------------

RELEASED UNDER THE OFFICIAL INFORMATION ACT

LAND STATUS REPORT for Cora Lynn Tenure Review (Freehold)	LIPS Ref Not Applicable
Property 5 of 5	

Research Data: Some Items may not be applicable

SDI Print Obtained	Yes.
NZMS 261 Ref	K34.
Local Authority	Selwyn District Council
Crown Acquisition Map	Not applicable
SO Plans	Not applicable. Deposited Plan 25438 applies.
Relevant Gazette Notices	Not applicable.
CT Ref / Lease Ref	CT CB8A/498.
Legalisation Cards	Not applicable.
CLR	Not Crown land.
Allocation Maps (if applicable)	Not applicable.
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.
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) Not applicable. b) Proc Plan Not applicable. c) Gazette Ref Not applicable.
Other relevant information a) Concessions – Advice from DOC or Knight Frank.	a) Not applicable.

RELEASED UNDER THE OFFICIAL INFORMATION ACT

b) Subject to any provisions of the Ngai Tahu Claims Settlement Act 1998	b) Not applicable.
c) Mineral Ownership	c) Remains with CT CB8A/498.
d) Other Info	d) Not applicable.

Appendix 2 – Copy of Computer Interest Register



**COMPUTER INTEREST REGISTER
UNDER LAND TRANSFER ACT 1952**



R. W. Muir
Registrar-General
of Land

Historical Search Copy

Identifier CB5D/1389
Land Registration District Canterbury
Date Registered 14 June 1966 10:12 am

Part-Cancelled

Type	Lease under s83 Land Act 1948	Term	33 years commencing on the 1st day of July 1966 and extension of the term for 33 years commencing on 1.7.1999
Area	5087.8289 hectares more or less		

Legal Description Part Run 327, Section 1 Survey Office Plan 14937, Section 1 Survey Office Plan 14938, Section 2-4 Survey Office Plan 14939, Section 1 Survey Office Plan 14940, Section 1-2 Survey Office Plan 14941 and Section 1 Survey Office Plan 19699

Original Proprietors
Wilderness Lodge Arthurs Pass Limited

Interests

Pursuant to Section 58 of the Land Act 1948 a strip of land one chain in width along the banks of all rivers and streams which have an average width of not less than 10 feet, is excluded from the within lease.

343644.1 Gazette Notice declaring that part of the within land is hereby taken for road from and after the 20th day of August 1981 - 8.9.1981 at 9.07 am

A113314.4 Variation of the within lease - 19.5.1994 at 11.30 am

A221255.1 Mortgage to The National Bank of New Zealand Limited - 21.2.1996 at 11.53 am

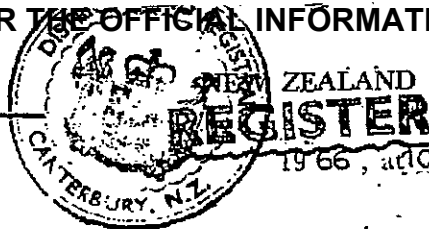
A409435.2 Gazette Notice (1999 page 1252) declaring parts herein (4.1659ha) which pursuant to Section 60(2) of the Transit New Zealand Act 1989 shall form part of State Highway No 73 and shall vest in Her Majesty the Queen - 9.6.1999 at 9.00 am

A433415.1 Variation and extension of the term 33 years commencing on 1.7.1999 - 11.11.1999 at 10.55 am

L. & S.—B. 4

Former Ref. Vol. — fol.

L. & S. Ref. No. P.116



Entered in the Register-book, the

14 day of June

1966, at 10.12 o'clock

REGISTER

No. 50/1389

Not registered under Land Transfer Act 1952

Assistant Land Registrar

Pastoral Lease under the Land Act 1948

This Deed, made the 1st day of July 1965 between HER MAJESTY THE QUEEN (hereinafter referred to as "the Lessor") of the one part, and DAVID McLEOD and IAN ALEXANDER McLEOD both of Grasmere, Cass, Sheepfarmers, as tenants in common in equal shares.

(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 5080 acres 0 roods 00 perches more or less, situated in the Land District of Canterbury, and being Run 327 "Cora Lynn" situated in Bealey, Harper and Hawdon Survey Districts, Tawera and Malvern Counties

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

Mortgage 724332 presented 7/11/1967 and withdrawn from registration 20/11/1967

Mortgage 1673/1 to Rural Banking and Finance Corporation of New Zealand - 17.7.1974 at 1.54 p.m.

Mortgage 724332 to State Advances Corporation of New Zealand - 12/9/1968 at 2.40 p.m.

Variation of Mortgage 1673/1 - /9/1975 at 10.31 a.m.

Transfer 189180/4 to Waikanae Farm Limited at Christchurch - 11.8.1978 at 9.27 a.m.

753241 Change of Appellation whereby the description of parts of Run 327 is changed to R.S.39622, 39623 and 39624 - 6/12/1968 at 9.35a.m.

Mortgage 189180/5 to Canterbury Savings Bank - 11.8.1978 at 9.28 a.m.

Mortgage 189180/6 to The Bank of New South Wales - 11.8.1978 at 9.28 a.m.

768713 Surrender of the within lease as to Rural Sections 39622, 39623 and 39624 with the consent of the Mortgagee under mortgage 724332) - 24/6/1969 at 1.45p.m.

Mortgage 284370/1 to The Rural Banking and Finance Corporation - 23.7.1980 at 10.30 a.m.

Mortgage 284370/2 to The Rural Banking and Finance Corporation - 23.7.1980 at 10.50 a.m.

Certificate 768744 (New freehold G.P. 24/6/1969) (8K/1284 issued for Rural Sections 39622, 39623 and 39624)

No. 284370/4 Memorandum of Priority making Mortgage 284370/1 second mortgage, Mortgage 284370/2 third mortgage and Mortgage 189180/6 fourth mortgage - 23.7.1980 at 10.50 a.m.

Variation of Mortgage 724332 - 15.9.1969 at 11.25 a.m.

No. 343644/1 Gazette Notice declaring that part of the within land is hereby taken for road from and after the 20th day of August 1981 - 8.9.1981 at 9.07 a.m.

50/1389

Imposition of Public Works Act 1951 Section 17 Public Works Act 1951 added 12/1/76

OVER...

50/1337

casements, 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 July 1966, together with the period between the date of this lease and the aforesaid 1st day of July 19, YIELDING and paying therefor unto the Department of Lands and Survey at Christchurch the annual rent of £ 260. 0 . 0 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 also paying in respect of the improvements specified in the Schedule hereto the sum of £ by a deposit of £ (which has already been paid) and thereafter by half yearly instalments of £ on the 1st day of January and the 1st day of July in each and every year.

AND the Lessee doth hereby covenant with the Lessor as follows:

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 said term depasture on the land hereby demised more than 2,000 sheep which number shall not include more than 2,000 breeding ewes nor more than 30 cattle which number shall not include more than 30 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 right 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.

~~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: *[Signature]*

Occupation: *Clerk Lands & Survey Dept*

Address: *Christchurch*

[Signature]
Commissioner of Crown Lands.

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

Witness: *J. James*

Occupation: *STUDENT*

Address: *No. 5 R.D. CH. CH.*

[Signature]
[Signature]
Lessee.

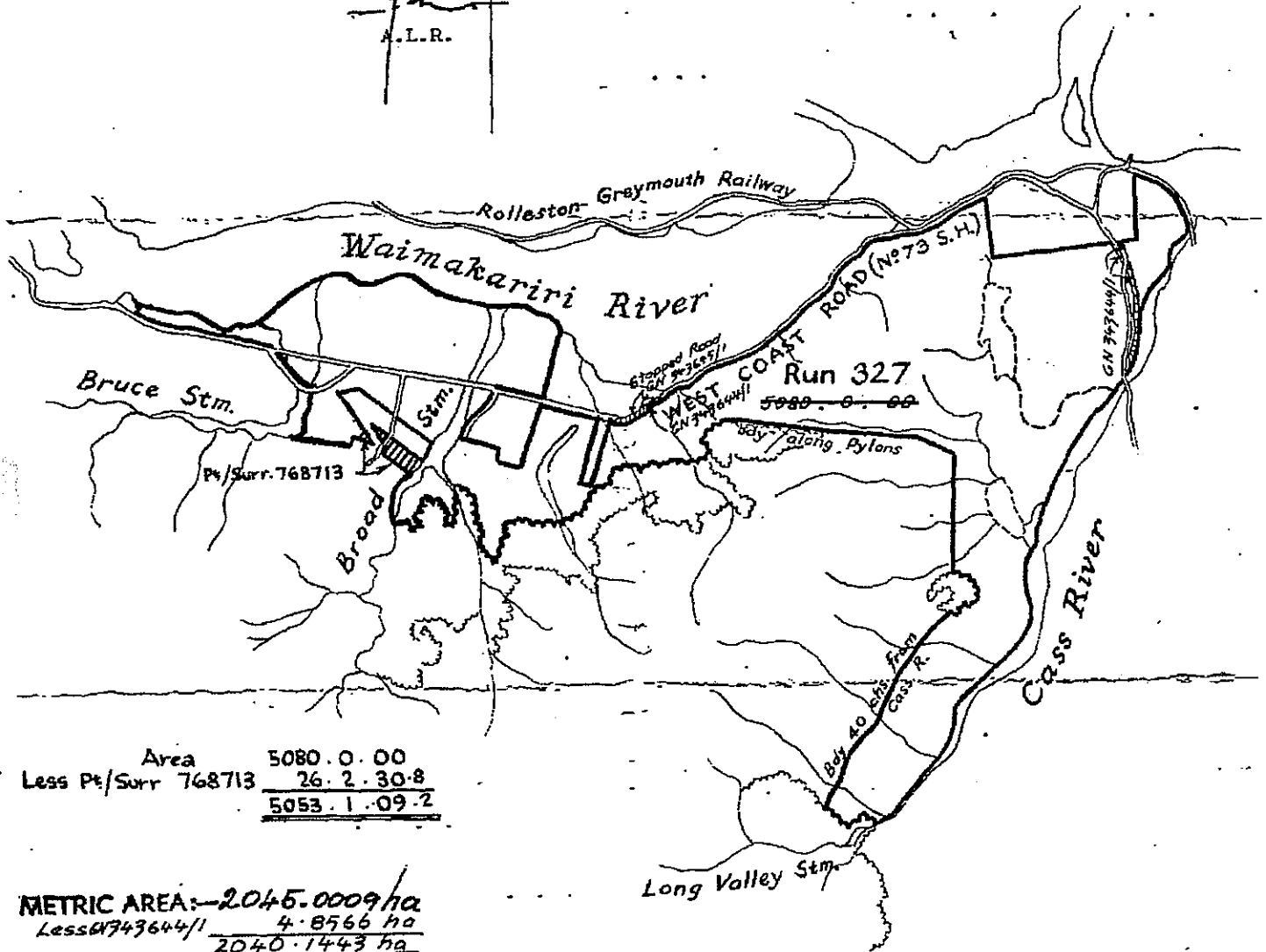
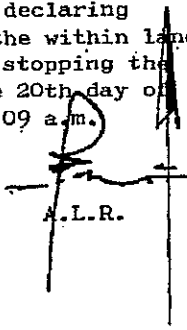
RELEASED UNDER THE OFFICIAL INFORMATION ACT

No. 343645/1 Gazette Notice declaring part of the road adjoining the within land to be Government Road and stopping the said road from and after the 20th day of August 1981 - 8.9.1981 at 9.09 a.m.

Transfer 395095/1 of Mortgage 369453/4 to The Bank of New South Wales - 5-8-1982 at 10.42a.m.

DISCHARGED

for A.L.R.



Area 5080.0.00
Less Pt/Surr 768713 26.2.30.8
5053.1.09.2

METRIC AREA: - 2045.0009 ha
Less 4.8566 ha
2040.1443 ha

Scale: 80 chains to an inch

S.O. 10608
B.4.77

Area now 2043.8073 ha
See amending diagram

Pursuant to Section 58 of the Land Act 1948 a strip of land one chain in width along the banks of all rivers and streams which have an average width of not less than 10 feet, is excluded from the within lease.

Transfer 369453/3 of a one-half share to Oliver John Newbegin of Auckland, Company Director - 23.2.1982 at 10.43 a.m.

Mortgage 369453/4 to Waikene Farm Limited - 23.2.1982 at 10.43 a.m.

DISCHARGED
M. J. Bonister
for A.L.R.
M. J. Bonister
for A.L.R.

Transfer 432481/1 of Mortgage 369453/4 to Waikene Farm Limited - 5.5.1983 at 11.27 a.m.

Mortgage 432481/3 to Royal New Zealand Foundation for the Blind - 5.5.1983 at 11.02 a.m.

DISCHARGED

E. Fraser
for A.L.R.
E. Fraser
for A.L.R.

OVER.....

RELEASED UNDER THE OFFICIAL INFORMATION ACT

30/1/89

Transfer 451321/1 of its share Waikene Farm Limited to George Andrew Logan of Christchurch, Company Director - 5.9.1983 at 11.21 a.m.

No. A113314/4 Variation of the within lease - 19.5.1994 at 11.30am

Mortgage 451321/1 to Waikato Banking Corporation - 5.9.1983 at 11.25 a.m.

Chamberlain
for A.L.R.

Transfer A113314/5 to Wilderness Lodge Arthurs Pass Limited at Christchurch - 19.5.1994 at 11.30am

No. 523477/1 Electricity Agreement under Section 50 of the Electricity Act 1968 - 19.12.1981 at 11.42am.

for A.L.R.

for A.L.R.

Mortgage 629523 to Development Finance Corporation of New Zealand - 13.8.1986 at 11.55am

No. A119233/1 Compensation Certificate pursuant to Section 10 of Public Works Act 1981 - 21.6.1991 at 2.36pm

for A.L.R.

No. A174073/1 Compensation Certificate pursuant to Section 10 of Public Works Act 1981 - 22.5.1991 at 1.52pm

for A.L.R.

CAVEAT 752598/1 OF HIS SHARE GEORGE ANDREW LOGAN BY OLIVER JOHN NEWBEGIN - 14.7.1988 AT 10.15 AM

for A.L.R.

Transfer 764579/2 of his share George Andrew Logan to Oliver John Newbegin of Auckland, Company Director - 16.9.1988 at 2.40pm

for A.L.R.

Mortgage A221255/1 to The National Bank of New Zealand Limited - 21.2.1996 at 11.53am

for A.L.R.

Mortgage 783831/2 to ANZ Finance Limited - 18.1.1989 at 11.32 a.m.

A409435.2 Gazette Notice (1999 page 1252) declaring parts herein (4.1659ha) which pursuant to Section 60(2) of the Transit New Zealand Act 1989 shall form part of State Highway No 73 and shall vest in Her Majesty The Queen, declaring part of the adjoining road 7.9908ha to be stopped and declaring part stopped road and land taken for severance to be amalgamated with the within land (7.8289ha) being Section 1 SO 14937, Section 1 SO 14938, Sections 2-4 SO 14939, Section 1 SO 14940, Sections 1-2 SO 14941, and Section 1 SO 19699 subject to Mortgage A221255.1 - 9.6.1999 at 9.00

for A.L.R.

for RGL

Variation of mortgage 783831/2 - 19.6.1989 at 11.19 a.m.

for A.L.R.

CAVEAT A77146/1 OF HIS SHARE ANDREW YOUNG - 19.10.1993 at 2.30pm

A433415.1 Variation and extension of the term for 33 years commencing on 1.7.1999 - 11.11.1999 at 10.55

for A.L.R.

for RGL

SEEDS
<i>P.L.F.</i>
14 JUN 1966
Time: 10.12
Fees: £ 10.00
Abstract No. 3534





**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Historical Search Copy


R. W. Muir
Registrar-General
of Land

Identifier **CB46C/190**
Land Registration District **Canterbury**
Date Issued 09 June 1999

Prior References

CB41A/153 GN A409435.2

Estate Fee Simple
Area 150.0471 hectares more or less
Legal Description Rural Section 31995, Part Rural Section
29488, Lot 1-4 Deposited Plan 70713,
Section 1 Survey Office Plan 14939, Rural
Section 39624, Part Rural Section 31152,
Part Rural Section 31153, Part Rural
Section 31154 and Part Rural Section
34588

Original Proprietors

Wilderness Lodge Arthurs Pass Limited

Interests

Subject to Section 120(9) Public Works Act 1981
Subject to Section 59 Land Act 1948 (affects part RS 39624)
A223159.1 Mortgage to The National Bank of New Zealand Limited - 1.3.1996 at 2.45 pm

Reference:

Prio : 41A/153, GN A409435.2

Document No.: A409435.6



REGISTER

46C/190

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT 1952

This Certificate dated the 9th day of June One Thousand Nine Hundred and Ninety Nine under the seal of the Registrar-General of Land, New Zealand, for the Land Registration District of CANTERBURY

WITNESSETH that WILDERNESS LODGE ARTHURS PASS LIMITED

is seised of an estate in fee simple (subject to such reservations, restrictions, encumbrances and interests as are notified by memorial endorsed hereon) in the land hereinafter described, delineated on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 150.0471 hectares, more or less being RURAL SECTIONS 31995 and 39624, PART RURAL SECTIONS 29488, 31152, 31153, 31154 and 34588, LOTS 1, 2, 3 and 4 DEPOSITED PLAN 70713 and SECTION 1 SURVEY OFFICE PLAN 14939



[Handwritten signature]

for Registrar-General of Land

Subject to Section 120(9) Public Works Act 1981

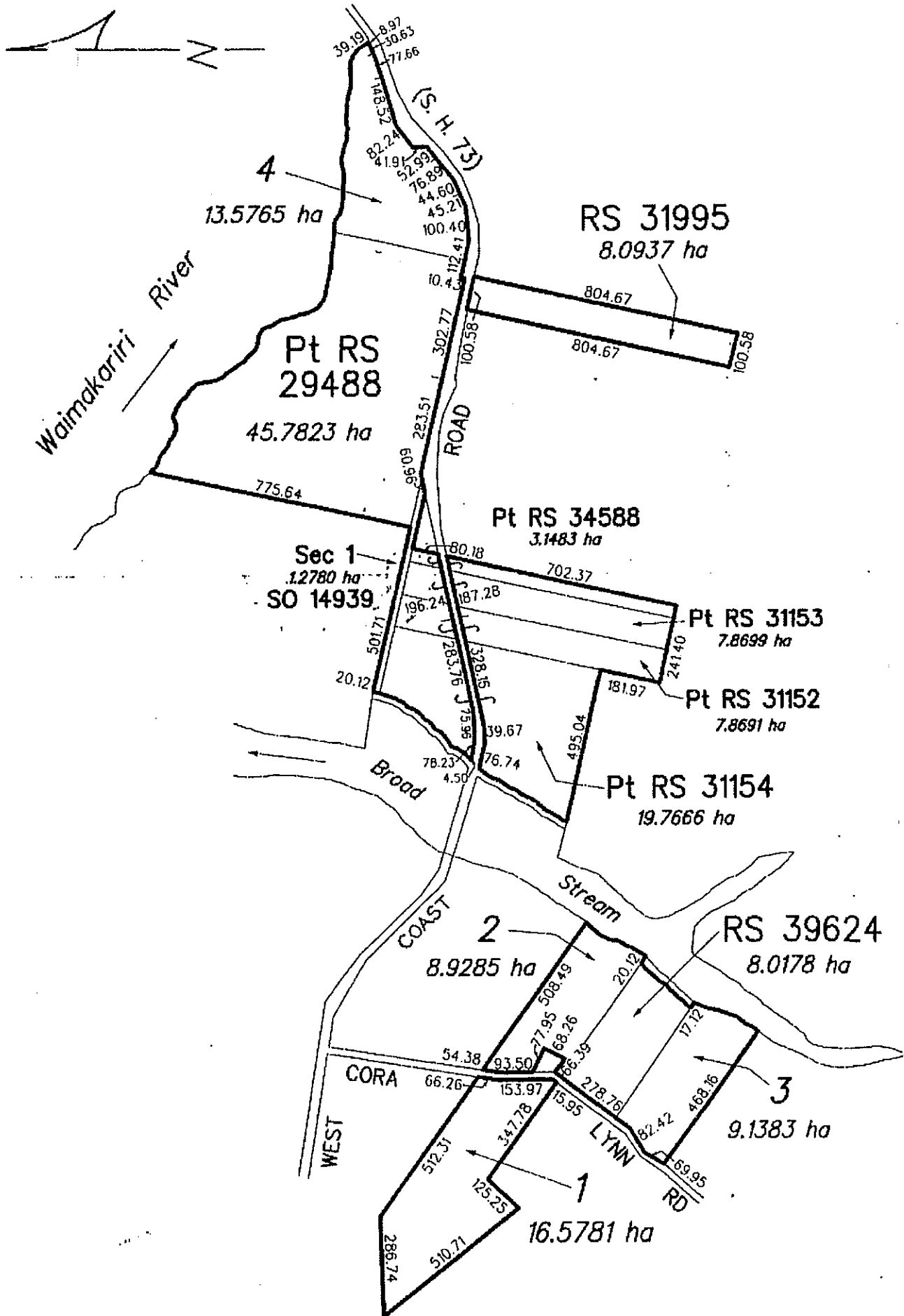
Subject to Section 59 Land Act 1948 (affects part RS 39624)

A223159.1 Mortgage to The National Bank of New Zealand Limited - 1.3.1996 at 2.45

[Handwritten signature]

For RGL

46C/190



Total Area: 150.0471 ha



No. 41A / 153

References

Prior C/T 25B/1254

Transfer No.

N/C. Order No. A195986/3



CANCELLED

Land and Deeds 69

REGISTERED

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 25th day of September one thousand nine hundred and ninety-five under the seal of the District Land Registrar of the Land Registration District of CANTERBURY

WITNESSETH that WILDERNESS LODGE ARTHURS PASS LIMITED at Christchurch ---

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 150.5307 hectares or thereabouts being Rural Sections 29488, 31152, 31153, 31154, 31995, 34588, 39624 and Lots 1, 2, 3 and 4 Deposited Plan 70713



Subject to:

The reservations and conditions imposed by Section 59 Land Act 1948 (affects Rural Sections ~~39622, 39623~~ & 39624)

Amended 9.6.1999

Compensation Certificate 841880 pursuant to Section 17 Public Works Amendment Act 1948 - 3. 9.1971 (affects Rural Sections ~~3007, 30106, 31995~~)

DISCHARGED
done

A.L.R.

Mortgage A223159/1 to The National Bank of New Zealand Limited - 1.3.1996 at 2.45pm

Palmer
for A.L.R.

Measurements are Metric

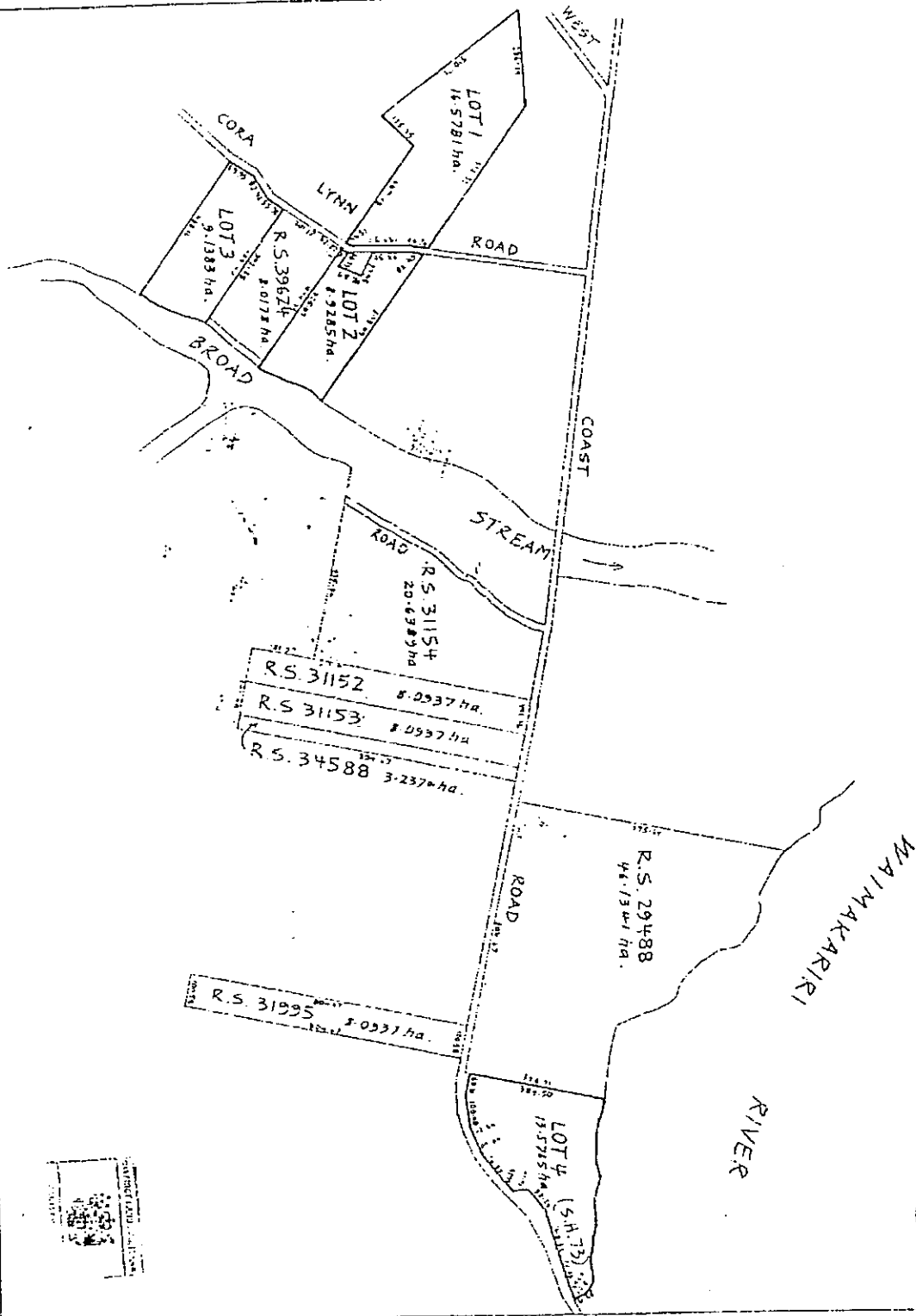
No. 41A / 153

mu

CERTIFICATE OF TITLE No. _____

LAND DISTRICT CANTERBURY
 Survey Bk. & Dist. XV, XVI, XVII Bealey
 NZMS 261 Sheet K 34 Rod Map No. 6-1, 7-1

PLAN OF LOTS 1-4
 FOR CI DIAGRAM PURPOSES



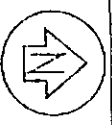
1:100000 Scale of NZMS 261 Series, 1948 Edition, 1:100000 Scale of NZMS 261 Series, 1948 Edition, 1:100000 Scale of NZMS 261 Series, 1948 Edition

TERRITORIAL AUTHORITY Selwyn District
 Surveyed by Dept of Survey and Land Information
 Date 5 October 1995
 Scale Proportional

District Land Registrar
 DP70713

Approved for CI diagram purposes only
 K. Hodges
 Chief Surveyor

PARCEL	FORMERLY	CI REF
LOT 1	Pt R.S. 34588, 3+13	258/1254
LOT 2	Pt R.S. 3413	258/1254
LOT 3	Pt R.S. 3413, 30+22	258/1254
LOT 4	Pt R.S. 3010b, 20017	258/1254



NEW CT ALLOCATED
 R.S. 19488, 3152, 3153, 3154, 3195, 34588
 19674 and LOTS 1-4 hereon
 21/4/95

RELEASED UNDER THE OFFICIAL INFORMATION ACT

41A/153

A409435.2 Gazette Notice (1999 page 1252) declaring
part of land (1.7616 ha) is acquired for road which pursuant
to Section 60 (2) of the Transit New Zealand Act 1989
shall form part of State Highway No.73 and shall vest in
Her Majesty the Queen and declaring part of the adjoining
road (1.2780 ha) to be stopped and declaring the said
stopped road be amalgamated with the within land (the said
stopped road being now Section 1 SO 14939) subject to
Mortgage A223159.1

A409435.6 CT 46C/190 issued

all 9.6.1999 at 9.00


For RGL

CANCELLED
DUPLICATE DESTROYED

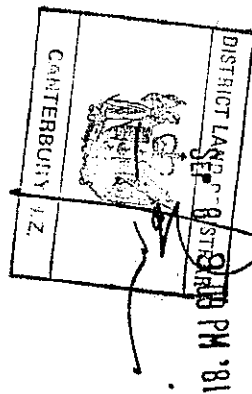


A 409435-2 Gazette Notice
(1999 page 1252) declaring
part of the stopped road
herein (7582 m²) to be
amalgamated with the land
in ct SD11389 subject to
Mortgage A221255.1

A 409435.5 Notice of new
appellation whereby part
(7582 m²) is now known as
Section 3 SO 14939

all 9.6.1999 at 9.00

John
for RAL



3438451
21/9/532
SD11389
District Land Registry
Christchurch No. 1

Extract from *N.Z. Gazette*, 20 August 1981, No. 99, page 2327

Declaring Road to be Government Road and Stopped in Malvern County

PURSUANT to the Public Works Act 1928, the Minister of Works and Development hereby:

- (a) Declares the pieces of road described in the Schedule hereto to be a Government road; and
 - (b) Stops the said road;
- from and after the 20th day of August 1981.

SCHEDULE

CANTERBURY LAND DISTRICT

ALL those pieces of road described as follows:

Area m ²	Adjoining or passing through
3070	Part Run 327; marked 'S' on plan. Situated in Block XVI, Bealey Survey District.
7582	Part Run 327; marked 'V' on plan. Situated in Blocks XV and XVI, Bealey Survey District.

As shown on plan S.O. 14939, lodged in the office of the Chief Surveyor at Christchurch and thereon marked as above mentioned.

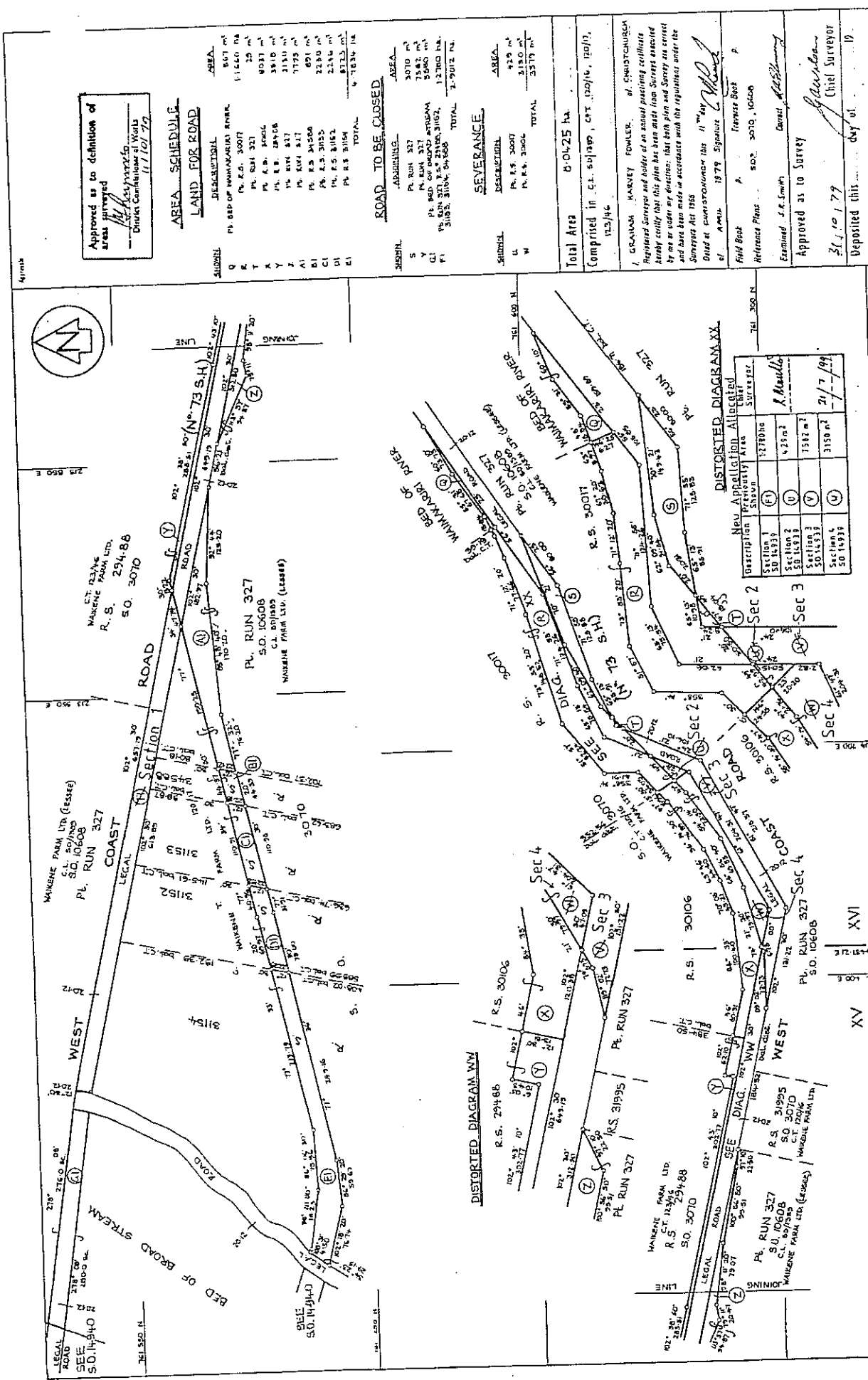
Dated at Wellington this 7th day of August 1981.

W. L. YOUNG, Minister of Works and Development.

(P.W. 72/73/14/0; Ch. D.O. 40/72/73/14/4)

P. D. Hasselberg, Government Printer, Wellington, New Zealand—1981

Both adjoin.
C 51 21F/532
(formerly 120/10)
+ 5D/1384.
Legal Subtron card noted
ADW
16.9.1981



Approved as to definition of area surveyed
 District Commissioner
 17/10/79

AREA SCHEDULED LAND FOR ROAD

SECTION	DESCRIPTION	AREA
Q	PL. BED OF WAIMAKARIRI RIVER	1,164.0 m ²
R	PL. R.S. 3007	25 m ²
X	PL. R.S. 30106	9,031 m ²
Y	PL. R.S. 31995	3,910 m ²
Z	PL. R.S. 3152	3,151 m ²
AA	PL. R.S. 3153	7,775 m ²
AB	PL. R.S. 3154	691 m ²
AC	PL. R.S. 3155	2,280 m ²
AD	PL. R.S. 3152	2,214 m ²
AE	PL. R.S. 31104	813.3 m ²
	TOTAL	47,834 m ²

ROAD TO BE CLOSED

SECTION	DESCRIPTION	AREA
S	PL. RUN 327	3,010 m ²
V	PL. RUN 327	1,840 m ²
W	PL. BED OF WAIMAKARIRI RIVER	1,270.0 m ²
FI	PL. R.S. 31104	1,270.0 m ²
	TOTAL	7,390 m ²

SEVERANCE

SECTION	DESCRIPTION	AREA
U	PL. R.S. 3007	425 m ²
W	PL. R.S. 3104	3,150 m ²
	TOTAL	3,575 m ²

Total Area 8,042.5 ha.
 Comprised in 51 subjects, 0.25 ha.

I. GRAYSON HARVEY FOWLER, of CHRISTCHURCH Registered Surveyor and holder of an annual practicing 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 requirements under the Surveyors Act 1958.
 Dated at CHRISTCHURCH this 11th day of March 1979
 I. GRAYSON HARVEY FOWLER
 of A.M.S. 1979 Signatory to the Act

Field Book P. 3070, 10406
 Reference Plans S.O.S. 3070, 10406
 Examined J.R. (Lynn) Corbett
 Approved as to Survey J. Grayson
 21/10/79 Chief Surveyor
 Deposited this 19th day of 1979

District Land Registrar
 File 9/62
 Received 1 Smith 14/1/79
 Instructions 74/50
SO 14939

REMICROFILMED 21/7/1994

DISTORTED DIAGRAM XX

Section	Description	Area
Section 1	50 14939	4,250 m ²
Section 2	50 14939	7,582 m ²
Section 3	50 14939	3,150 m ²
Section 4	50 14939	3,150 m ²

LOCAL AUTHORITY MALVERN COUNTY
 Surveyed by MILES, GREGORY & FEAR
 Date OCTOBER 1978
 Scale 1:3000
 Date FEBRUARY 1979

PLs. RUN 327, PLs. R.S. 3007, PLs. R.S. 30106, PL. R.S. 29488,
 PL. R.S. 31152, PL. R.S. 31153, PL. R.S. 3154, PL. R.S. 3155, PL. R.S. 34588,
 PL. BED OF WAIMAKARIRI RIVER & ROAD.

LAND DISTRICT CANTERBURY
 SURVEY BLK. & DIST. XV & XVI BEALEY
 NIMS 377 SHEET NO. 5-66

Printed by Litho-Print, Dunedin, New Zealand



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**




R.W. Muir
Registrar-General
of Land

Historical Search Copy

Identifier CB8A/498
Land Registration District Canterbury
Date Issued 25 June 1968

Prior References

CB120/19

Estate Fee Simple
Area 4047 square metres more or less
Legal Description Lot 1 Deposited Plan 25438

Original Proprietors

John Leicester Dalziel Roberts and Adrienne McLeod Roberts as to a 1/3 share
Denis Edward Cottle and Margaret Cottle as to a 1/3 share
Paul Derbidge White and Veronica White as to a 1/3 share

Interests

References
Prior C 120/19

Transfer No.
N/C. Order No. 739927



CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT REGISTER

This Certificate dated the 25th day of June one thousand nine hundred and sixty eight under the seal of the District Land Registrar of the Land Registration District of Canterbury

WITNESSETH that DAVID McLEOD of Waitawa Sheepfarmer and IAN ALEXANDER McLEOD of Grasmere Sheepfarmer are as tenants in common in equal shares

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 1 Acre or thereabouts situated in Block XV of the Bealey Survey District being Lot 1 on Deposited Plan 25438 part Rural Section 34139



[Signature]
Assistant Land Registrar

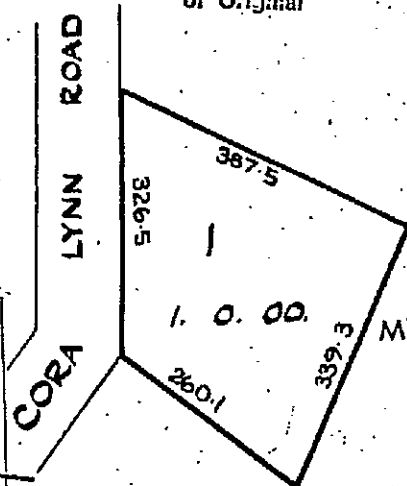
Transfer 788661 to Norman David Hardie of Christchurch, Consulting Engineer - 20/2/1970 at 9.50 a.m.

[Signature] A.L.R.

Transfer 786497/1 to John Leicester Dalziel Roberts, Quantity Surveyor and Adrienne McLeod Roberts, Lecturer (as to a 1/3 share), Denis Edward Cottle, Professional Engineer and Margaret Cottle School Teacher (as to a 1/3 share), Paul Derbidge White, Signwriter and Veronica White, Nurse (as to a 1/3 share) all of Christchurch as tenants in common in the said shares - 1.2.1989 at 10.32am

for A.L.R. *[Signature]*

Image Quality due to Condition of Original



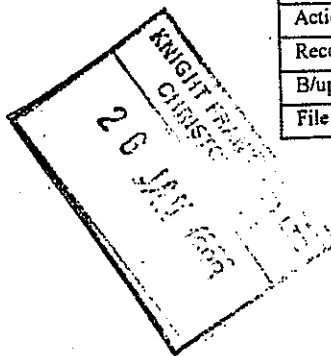
METRIC AREA: 4046m²

Scale: 1 inch = 1 chain.



**Appendix 3 – Copy of letter from Chief Surveyor regarding Marginal Strips
on Pastoral Lease renewal**

Our Ref: SO Misc
 Your Ref: P115, P116



Noted	
Action by	Carol
Recorded	DA
B/up date	
File Ref	

PC 115
 PC 116
 206/17
~~2018~~



21 January 1998

National Manager
 Land Resources
 Knight Frank (NZ) Ltd
 P O Box 142
 Christchurch

Attention : Geoff Holgate

Dear Geoff

Marginal Strips on Pastoral Lease Renewal

Marginal strips are required to be identified on a survey plan upon the renewal of all leases. I enclose an example of a plan prepared for this purpose for your guidance. This type of plan is acceptable in cases where the underlying survey definition to the current lease is sufficient to support a renewal without further survey.

In cases where additional survey work and/or a new plan is required marginal strips are required to be identified on the new plan.

The specific survey requirements for each of the renewals set out in your letter dated 12 December 1997 are as follows:

Run 325 Winterslow

There are new survey definitions on SOs 17637 and 18859 adjoining this run and any new lease needs to have compatible boundaries with those adjoining plans. A new plan compiled from these and the other existing surveys adjoining the run is required. This plan will also need to identify the marginal strips to be created upon the renewal of the lease. A separate plan is not required for marginal strip identification in these circumstances.

One of the boundaries of Run 325 on the current plan is described as "boundary between grass land". Considering the age of the best definition of this Run it is unlikely that this boundary could be readily determined at the present time.

Christchurch Regional Office
 Torrens House
 195 Hereford Street
 Private Bag 4721
 DX WP20033
 Christchurch
 New Zealand
 Tel 64-3-379 9793
 Fax 64-3-379 4007
 DD1 64-3-364 5930
 E-mail
 rmoulton@linz.govt.nz
 Internet
 http://www.linz.govt.nz

The plotted position on the current plan should be reduced mathematically to right angles which would enable this particular boundary to be reproduced if required. The boundary would not need to be groundmarked and the right lining would have no effect on the adjoining lease until such time as that lease is renewed. The plan for the adjoining lease would then require amendments to be in terms of the right line boundary adjoining Run 325.

Run 327 Cora Lynn

The plan for this Run generally follows boundaries which can be readily determined. The boundary between RS 41193 and the Run is not described or shown by dimension for approximately half its length where it runs through Pylon Gully and for a portion south of the gully. In addition the original topographical definition in this vicinity is poor and the bush edges and riverbanks have changed significantly.

These boundaries need to be clarified at this renewal.

The road legalisation action on SO 14939 has not been completed and it is desirable it is also completed prior to renewal.

Streams subject to marginal strips require identification.

A new plan is required clarifying and amending the boundaries noted and incorporating the identification of streams subject to marginal strips pursuant to Section 24 Conservation Act.

Yours faithfully



R Moulton
Chief Surveyor

Encl