

## **Crown Pastoral Land Tenure Review**

**Lease name : GLEN LYON**

**Lease number : PT 007**

### **Due Diligence Report (including Status Report) - Part 1**

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**

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

**File Ref:** CON 50231/09/12673/A-ZNO - 01    **Report No:** QVV 23    **Report Date:** 15/11/2000

**Office of Agent:** Christchurch

**LINZ Case No:** 00 /

**Date sent to LINZ:** 15/11/2000

**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 identified;
  - (a) The Land Status Report records the lease area incorrectly and does not record the Mineral reservation as an encumbrance.
  - (b) Land tenure rationalisation (boundary adjustments and peripheral issues) proposals involving Conservation land and the Glen Lyon and Huxley Gorge leases (P106 and P139).
  - (c) Formal documentation resulting from the short term approval to Telecom's application for an easement over the lease to upgrade the Omarama Party Line.
  - (d) The LEI value for rent review purposes is still to be determined by the Land Valuation Tribunal.
  - (e) The possible existence of an illegal hut or bach on the foreshore margins of Lake Ohau.
3. That the Commissioner of Crown Lands or his delegate **note** that there are no potential liabilities that have been identified as a result of the file search;
4. That the Commissioner of Crown Lands or his delegate **note** the following matters:
  - (a) That the Recreation permit for hunting purposes held by Glen Lyon Ltd expired on 30 June 2000 but the activity may be "running on".
  - (b) The lessee holds Reserves 3344 and 3345 on Forestry grazing leases.

*considered to be at an end.*

*under action by Brown Room Office*

*New R.P. issued 20.12.2001*

**Signed by Sub - Contractor:**

Name: D. McGregor  
McGregor Property Services Limited  
Accredited Agent

**Signed by Contractor**

Name: B. Dench  
Team Leader for Tenure Review  
Quotable Value (Valuations)

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

Name: \_\_\_\_\_  
Date of Decision:    /    /

*from description of location of hut at app. 7 the hut is situated between lake + road, also the 1 chain brown lines in fact a 2 chain road therefore hut not on CPL + therefore not a matter for TR R*

**1. Details of Lease:**

**Lease Name:** Glen Lyon.

**Location:** Lake Ohau, South Canterbury.

**Lessees:** Glen Lyon Limited.

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

**Term:** 33 years from 1 July 1984 (Expires 30 June 2017).

**Annual Rent:** \$15,472.50.

**Rental Value:** \$1,031,500.

**Date of Next Review:** 30 June 1995 (Values to be fixed by Land Valuation Tribunal)

**Land Registry Ref:** CL 529/12 (Canterbury Registry).

**Legal Description:** Part Run 315, Glen Lyon situated in Blocks XVI & XVII Mueller Survey District, Blocks III, VI, IX, X, XIII and XIV Ward Survey District, Blocks I, II, V, VI, IX, X, XIII & XIV Tasman Survey District, Blocks III, IV, VII, VIII, XII & XVI, Hopkins Survey District, Blocks I, II & V Pukaki West Survey District, Blocks III & IV Campbell Survey District and Rural Section 39779 situated in Block XVI Hopkins Survey District.

**Area:** 31,800 4047 hectares

**2 File Search**

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

File Reference	Volume	First Folio Number	Date	Last Folio Number	Date
P7	1	-	15.11.1887	166	10.08.1922
P7	2	167	16.08.1922	307	29.07.1948
P7	3	308	14.09.1948	449	23.05.1962
P7	4	450	19.07.1962	678	28.06.1984
P7	5	679	12.11.1984	718	08.09.1986
P7	6	719	26.09.1986	-	12.09.1994
P7	7	-	09.12.1994	-	08.06.1999
Pt007.07	8	-	27.08.1999	-	08.06.2000
Pt007.01	1	-	06.01.1995	-	14.06.1998
Pt007.01	2	-	01.09.1998	-	03.07.2000
Pt007.01	2	-	01.09.1998	-	22.12.1999
Pt007.03	1	-	30.04.1999	-	23.07.1999
Pt007.03	2	-	30.04.1999	-	23.07.1999
Pt007.04	-	-	04.11.1999	-	04.11.1999

**Files held by Agent [QV Valuations] on behalf of LINZ:**

File Reference CON /50231/09/12673/A-ZNO-01  
 Vol 1  
 First Folio 1

Date August 2000.  
 Last Folio File Current [contains extracts of Tenure Review files]  
 Date -

### 3 Summary of Lease document: [CL 529/12]

#### 3.1 Terms of Lease

The original Pastoral lease was registered on 22 November 1951 as CL 529/12. The lease, over 31800 4047 hectares, has been held by Glen Lyon Limited since issue in 1951 and was varied and extended for a 33 year term from 1 July 1984 at the Annual Rental of \$15,472.50 based on the Rental Value of \$1,031,500 subject to the lease terms and conditions remaining. The original lease includes a notation as to Section 58 of the Land Act 1948. The stock limitation in the lease at renewal was 7220 sheep (including 2500 breeding ewes) and 700 cattle. At rental review on 30 June 1995 the lessee sought to have the values determined by the Land Valuation Tribunal. This issue is unresolved. *(Refer to Clause 8.4).*

##### *Stock limitation in Lease:*

The original Stock limitation in the lease was 7920 sheep and 900 cattle.

*Certificate of Alteration 441851* registered 17 July 1956 increased the Stock limitation to 8800 sheep and 800 cattle.

*Certificate of Alteration 611509* registered 24 October 1963 to not more than 7220 sheep (including 2500 breeding ewes) and 700 cattle.

Although not recorded as such in the lease the stock limitation is 7920 sheep and 900 cattle on the lease and Reserves 3344 and 3345 combined.

##### *Commencement Date:*

1 July 1951, renewed for another 33 years from 1 July 1984 by Memorandum of Renewal No 838745/1 registered 20 November 1989.

##### *Other Provisions:*

- 1) A notation that the lease is subject to Section 58 of the land Act 1948.
- 2) That pursuant to Section 8 of the Coal Mines Amendment Act 1950 this lease is subject to the reservation to the lessor of all the coal existing on or under the surface of the land and subject also to the reservation to the lessor of the power to grant coal mining rights over the land under Part I of the Coal Mines Act 1925.

This encumbrance (2) above was not noted in the Land Status Report. (Refer to Clause 8.1)

#### 3.2 Area adjustments

No 583634	Notice of Change of Appellation - Run 315 over 86200 acres - by SO 10042 (registered 17 August 1962).
No. 778444	Notice of Change of Appellation - RS 39779 (formerly Part Run 315) over 4047 m <sup>2</sup> - by SO 11288 (registered 10 October 1969).
No 59263/1	Certificate of Alteration reducing the balance area of the lease to 31800 ha by SO 13326 (registered 18 November 1975).

The 31800 ha area excluded RS 39779 with the result that the area of the lease should be 31800 4047 hectares. (Refer to Clause 8.1).

### 3.3 Registered Interests

#### *Mortgages:*

- No. 357816/1 to Rural Banking & Finance Corporation NZ Ltd – now National Bank ([registered 1 December 1981) subsequently varied (registered 23 January 1985).
- No. 843822/1 to Bank of New Zealand Ltd (registered 14 December 1989).

#### *Gazette Notice:*

- No. 925122 Proclaimed Part Run 315 [6 acres 23 perches] to be road and vesting in the Mackenzie County (now District) Council, (registered 24 August 1973).

### 3.4 Unregistered Interests

#### *Recreation Permits*

1) *Glen Lyon Ltd*

The file records that Glen Lyon Ltd holds recreation permits for the following activities conducted over parts of this leasehold land:-

- (i) Hunting operations. Term 1 year from 1 July 1999 – [may be running on?]
- (ii) Fishing 4WD Vehicle Tours and horse trekking. Term 9 years from 1 July 1999 (Expiring 30 June 2008).

2) *Glacier Southern Lakes Helicopters Limited*

Holds Recreation permit for helicopter sightseeing landings commencing 1 January 1994 (Expiring 31 December 2005).

3) *Alpine Adventures / Tekapo Helicopters*

Holds a Recreation permit over a number of properties for six months from 1 July 2000 for a one off fee of \$800. (Expires 31 December 2000).

#### *Residence site Licence*

*Glentanner Park (Mt Cook) Ltd.*

Holds a Residence Site licence for 15 years from 1 January 1995 (Expiring 31 December 2009).

#### *Telecom Easement*

A short term easement (under Section 60 (1) of the Land Act 1948) for six months from 24 April 1998 to Telecom as part of its Omarama Party line upgrade subject to evidence of payment of compensation entitlement and completion of formal documentation. The specific activity, adjacent to the homestead driveway, involved installation and maintenance of a cabinet box and aerial pole and laying and maintaining a short cable from the lease boundary to the cabinet box.

### **Refer Clause 8.3**

#### *Unregistered Mortgages / unsecured debts*

None known

A copy of CL 529/12 attached as *Appendix 1.*

#### 4 Summarise any Government programmes approved for the lease:

There are no current programmes over the lease.

It was realised in 1985 that a Run Plan (SWCP 36) promoted between 1967 – 70 by the Waitaki Catchment Commission had provided for the retirement of some 9900 acres in the Irishman Creek catchment for conversion to Pastoral Occupation Licence with the possibility of grazing after 10 years. The discovery predated action on renewal however this was flagged for consideration in conjunction with rationalisation of boundaries post renewal (*folios 699 and 700 on P7*).

Copies of relevant folios at *Appendix 2*

The Land Improvement Agreement was not executed or registered and has now expired.

#### 5 Summary of Land Status Report:

The Land Status Report was undertaken by Knight Frank (NZ) Limited on 20 October 1999 under Contract 50178 and confirms the status is Crown Land under the Land Act 1948, leased pursuant to Section 66 and registered under Section 83 of the Land Act 1948 as CL 529/12.

The land is subject to Part IVA of the Conservation Act 1987 upon disposition. The minerals remain with the Crown as the land has never been alienated since the original acquisition.

The report noted the following issues:-

1. In April 1969 (folio 548) the LSB approved the surrender of 1 acre from the lease and the issue of a special lease pursuant to Section 67 Land Act 1948 for a holiday bach site. However, in February 1973 the lessee advised that he did not wish to proceed with this lease.
2. The following issues have been identified on a report dated 30.3.87 (folio 727) that may require further investigation as part of the Tenure Review process:-
  - A. Glen Lyon Station to surrender land hatched yellow on Plan (not on file) and grassed areas of presently gazetted state forest (hatched red) to be incorporated in the pastoral lease subject to:-
    - i. The boundary between land to be surrendered and land to be incorporated other than well defined bush edges (further subject to advice as to the Chief Surveyor as to definition in this latter case) to be the 1000m contour line.
    - ii. Covenant to be included in the lease to the effect that the lessee and lessor acknowledge that the contour open boundary is unfencable, that some stock drift over this is inevitable; that the lessee will not intentionally drive or have driven stock grazing on block adjoining an open boundary; that it is agreed that if stock drift becomes unacceptably high, block limit to reduce this may be enforced.
  - B. Inclusion of a further covenant (clause) in the lease granting the public the right to wander on foot at will on the leased land upstream of the black lines dotted across the Dobson River.
  - C. Preservation of existing hut sites will need to be allowed for. Discussion with the Chief Surveyor (determining the best and easiest defined method) will be undertaken to finalise these.
  - D. The pastoral leases to be amended removing the lessee's right under Section 100 Land Act to take native timber for certain uses and further giving acknowledgement to the

importance of the native bush on the leases and the need to preserve these from undue stock damage.

- 3. We note reference on file that Telecom applied for a telecommunications easement in June 1997 that has not yet been granted. It appears that LINZ Head Office are giving consideration to granting telecommunications easements to Telecom over a number of other runs and are still formulating the easement documentation.
- 4. We note that the lessee elected to have the lease renewed values to be determined by the Land Valuation Tribunal in 1975 which has not yet been actioned. The CCL outlined the process that would be followed in a letter addressed to the Chairman of the South Island High Country Committee of Federated Farmers dated 7 October 1998 but no further action has taken place since then.

Under action  
by Telecom  
solicitor  
McNaught  
Fleming  
Auckland

A copy of the Land Status Report is attached as *Schedule A* (minus enclosures).

under  
action  
by Bryan  
Kaw

**6 Review of Topographical and Cadastral data:**

Both maps attached to the Land Status Report show there are no telecommunication facilities, historic sites, or transmission lines across the property. The topographical map shows the existence of two airstrips, two huts in the Dobson River Catchment and a local power supply line.

**6.1 Fenced Boundaries v Legal Boundaries:**

Much of the periphery of the property remains unfenced due to the rugged topography of the landscape and the difficulties of fencing this type of country will need to be taken into account in the rationalisation exercise. Any deviation between the fenced and legal boundaries will only be reconcilable on survey.

**6.2 Legal Roads – formed and paper:**

No part of the formed Glen Lyon Road has been defined by survey except the ends of the deviation on SO 11236 and the east and west boundaries of RS 39779 [SO 11288].

In approving renewal in 1986 the LSB (HOC) approved initiatives for agreements with the lessees for an exchange/boundary adjustment embracing a number of issues, including the closing and incorporation of roads. This was based on assessments from the Chief Surveyor. (See folios 657,686 and 703 on file P7).

**7 Details of any neighbouring Crown or Conservation land:**

The Glen Lyon lease extends from Lake Ohau in the south to the margins of the Mt Cook National Park in the north and west.

- 1) The Dobson Conservation Area on the northern boundary is DOC stewardship land held subject to Section 62 of the Conservation Act 1987.
- 2) Runs 314 and 727 - The Huxley Gorge Pastoral lease (P 139) is on the western boundary and also subject to Tenure Review.
- 3) Part Run 294 – (Bendrose Pastoral lease), Part Run 290 – (Rhoborough Downs Pastoral Lease), Part Section 5, SO 18367 – (Ferintosh Pastoral Lease), Part Run 89 – (Glentanner Pastoral lease), and Part Run 89A – (Birch Hill Pastoral lease) are on the eastern/ north-eastern boundary and the majority of those leases are also subject to Tenure Review.
- 4) Section 1, SO 19914 – on the eastern boundary is held for Conservation purposes by NZ Gazette 2000 p2096.

- 5) RS 42309 – on the eastern boundary is a DOC stewardship area held subject to Section 62 of the Conservation Act 1987 (Dusky Run Conservation Area).
- 6) Reserves 3344 and 3345 – State Forest by NZ Gazette 1898 p 1457 and now DOC Stewardship areas held subject to Section 62 of the Conservation Act 1987. (Internal boundary). Parts of these areas are held on Forestry grazing leases by the lessee of Glen Lyon but details of those leases are not on file.

## 8 Summarise any uncompleted actions or potential liabilities:

### 8.1. Land Status Report

Clauses 3.1 and 3.2 show discrepancies in the Land Status Report.

The mineral reservation appears on the lease. The correct lease area is supported by a historical verified description. (*folio 721 on file P7*).

*Copy of verified description attached as Appendix 3.*

### 8.2 Boundary adjustments with Conservation land and peripheral issues

As early as the late 1970's early 1980's the Crown had contemplated rationalisation of the boundaries of the Run and then State Forest boundaries and had discussions with the lessee.

LSB (HOC) Case No. 1985/230 of 28 January 1986 approved the renewal of Glen Lyon Pastoral lease (run with this lease), among other things, the CCL being authorised to undertake post renewal negotiations to (in association with the then CCL Dunedin and Conservator of Forests) formulate an agreement with the lessees (of Glen Lyon and Huxley Gorge) for an exchange of or adjustment of boundaries ..... provision of public access and other like matters as may emerge in considering the Huxley Runs (*relevant folios 686, 703 and 708 on P7 – Glen Lyon*).

As a follow up to that decision consultation culminated in a number of issues been identified for further investigation as set out in a report dated 30 March 1987 (*folio 727 on P7*) the contents of which had been discussed with the lessees. Further discussion in November 1987 (*file note of 11 November 1987 - folio 736 on P7*) considered that the land tenure rationalisation objectives may be completed by way of a management agreement between DOC / Landcorp (Crown's agent) and the lessee to overcome survey and legalisation costs. It was left for DOC to arrange a joint inspection to coincide with the renewal inspection of this lease while the conditions for a management agreement were fine-tuned but that action did not occur. In 1993 Landcorp approached the lessee and obtained an indication of his willingness to consider an exchange of property rights (*letter of 8 April 1993 and lead up correspondence under on P106*). No further action has been undertaken and no formal offer and acceptance of the proposals exist..

*Copies of relevant folios attached as Appendix 4.*

### 8.3 Telecom NZ Ltd application for telecommunications easements

On 17 June 1997 Telecom NZ Limited applied for a telecommunications easement involving several properties as part of its Omarama party line upgrade. The CCL on 24 April 1998 approved a temporary six month easement for this and similar installations on eight pastoral lease properties [pending the formulation of documentation and guidelines for processing future such applications]. Prior to expiry on 24 October 1998 Landcorp reminded the CCL on 30 September 1998 that the temporary easements were due to expire on 24 October 1998. There is no record on the file of any formal easement documentation having been completed.

*Copies of relevant folios attached as Appendix 5.*



**8.4 Lessees election to have rental value [LEI] determined by LVT**

On 21 December 1994 CCL Case No 1995/215 approved the review of rent as at 30 June 1995 fixing the rent at \$12,600 per annum based on rental value of \$560,000.

The lessee/company on 22 March 1995 elected to have the value of land exclusive of improvements determined by the Land Valuation Tribunal. On 21 October 1998 the CCL advised all lessees likewise affected the necessary steps were being taken to notify the Tribunal of the applications and that their cases would be examined accordingly. Since that time no further action has been taken to progress the applications.

*Copies of relevant folios attached as Appendix 6.*

**8.5 Unauthorised bach site**

It was reported by a Field Officer in 1967 that there was an unauthorised hut or bach "which could be either on Glen Lyon or on the one chain reserve above mean high water level of Lake Ohau" (page 2 of F/O report of 20 October 1967). The issue was to have been elaborated in 1967 but that did not occur. It is not known whether this unauthorised bach still exists and if so where it is sited in relation to the lease boundary.

Copies of relevant folios attached as **Appendix 7.**

**APPENDICES**

Schedule A – Land Status Report (minus eclosures).

- 1) Copy of CL 529/12.
- 2) Copy of relevant folios on file - Run Plan issues.
- 3) Copy of relevant folios on file – Verified description.
- 4) Copy of relevant folios on file – Boundary rationalisation / exchange issues.
- 5) Copy of relevant folios on file – Telecom Easement.
- 6) Copy of relevant folios on file – Rent Review issues.
- 7) Copy of relevant folios on file – Unauthorised bach.

RELEASED UNDER THE OFFICIAL INFORMATION ACT

## Schedule A

**KNIGHT FRANK (NZ) LIMITED**

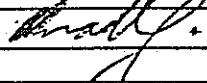
**Appendix A**

This report has been prepared on the instruction of Land Information New Zealand in terms of the contract number 50178 dated September 1999 and is undertaken for the purposes of the Crown Pastoral Leases Act 1998.

<b>LAND STATUS REPORT for GLEN LYON</b>				[LIPS ref.12763]
<b>Property</b>	<b>1</b>	<b>of</b>	<b>1</b>	

<b>Land District</b>	Canterbury
<b>Legal Description</b>	Part Run 315, Glen Lyon situated in Blocks XVI & XVII Mueller Survey District, Blocks III, VI, IX, X, XIII and XIV, Ward Survey District, Blocks I, II, V, VI, IX, X, XIII and XIV, Tasman Survey District Blocks III, IV, VII, VIII, XII and XVI, Hopkins Survey District, Blocks I, II and V, Pukaki West Survey District, Blocks III and IV Campbell Survey District and Rural Section 39779 situated in Block XVI Hopkins Survey District.
<b>Area</b>	31800.0000 hectares
<b>Status</b>	Crown Land subject to the Land Act 1948.
<b>Instrument of lease</b>	Pastoral Lease 529/12 pursuant to Section 66 as registered under Section 83 Land Act 1948.
<b>Encumbrances</b>	Subject to part IVA of the Conservation Act 1987 upon disposition.
<b>Mineral Ownership</b>	Minerals remain with the Crown as the land has never been alienated since its acquisition for Settlement purposes from the former Maori owners under the Kemp purchase in 1848.
<b>Statute</b>	Land Act 1948 & Crown Pastoral Land Act 1998.

<b>Data Correct as at</b>	20 October 1999
<b>[Certification Attached]</b>	Yes

<b>Prepared by</b>	Murray Bradley 
<b>Crown Accredited Agent</b>	Knight Frank (NZ) Limited

**KNIGHT FRANK (NZ) LIMITED**

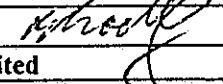
**Appendix B**

This land status report has been prepared on the instruction of Land Information New Zealand in terms of the contract number 50178 dated September 1999 and is undertaken for the purposes of the Crown Pastoral Leases Act 1998.

<b>LAND STATUS REPORT for GLEN LYON</b>		[LIPS ref.12763]
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<b>Statute</b>	Land Act 1948 & Crown Pastoral Land Act 1998.

<b>Data Correct as at</b>	20 October 1999
<b>[Certification Attached]</b>	Yes

<b>Prepared by</b>	Murray Bradley 
<b>Crown Accredited Agent</b>	Knight Frank (NZ) Limited

**Certification:**

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

  
 .....

Date 27 / 10 / 1999

R Moulton, Chief Surveyor  
 Land Information New Zealand, Christchurch

*[Handwritten notes]*



File Ref : LINZ (LIPS) 12763

4th Floor, Knight Frank House  
76 Cashel Street, Christchurch  
Telephone: (03) 379 9787  
Facsimile: (03) 379 8440

## CERTIFICATE OF AUTHORISATION

**PROPERTY ADDRESS: GLEN LYON - LAKE OHAU - CANTERBURY.**

### ASSURANCE

**Knight Frank (NZ) Limited** gives an assurance that the documents attached to this certificate are in order for signature.

The decision when made will comply with the following statutory requirements:

- The New Standards & Guidelines Manuals CCPO: Legalisation/Roading, OSG Standard 1995/05.
- Land Act 1948.
- Crown Pastoral Land Act 1998.

In giving this assurance **Knight Frank (NZ) Limited** undertakes that all relevant policy instructions, legal requirements, court judgements and any other matters have been taken into account and applied where appropriate.

Murray Bradley  
Crown Accredited Agent

Dated 20 10 99  
11 99

**Corporate Offices**

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United States of America
Zimbabwe

Postal Address:  
PO Box 142, Christchurch  
New Zealand

**Knight Frank (NZ) Limited** MREINZ  
(An LPL Group Company)

**INTERNATIONAL PROPERTY CONSULTANTS**

*GLEN LYON RESEARCH Property 1 of 1*

<p><b>Notes : This information does not affect the status of the land but was identified as possibly requiring further investigation at the due diligence stage : See Crown Pastoral Standard 6 paragraph 6</b></p>	
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<b>LAND STATUS REPORT for GLEN LYON</b>		[LIPS ref.12763]
<b>Property</b>	<b>1</b>	<b>of 1</b>

**Research Data: Some Items may be not applicable**

<b>Property</b>	<b>1</b>	<b>of 1</b>
SDI Print Obtained	Yes	
NZMS 261 Ref	H37 & H38	
Local Authority	MacKenzie District	
Crown Acquisition Map	Kemp Purchase	
SO Plan	SO 5620, 13326 and SO 11288.	
Relevant Gazette Notices	1973 Page 1515 - Part Run 315 Proclaimed Road (6-0-23 acres)	
CT Ref / Lease Ref	Pastoral Lease 529/12	
Legalisation Cards	SO 11236 shows that an area of part Run 315 (6-0-23) was Proclaimed Road by Gaz. 1975 page 1515.	
CLR	N/A	
Allocation Maps (if applicable)	N/A	
VNZ Ref - if known	25320 - 02200	
Crown Grant Maps	N/A (See Sale Plan 191-1898).	
<b>If Subject land Marginal Strip:</b> <b>a) Type [Sec 24(9) or Sec 58]</b>  <b>b) Date Created</b>  <b>c) Plan Reference</b>	<p>Note: Lease 529/12 and SO 13326 are subject to the provisions of Section 58 of the Land Act 1948. The Dobson and Hopkins Rivers are clearly depicted on SO 13326 without a one chain strip having been laid off. In view of LINZ letter dated 13 November 1997 regarding 'Lilybank' and Ministerial Co-ordinating Committee/State Owned Enterprises paper 271 dated 31 March 1987 (Dept of Justice) it would appear this memorial to have no substance unless a one chain strip was laid off by definition on a plan in the Chief Surveyors records.</p> <p>SO11288 which defines the boundaries of RS39779 also defines a 20 metre strip as Crown land subject to Section 58 of the Land Act 1948 adjoining the Hopkins River.</p>	

<b>LAND STATUS REPORT for GLEN LYON</b>	<i>[LIPS ref.12763]</i>				
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;"><b>Property</b></td> <td style="width:10%; text-align: center;"><b>1</b></td> <td style="width:10%;"><b>of</b></td> <td style="width:10%; text-align: center;"><b>1</b></td> </tr> </table>		<b>Property</b>	<b>1</b>	<b>of</b>	<b>1</b>
<b>Property</b>	<b>1</b>	<b>of</b>	<b>1</b>		

**Research – continued**

<b>Property</b> 1 of 1	
<b>If Crown land - Check Irrigation Maps.</b>	N/A
<b>Mining Maps</b>	No current Mining privileges identified within the run boundaries.
<p><b>If Road</b></p> <p>a) <b>Is it created on a Block Plan - Section 43(1)(d) Transit NZ Act 1989</b></p> <p>b) <b>By Proc</b></p>	<p>a) No part of the formed Glen Lyon Road has been defined by Survey except the ends of the deviation on SO11236 and the east and west boundaries of RS39779 on SO11288. All other unformed and formed legal roads are held by Crown Grant and or Section 110A Public Works Act 1981.</p> <p>b) SO11236 shows that an area of Part Run 315 (6-0-23) was Proclaimed Road by Gaz. 1975 page 1515.</p>
<p><b>Other Relevant Information</b></p> <p>a) <b>Concessions - Advice from DOC or Knight Frank.</b></p> <p>b) <b>Subject to any provisions of the Ngai Tahu Claims Settlement Act 1998.</b></p> <p>c) <b>Mineral Ownership</b></p> <p>d) <b>Other Information</b></p>	<p>(a) Glen Lyon Limited holds recreation permits for the following activities:</p> <p>(i) Hunting operations: Term 1 yr from 01/07/99;</p> <p>(ii) Fishing, 4WD Vehicle Tours and Horse Treking: Term 9 yrs from 01/07/99.</p> <p>(b) Subject to Part 9 Ngai Tahu Claims Settlement Act 1998.</p> <p>(c) 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 Kemp purchase 1848. Contained in:- PR158 (1898) (earliest Lease available after Canterbury Gazette 1864 Page 160 - 163 (Nos 300, 307, 315, 477, 479, 480 and 534 - 538) - Confirmation of runs under the Canterbury Land Regulations.</p> <p>(i) In April 1969 (folio 548) the LSBd approved the surrender of 1 acre from the lease and the issue of a special lease pursuant to Section 67 Land Act 1948 for a Holiday bach site. However, in February 1973 the lessee advised that he did not wish to proceed with this lease.</p>



(ii) The following issues have been identified on a report dated 30/03/87 (folio 727) that may require further investigation as part of the Tenure review process:-

(A) Glen Lyon Station to surrender land hatched yellow on Plan (not on file) and grassed areas of presently gazetted state forest (hatched red) to be incorporated in the pastoral lease subject to:

(i) The boundary between land to be surrendered and land to be incorporated other than well defined bush edges (further subject to advice as to the Chief Surveyor as to definition in this latter case) to be the 1000m contour.

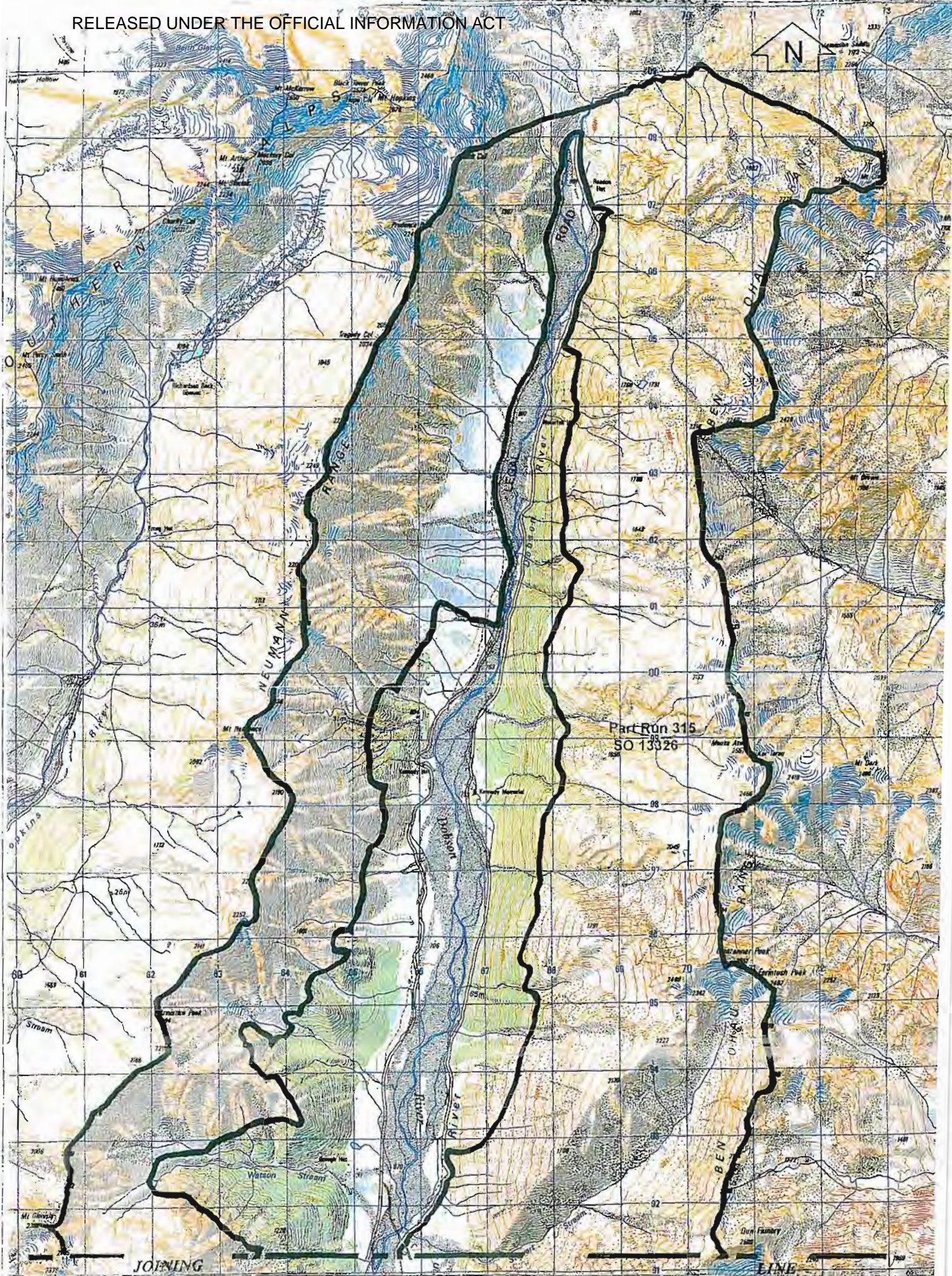
(ii) covenant to be included in the lease to the effect that the lessee and lessor acknowledge that the contour open boundary is unfencable; that some stock drift over this is inevitable; that the lessee will not intentionally drive or have driven stock grazing on block adjoining an open boundary over and above that boundary; that it is agreed that if stock drift becomes unacceptably high, block limit to reduce this may be enforced.

(B) Inclusion of a further covenant (clause) in the lease granting the public the right to wander on foot at will on the leased land upstream of the black lines dotted across the Dobson River.

(C) Preservation of existing hut sites will need to be allowed for. Discussion with the Chief Surveyor (determining the best and easiest defined method) will be undertaken to finalise these.

(D) The pastoral leases to be amended removing the lessee's right under Section 100 Land Act to take native timber for certain uses and further giving acknowledgement to the importance of the native bush on the leases and the need to preserve these from undue stock damage.

	<p>(iii) We note reference on file that Telecom applied for a telecommunications easement in June 1997 which has not yet been granted. It appears that LINZ Head office are giving consideration to granting telecommunications easements to Telecom over a number of other runs and are still formulating the easement documentation.</p> <p>(iv) We note that the lessee elected to have the lease renewed values to be determined by the Land Valuation Tribunal in 1975 which has not yet been actioned. The CCL outlined the process that would be followed in a letter addressed to the Chairman of the South Island High Country Committee of Federated Farmers dated 07<sup>th</sup> October 1998 but no further action has taken place since then.</p>
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EXCLUDES ALL LEGAL ROADS AND MARGINAL STRIPS (IF ANY)

GLEN LYON - (SHEET 1 OF 3)  
(Part Run 315 & RS 39779, SO 11288)

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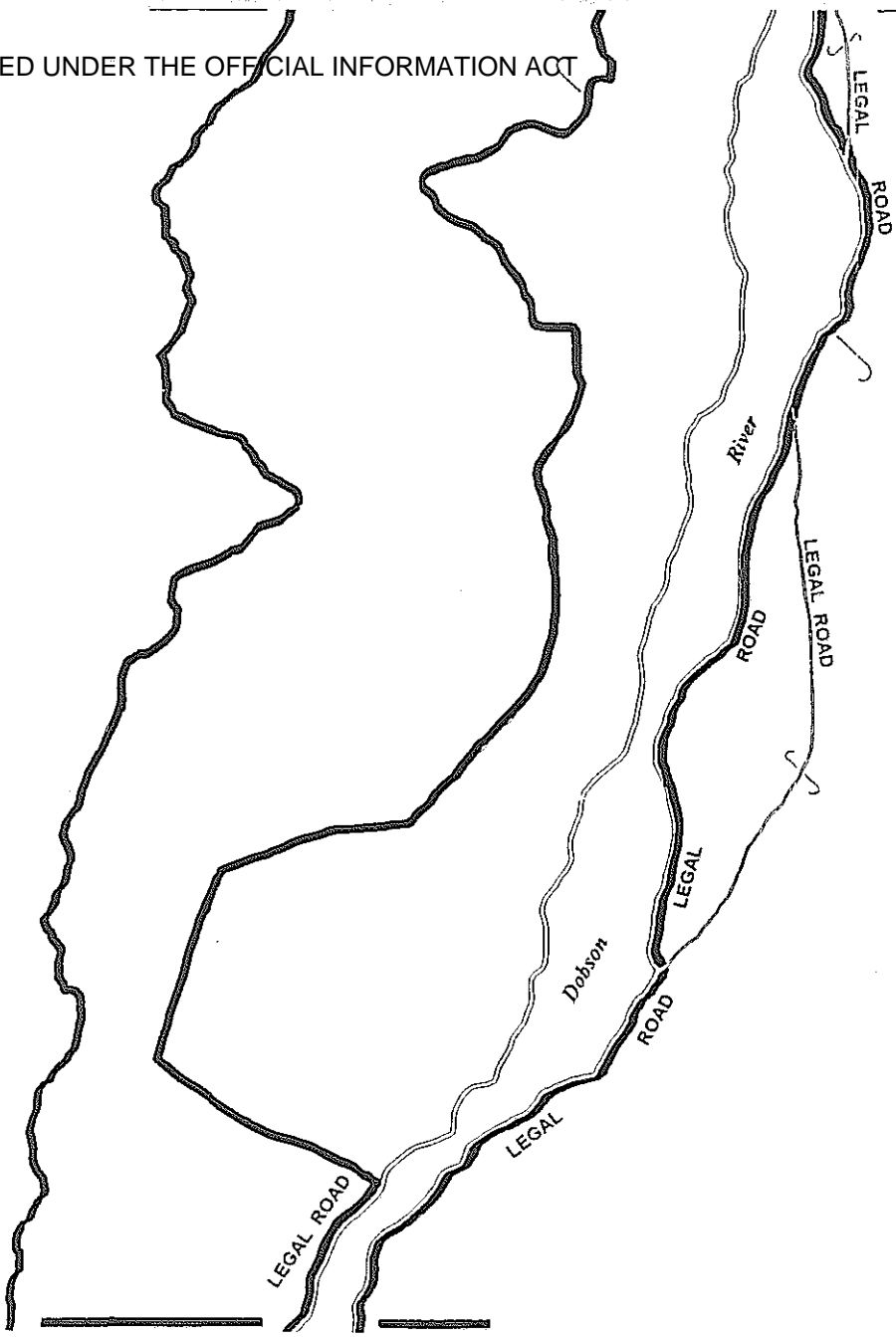
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Canterbury Land District					
NZMS 260 H37 & H38					
				Sheet 1 of 3	
				Date 22/10/1	

RELEASED UNDER THE OFFICIAL INFORMATION ACT



Part Run 315  
SO 13326

“RELEASED UNDER THE OFFICIAL INFORMATION ACT”

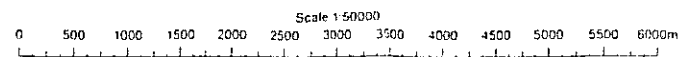


JOINING

LINE

GLEN LYON - (SHEET 2 OF 3)  
(Part Run 315 & RS 39779, SO 11288)

Note: All legal roads and or marginal strips are  
excluded from pastoral run "GLEN LYON".



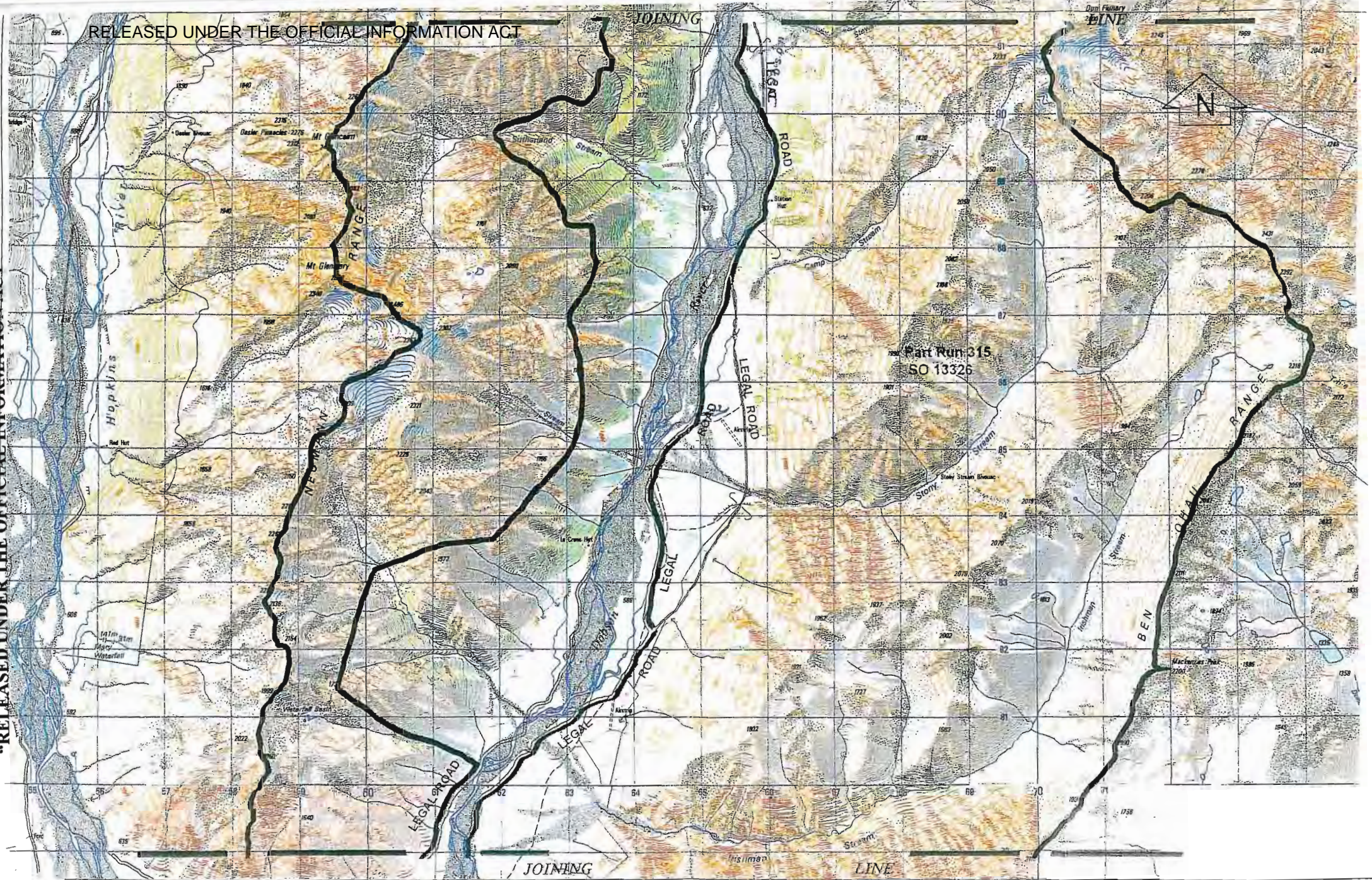
Canterbury Land District  
Cadastral data correct  
as at 22/10/1999  
Reference NZMS 260 - H37 & H38

RELEASED UNDER THE OFFICIAL INFORMATION ACT

JOINING

Dun Mearns  
LINE

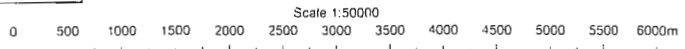
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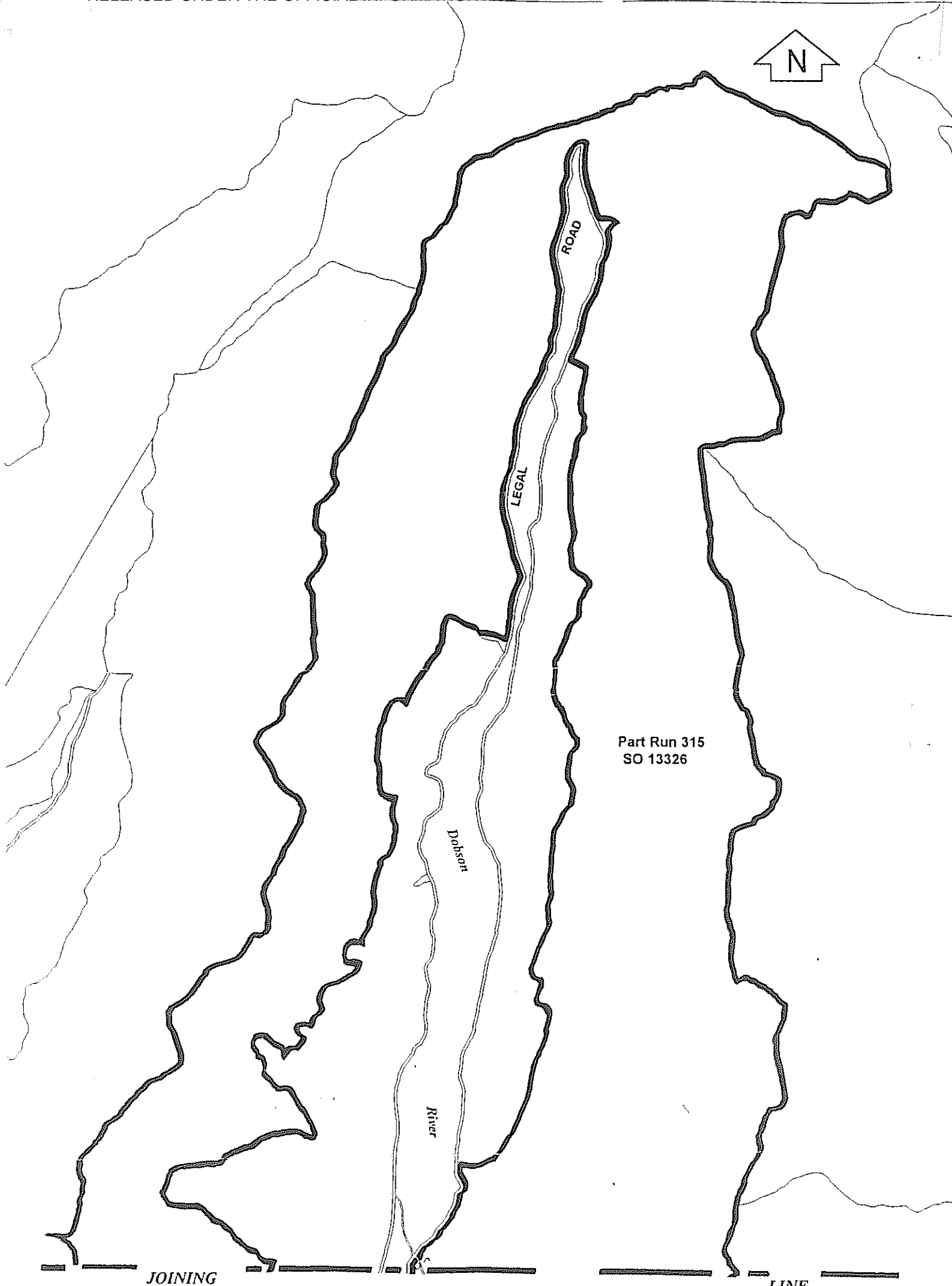


EXCLUDES ALL LEGAL ROADS AND MARGINAL STRIPS (IF ANY)

GLEN LYON - (SHEET 2 OF 3)  
(Part Run 315 & RS 39779, SO 11288)

Version	1	2	3	4	5
Canterbury Land District					
NZMS 250 H37 & H38					
				Sheet 2 of 3	
				Date 22/10/1999	



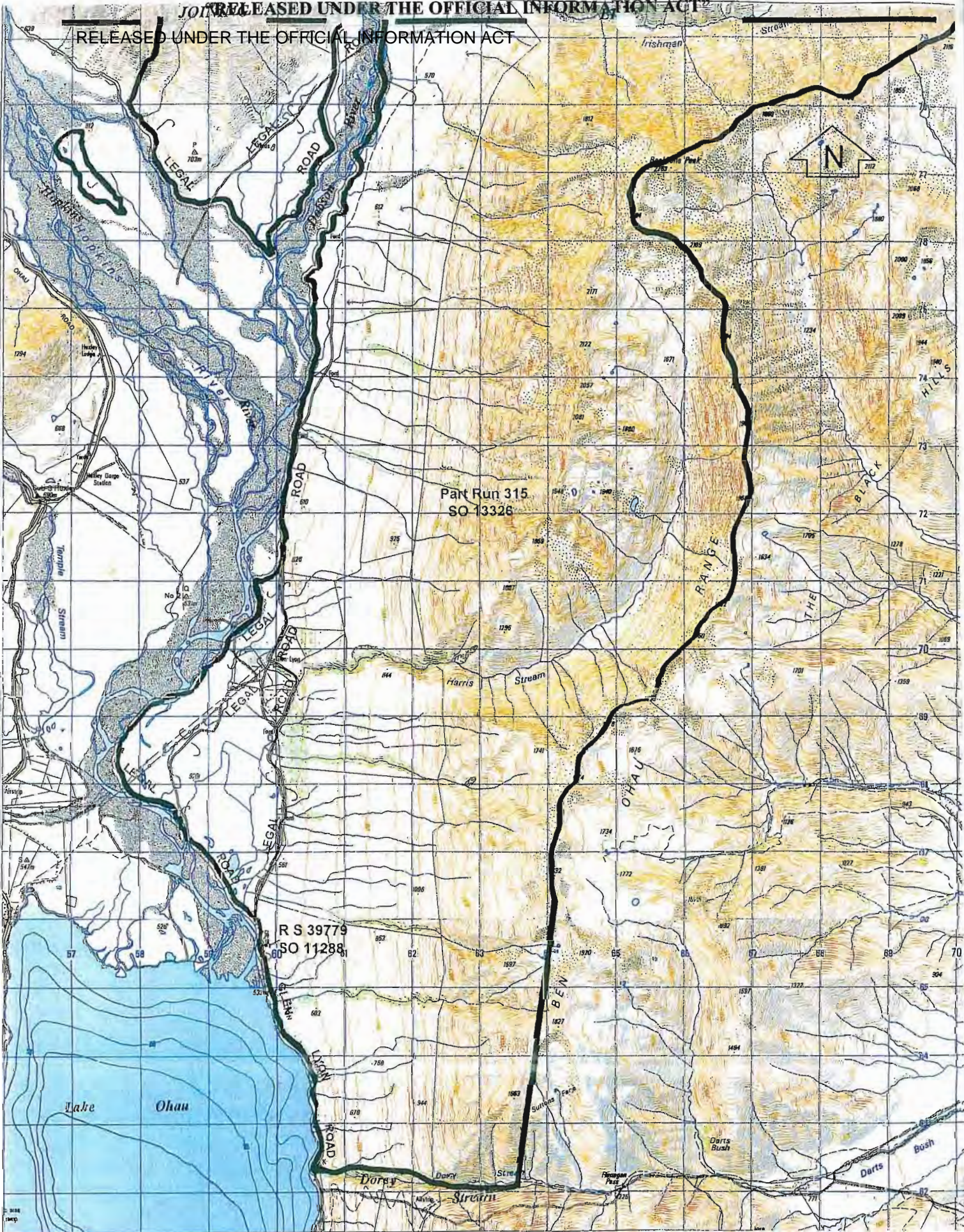


GLEN LYON - (SHEET 1 OF 3)  
(Part Run 315 & RS 39779, SO 11268)

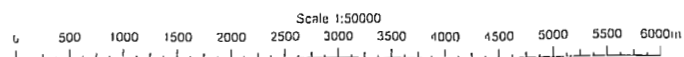
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Note: All legal roads and or marginal strips are excluded from pastoral run "GLEN LYON".

Canterbury Land District  
Cadastral data correct

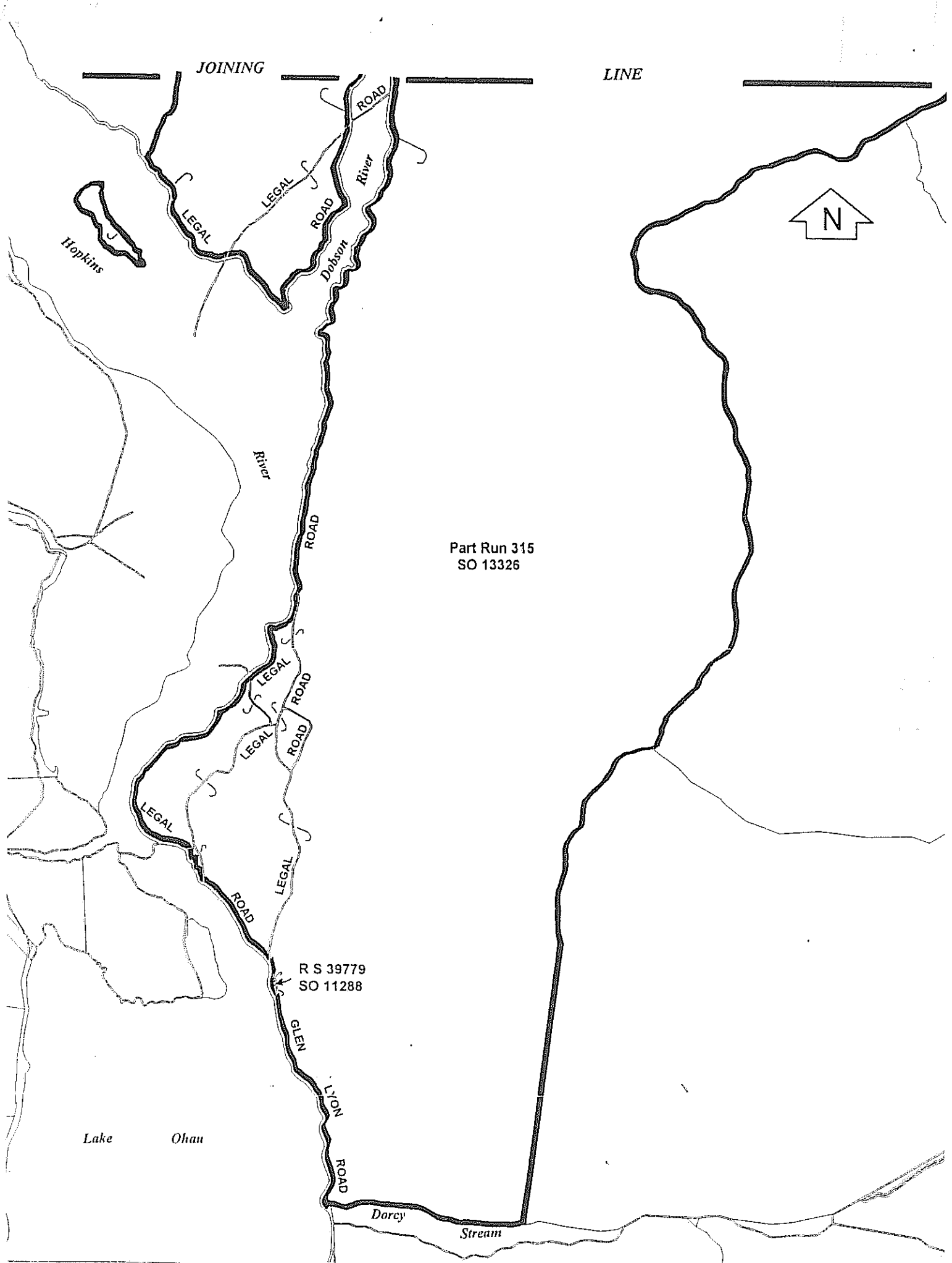


GLEN LYON - (SHEET 3 OF 3)  
(Part Run 315 & RS 39779, SO 11288)



EXCLUDES ALL LEGAL ROADS  
AND MARGINAL STRIPS (IF ANY)

Version	1	2	3	4	5
Canterbury Land District					
NZMS 260 H37 & H38					
				Sheet 3 of 3	
				Date 22/10/1999	



Note: All legal roads and or marginal strips are excluded from pastoral run "GLEN LYON".

GLEN LYON - (SHEET 3 OF 3)  
(Part Run 315 & RS 39779, SO 11288)

Canterbury Land District  
Cadastral data correct