

Crown Pastoral Land Tenure Review

Lease name : GLENHOPE

Lease number : PC 083

Due Diligence Report (including Status Report) - Part 2

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

CONTENTS

PROPERTY 1 OF 4

Appendix A – Land Status Report (and Supporting plans).

- Additional Plans
- Extract of CLR
- Extracts of Allocation maps
- DOC Consultation
- Information supporting Mineral investigation
- Other information

Appendix B – Land Status Report (Certified by Chief Surveyor).

PROPERTY 2 OF 4

Appendix A – Land Status Report (and Supporting plans).

PROPERTY 3 OF 4

Appendix A – Land Status Report (and Supporting plans).

PROPERTY 4 OF 4

Appendix A – Land Status Report (and Supporting plans).

PROPERTY 1 of 4

**Appendix A - Land Status Report
(and supporting plans)**

OPUS INTERNATIONAL CONSULTANTS LIMITED
CHRISTCHURCH OFFICE

APPENDIX A1

Project Number 6NL.12770.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 Glenhope Tenure Review	LIPS Ref: 12770
Property 1 of 4	

Land District	Canterbury.
Legal Description	Part Run 287 situated in Blocks XV and XVI Boyle, XIII Dillon, II III IV VII and VIII Skiddaw and I II V and VI Tekoa Survey Districts.
Area	10001.0789 hectares.
Status	Crown land subject to the Land Act 1948.
Instrument of title / lease	Pastoral Lease CL CB529/99 pursuant to Section 66 and registered under Section 83 of the Land Act 1948 as varied by Memorandum of Renewal A35145.1.
Encumbrances	Subject to: 1) Part IVA of the Conservation Act 1987. 2) 842693 Electricity Agreement pursuant to Section 50 of the Electricity Act 1968 (vide Electricity Act 1992). 3) 481762.1 Land Improvement Agreement pursuant to Section 30(3) of the Soil Conservation and Rivers Control Act 1941.
Mineral Ownership	The Mines and Minerals are owned by the Crown because the land has for the most part never been alienated from the Crown since its acquisition for settlement purposes from the former Maori owners under the 1848 Kemp Deed of Purchase. The only area alienated from the Crown was subsequently acquired by it for inclusion in the lease. Consequently the Crown is at liberty to invoke the standard Mineral restrictions on disposition.
Statute	Land Act 1948 and Crown Pastoral Land Act 1998.

Data Correct as at	1 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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NOTE: 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) The Land Improvement Agreement (481762.1 registered in 1984) entailed proposals involving financial assistance with firebreak access tracking, soil conservation fencing to restrict grazing on land at Horseshoe Hill and also on the Waiau faces. This Agreement was for a five year period with maintenance provisions for 33 years from the date of completion of the works.
- 2) The property is surrounded by land in the Conservation estate. The attached topographical map shows that there are areas of the lease that are bush clad (including areas fenced in with conservation land) and parts of the conservation land that are capable of being farmed with the result that there is potential for boundary rationalisation.

LAI STATUS REPORT for Glenhope Tenure Review	LIPS Ref: 12770
Property 1 of 4	

Research Data: *Some Items may not be applicable*

SDI Print Obtained	Yes.
NZMS 261 Ref	M31, M32.
Local Authority	Hurunui District Council.
Crown Acquisition Map	Kaikoura Deed of Purchase.
SO Plans	<p>SO 606 - Plan of Section 6 Square 185 Boyle District (1889).</p> <p>SO 607 - Plan of Run 16 Block VIII Boyle District (1890).</p> <p>SO 5675 - Plan of Part Runs 233B (1 and 2) Block V, (October 1920).</p> <p>SO 6024 - Plan of Part Run 233B (Approved 21 December 1925)</p> <p>SO 9508 - Plan of Reserves etc and Reserve 4381 formerly Parts Runs 233A and 233B and Part Section 1, Block XV, Boyle S.D. (Approved 25 March 1959).</p> <p>SO 9509 - Plan of State Forest (Reserve 4381) to be declared Crown Land and added to Glenhope and Parts of Run 233B to be declared State Forest (Reserves 5003, 5008 and 5009). (Approved 25 March 1959).</p> <p>SO 9510 - Plan of Run 287 "Glenhope" (formerly Pts Run 233B, Pt Run 18, Pt State Forest Reserve 4381 and Section 1, Block XV, Boyle S.D.) and adjoining State Forest areas (Approved 25 March 1959).</p> <p>SO 11985 -Redefinition Plan of Lake Sumner area including Run 287, and State Forest (Approved 26 February 1974).</p> <p>SO 13205 - Plan of adjoining Run 340 "St James Run" (Approved 28 June 1974).</p> <p>SO 13626 - Plan of adjoining Pt Run 18, R5126 and Run 288 "Woodbank" (Approved 13 June 1975).</p> <p>SO 17133 and 17134 - DoC Allocation plans.</p> <p>SO 18652 - Plan of Run 287 and Parts Run 351 (Approved 27 January 1992).</p> <p>SO 18910- Plan of Run 287, Reserve 5009 and Parts 4381 (Approved 6 January 1993).</p>
Gazette Notices	<p>N.Z Gazette 1938 p226 - declared Reserve 4381 (21180 acres) to be Permanent State Forest.</p> <p>Section 11 of the Reserves and Other Lands Act `1959 declared 640 acres of Reserve 4381 to be Crown Land for inclusion into the lease in exchange for 650 acres (Reserve 5009) of the lease to be set apart as State Forest.</p>

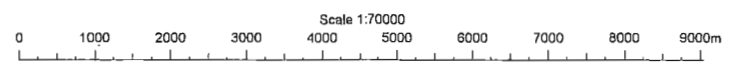
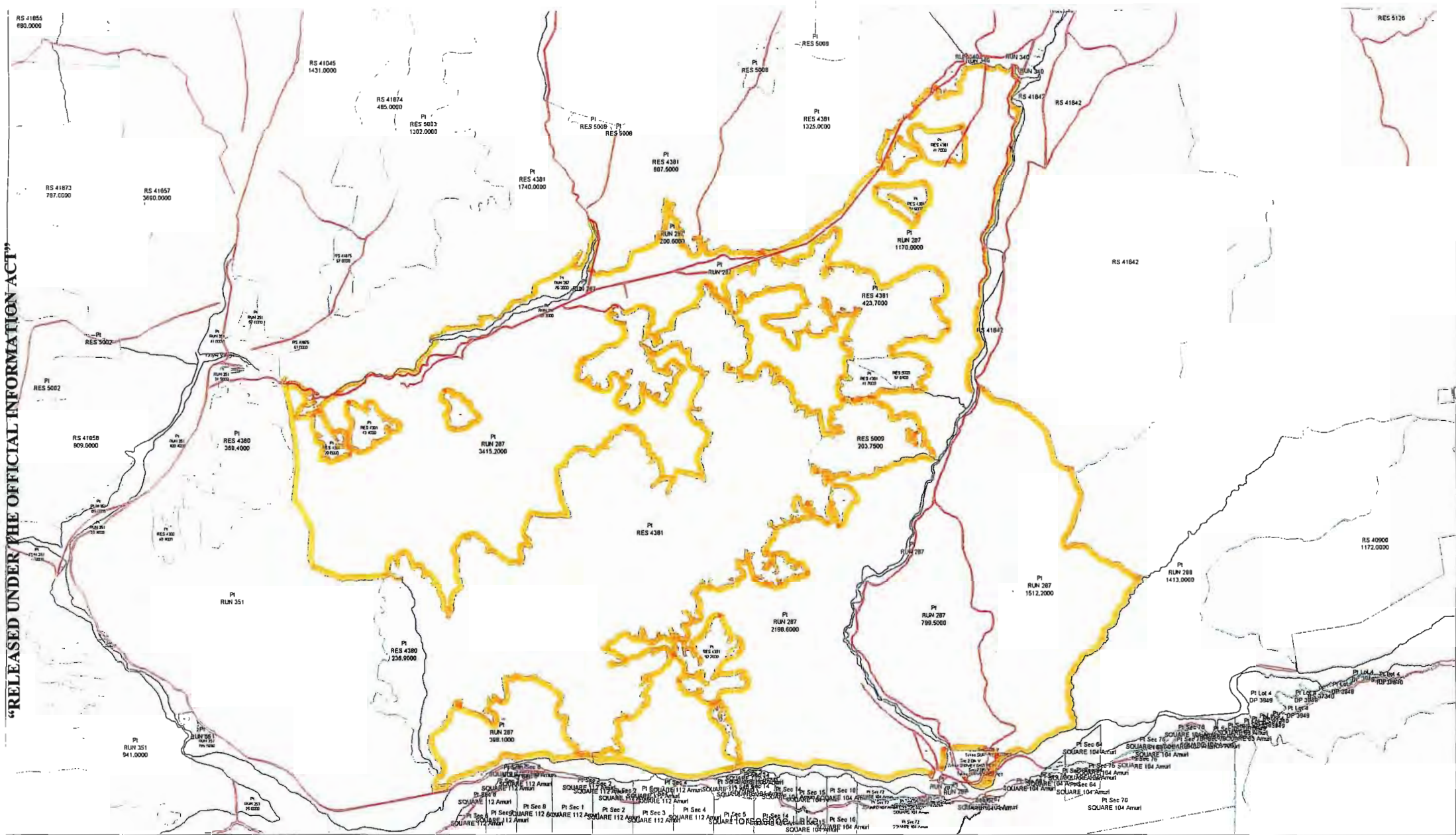
	<p>N.Z Gazette 1959 p988 – declared Reserve 5009 Permanent State Forest.</p> <p>N.Z Gazette 1981 p2422 – Set apart State Forest Land (Part Resreve 4381) as State Forest Park for addition to the Lake Sumner Forest Park.</p> <p>N.Z. Gazette 1998 p1055 (A345855.1) – declared an area of Part Run 287 to be road.</p>
Lease Ref	Pastoral Lease CL CB529/99 pursuant to Section 66 and registered under Section 83 of the Land Act 1948 as varied by Memorandum of Renewal A35145.1.
Legalisation Cards	Searched . SO 18652 – legalisation of road completed by N.Z. Gazette 1998 p1055 (A345855.1).
CLR	Confirms Pastoral Lease tenure.
Allocation Maps (if applicable)	<p>Searched. No DoC or SOE Allocations are within the periphery of the lease.</p> <p>Extract of Allocation Maps M31 and 32 (SO 's 17133 and 17134) attached.</p>
VNZ Ref – if known	VR 21652/600.
Crown Grant Maps	Not applicable.
<p>Subject Land Marginal Strip:</p> <p>a) Type [Sec 24(9) or Sec 58]</p> <p>b) Date Created</p> <p>c) Plan Reference</p>	<p>a) Section 24(9) Conservation Act 1987 over Waiau, Hope and Boyle Rivers and Tutu Stream and parts of the Steyning and Nathan Streams as shown on SO 18910.</p> <p>b) 6 January 1993, with effect at renewal dated 1 July 1992.</p> <p>c) S.O. 18910.</p>

LAI STATUS REPORT for Glenfalloch Tenure Review	LIPS Ref 12770
Property 1 of 4	

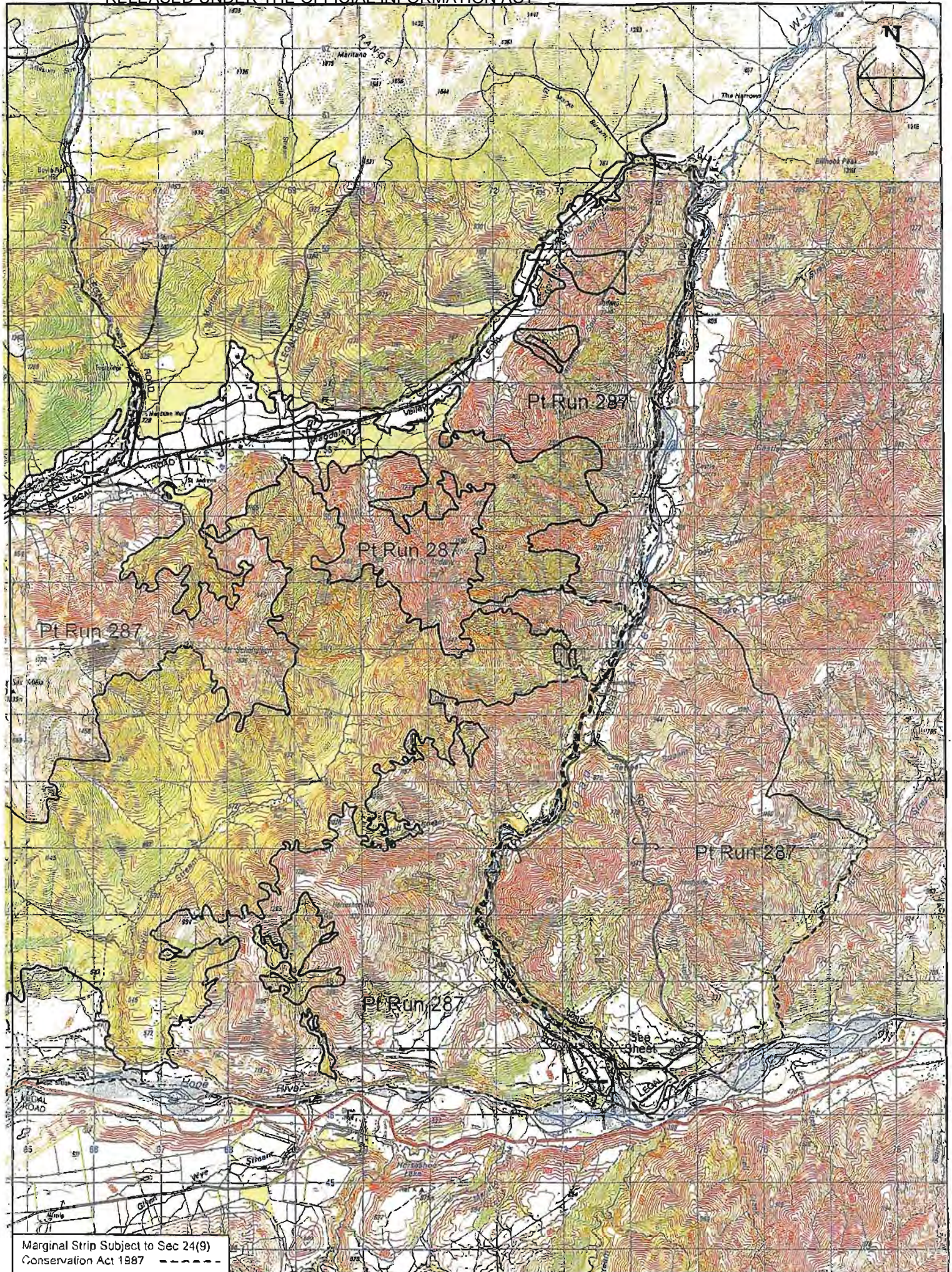
If Crown land – Check Irrigation Maps	Searched – Not applicable.
Mining Maps	Searched – Not applicable.
If Road a) Is it created on a Block Plan – Section 43(1)(d) Transit NZ 1989 b) By Proc	<p>a) SO Plans 606, 607, 6024 and 9625. SO' 11985 denoted Roads coloured burnt sienna as legal by Section 110A of the Public Works Act 1928 and as shown on Topo Plans A4, 5, 16 and SO 13986 denoted all roads as legal.</p> <p>b) Proc Plan SO 18652.</p> <p>c) Gazette Ref N.Z.Gazette 1998 p1055 (A345855.1).</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>a) No current DOC concessions exist within the lease boundaries. The only DOC interests are in the Marginal Strips yet to be defined.</p> <p>Knight Frank administers two Recreation permits to Twin Rivers Limited (the lessees) for three years and 17 months (expiring 29/30 May 2002 respectively.</p> <p>b) Part 9 of the Ngai Tahu Claims Settlement Act.</p> <p>c) Mines and Minerals are owned by the Crown because the land has for the most part 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>Apart from a small part of this lease (formerly Section 1, Block XVI, Boyle Survey District) all the land has been in the Crowns estate held as either Conservation or Pastoral land.</p> <p>Section 1 was formerly freehold land that issued under Warrant 79 (PR 1736) in terms of the Land Act in 1885 to A.W. and D. Rutherford. It was subsequently registered under the Land Transfer Act as Amuri C.T. 15/157. This area was subsequently part of an exchange with Crown land sanctioned by Section 57 of the Reserves and Other Lands Disposal Act 1916. The land was subsequently conveyed to His Majesty the King (by Transfer 115214 4 September 1917) and the title cancelled. In 1935 the land was included in Pastoral Run Licence 458, being the forerunner to the current lease.</p> <p>(Continued)</p>

<p>d) Other Info</p>	<p>The Warrant was issued prior to the first Public Works Act legislation in 1882 and the land was not acquired for a public work in 1917 but as Crown land under Land Act legislation for general settlement to facilitate an exchange. Therefore the Crown is at liberty to invoke the standard mineral restrictions.</p> <p>d) Not applicable.</p>
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PT RUN 287 - GLENHOPE
 TERRALINK INTERNATIONAL 2001 - CRS Survey and Title Data as at 04.08.2001 Valuation Data as at 06.08.2001 Geodetic data as at 11.10.97
 Cadastral Information from LINZ Core Record System (CRS). CROWN COPYRIGHT RESERVED.

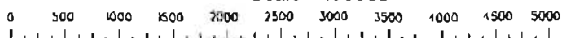


Marginal Strip Subject to Sec 24(9)
Conservation Act 1987 - - - - -

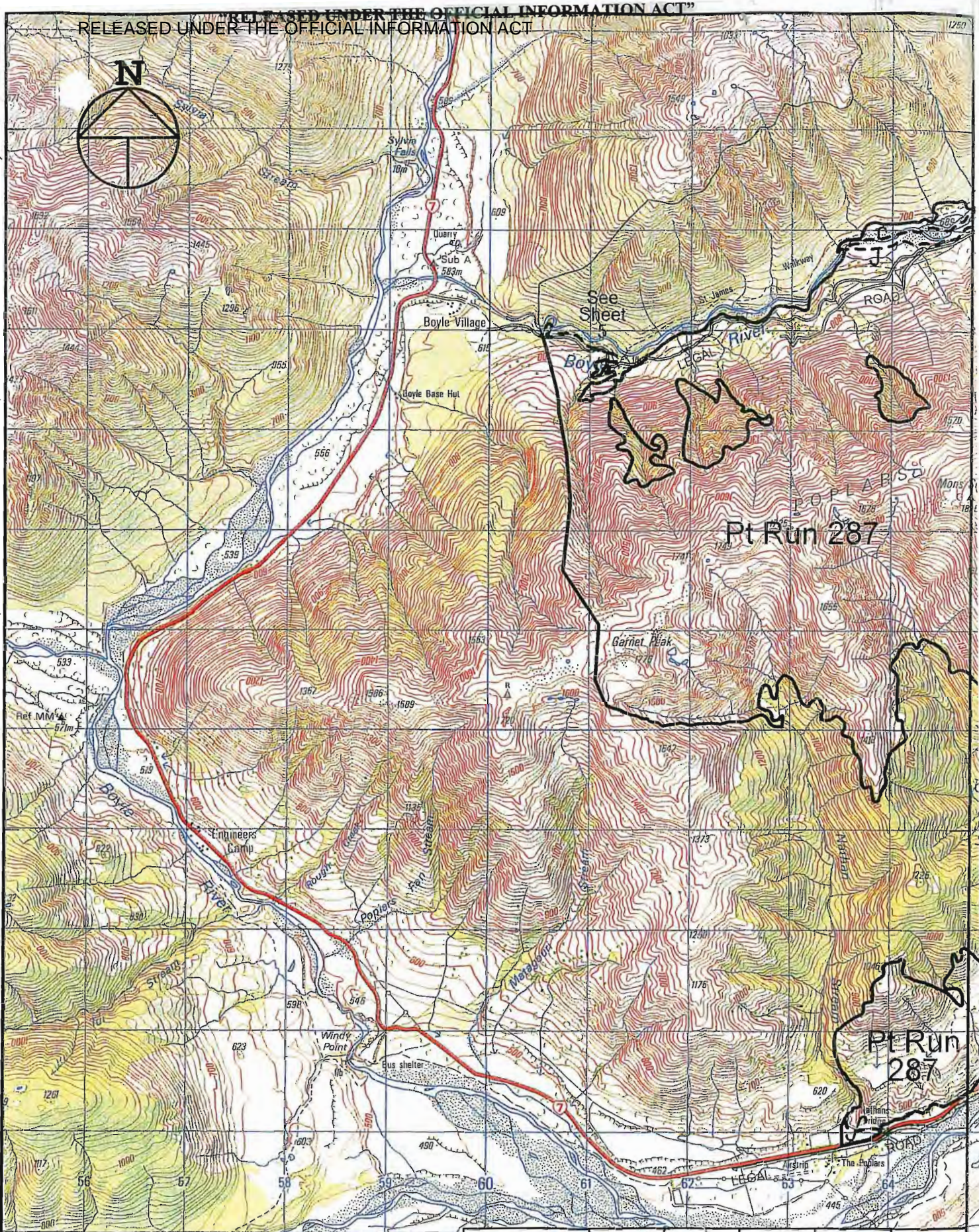


Glenhope

Scale 1:50000



Version	1	2	3	4	5
Canterbury Land District					Sheet 1 of 5
Topographic Map 280 - M31, M32					Date 1/11/01

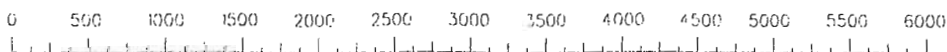


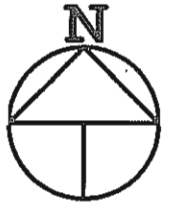
Marginal Strip Subject to Sec 24(9)
 Conservation Act 1987

Version	1	2	3	4	5
Canterbury Land District	Sheet 2 of 5				
Topographic Map 260 - M31, M32	Date 1/11/01				

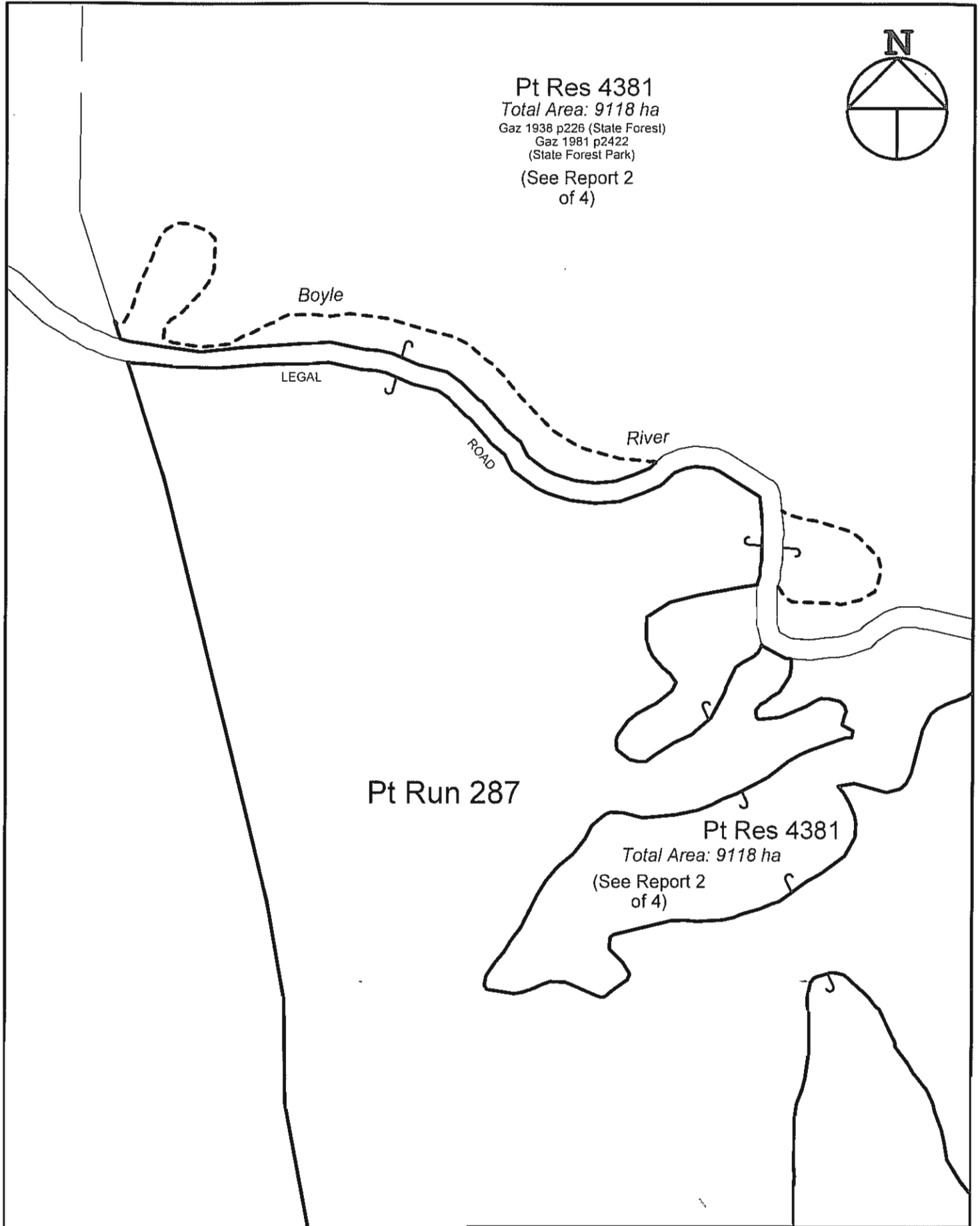
Glenhope

Scale 1:50000





Pt Res 4381
Total Area: 9118 ha
Gaz 1938 p226 (State Forest)
Gaz 1981 p2422
(State Forest Park)
(See Report 2
of 4)

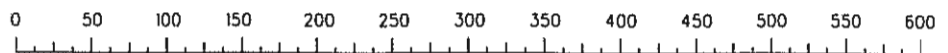


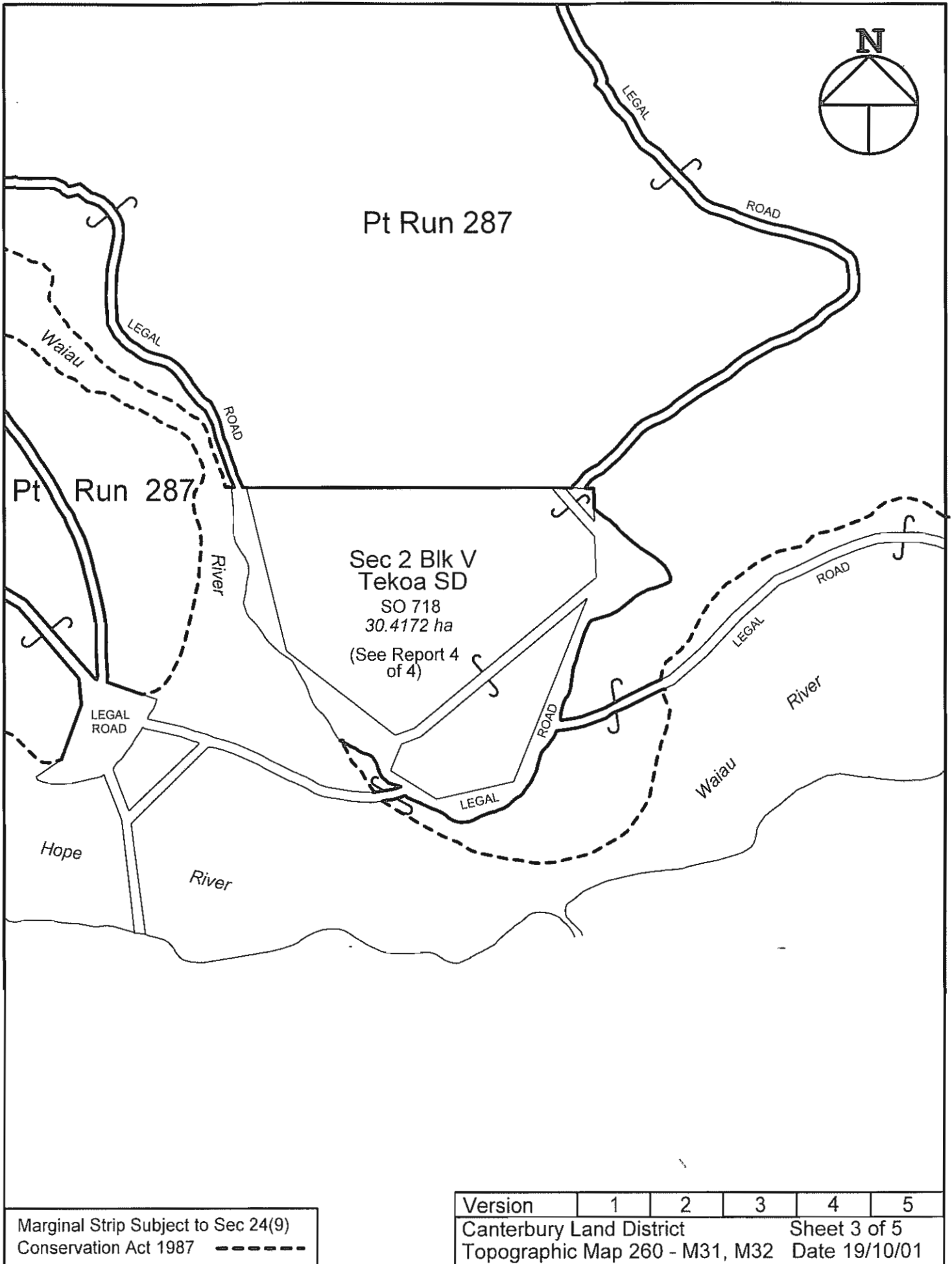
Marginal Strip Subject to Sec 24(9)
Conservation Act 1987 -----

Version	1	2	3	4	5
Canterbury Land District			Sheet 5 of 5		
Topographic Map 260 - M31, M32			Date 1/11/01		

Glenhope

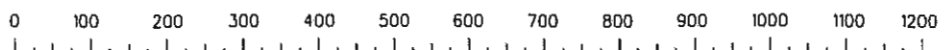
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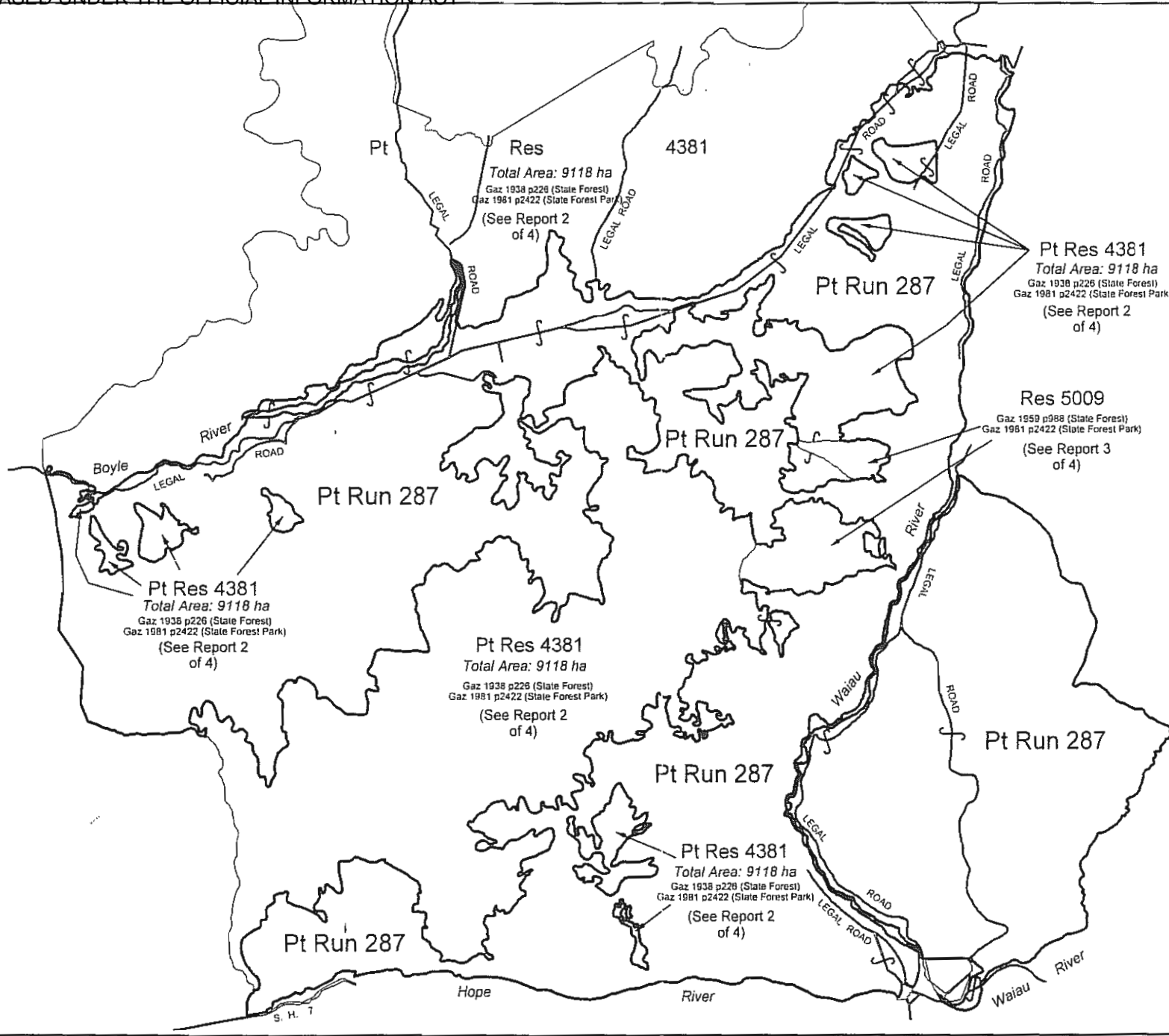
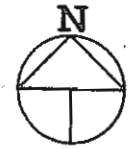


Glenhope

Scale 1:10000



SO Plans (Additional)



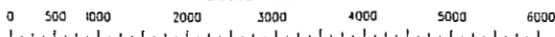
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Marginal Strip Subject to Sec 24(9)
Conservation Act 1987 -----

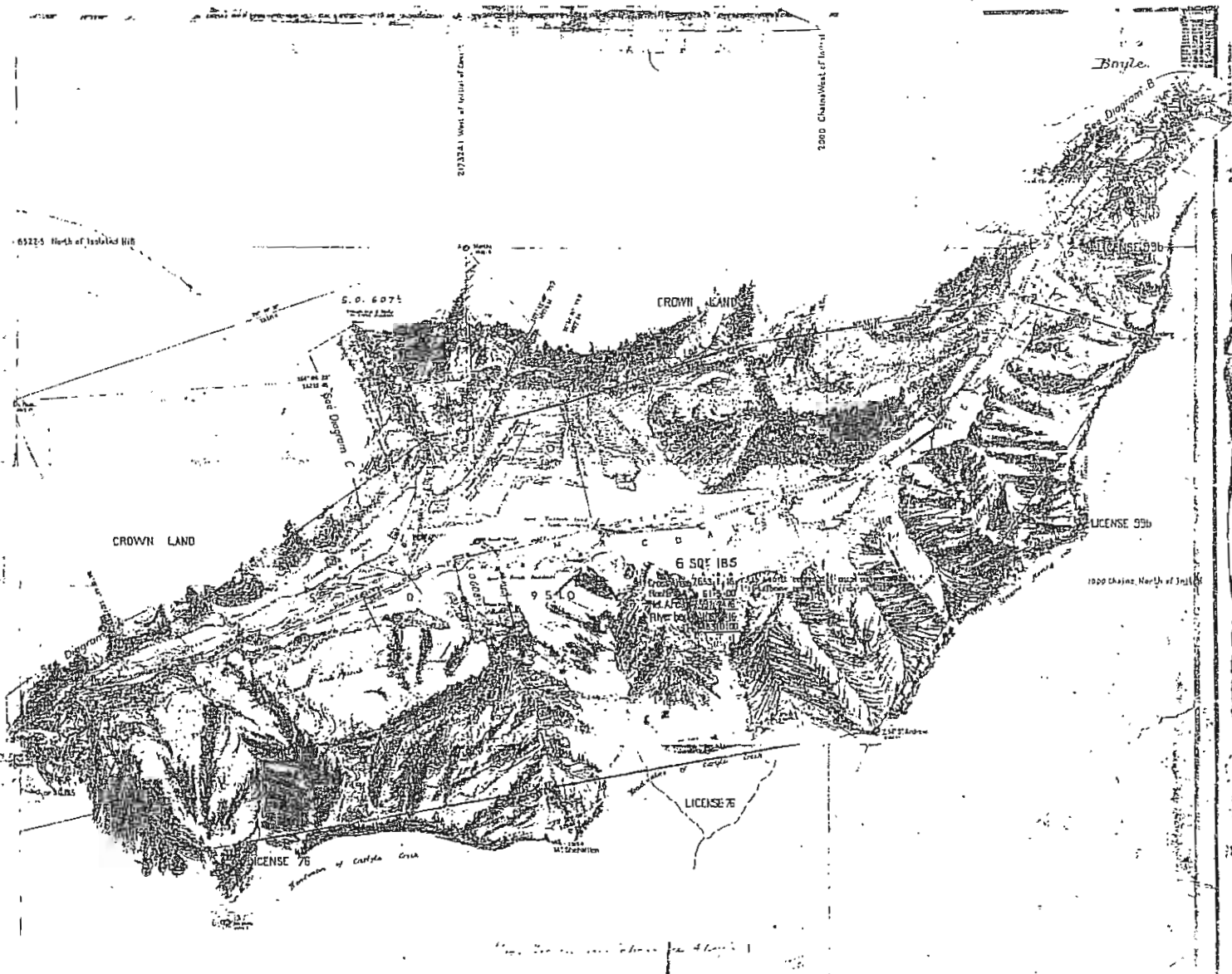
Glenhope

Scale 1:60000



Version	1	2	3	4	5
Canterbury Land District					
Topographic Map 260 - M31, M32					
				Sheet 4 of 5	
				Date 1/11/01	

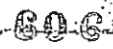
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PLAN OF SECTION 6,
 SQUARE 185,
 BOYLE DISTRICT.

F. Stephen Smith, District Surveyor, and
 F. A. Thompson, Assistant Surveyor,
 May 1853 to February 1855.
 Field books 250, 187, 253, 254,
 Instructions 1315/21 & 22.
 Application 1853, July 1854.

SHEET 1
 REPRODUCED



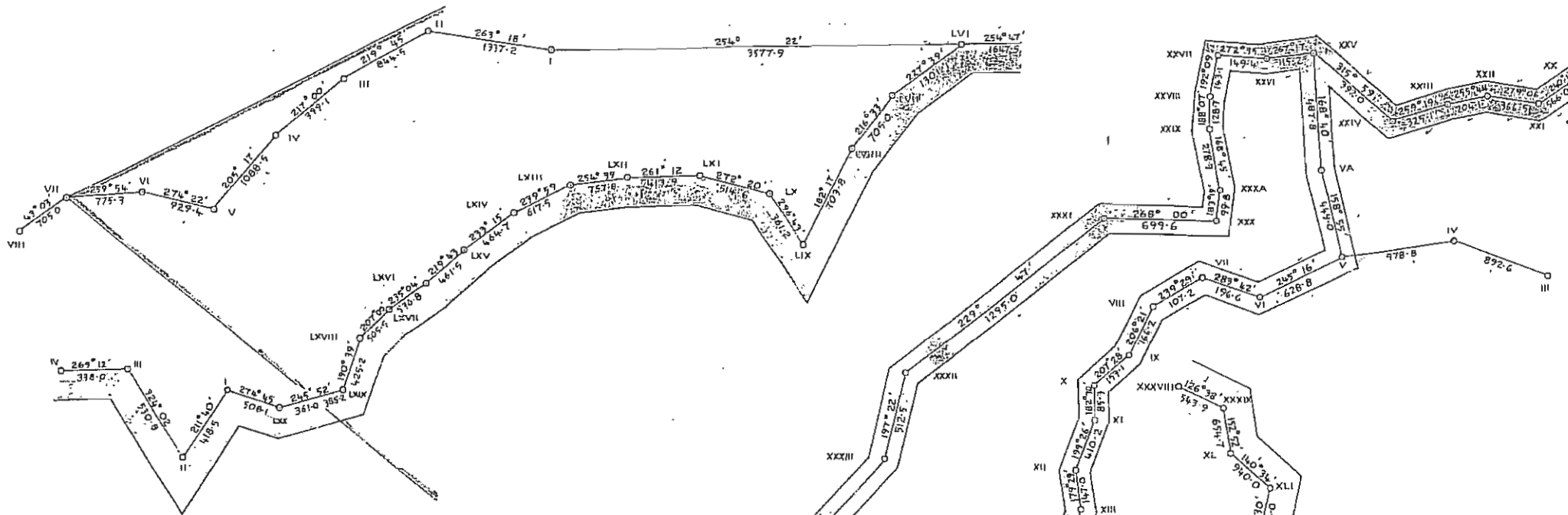


Diagram A

Distorted diagrams
 added for microfilm
 purposes. *J.R. Fleming*

23 | 1 | 79

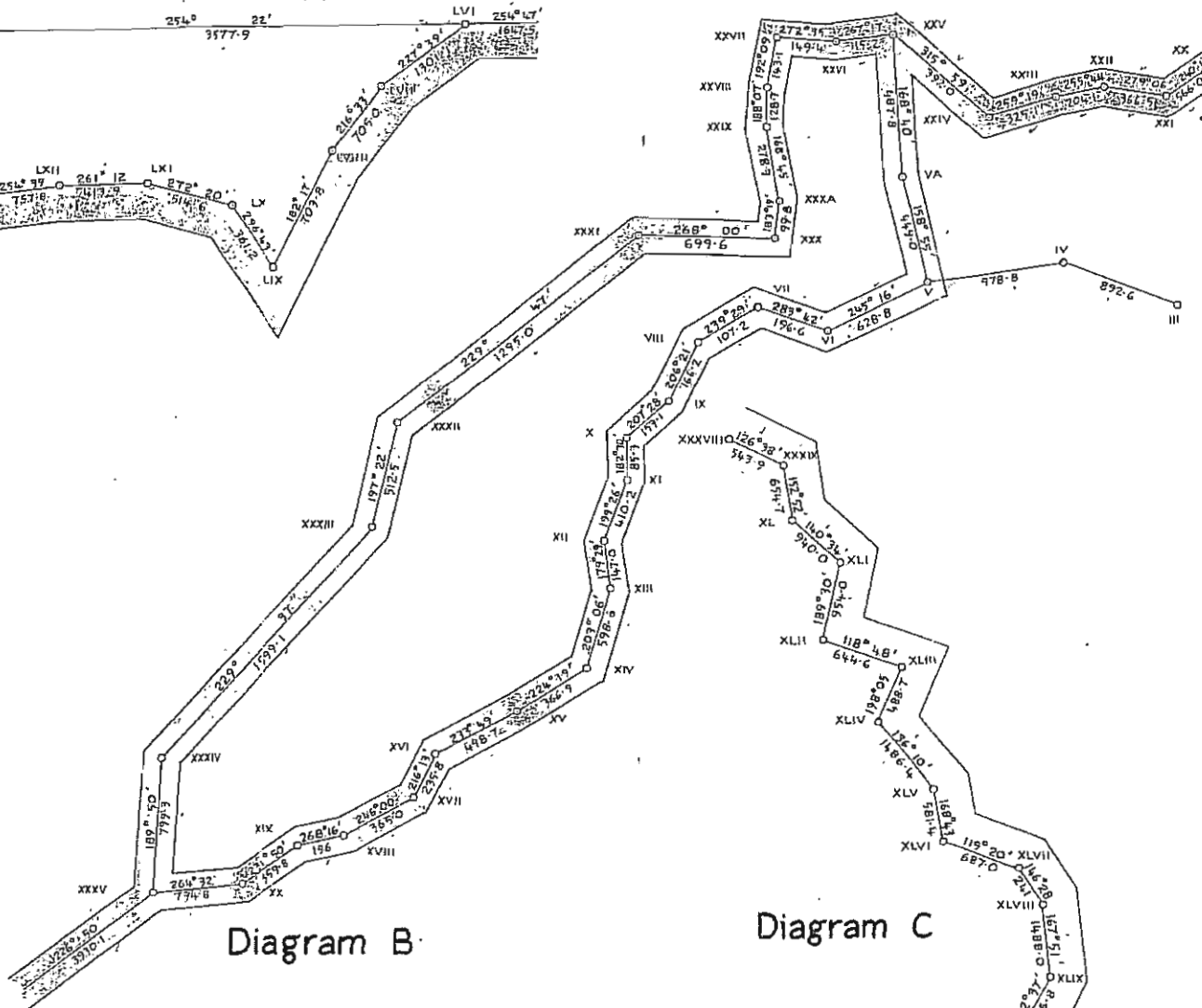


Diagram B

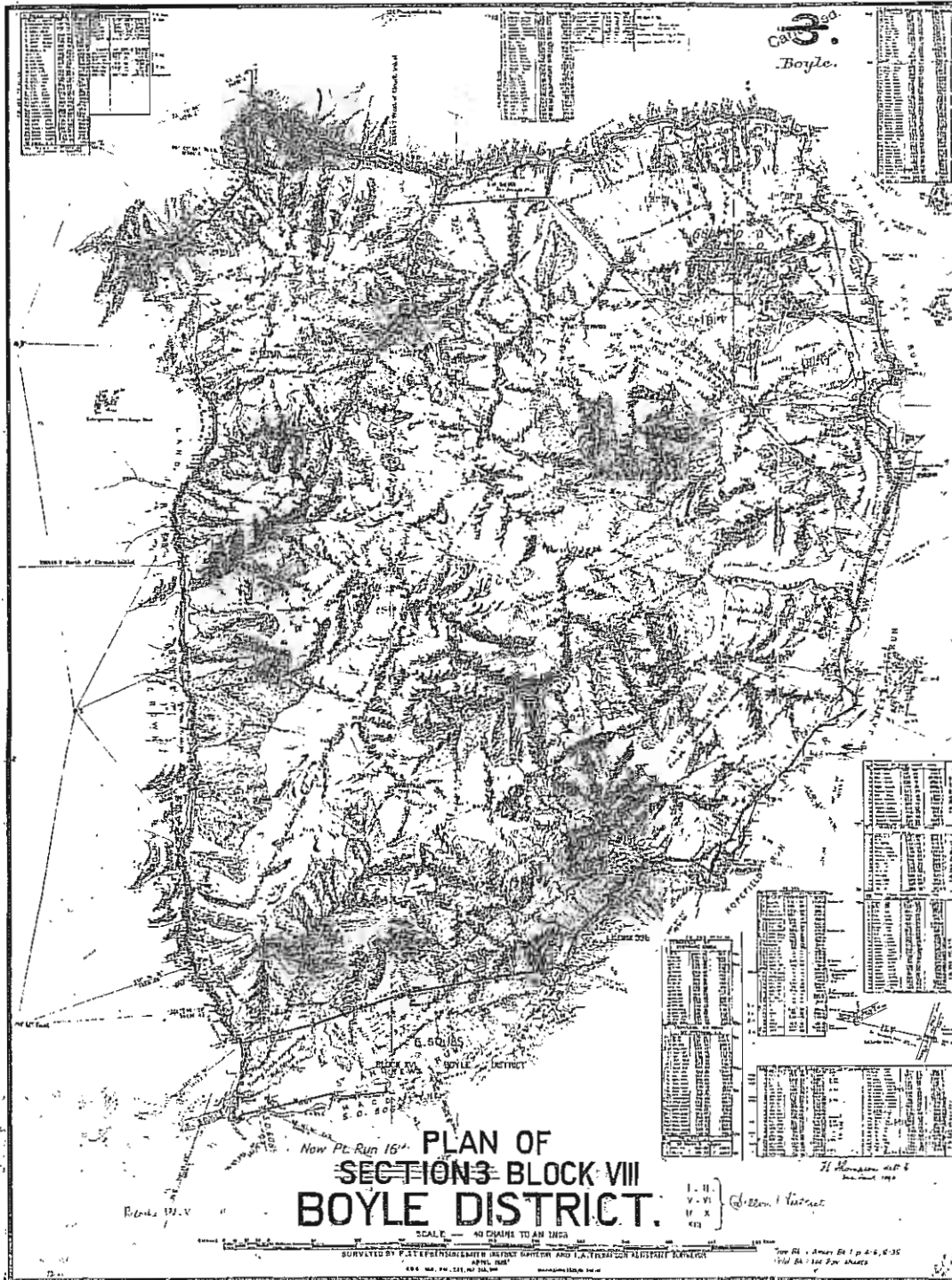
Diagram C

SHEET 2

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S.O.607

S.O.607



S.O.607

607

1763
Cand.

TEKOA SURVEY DIST.

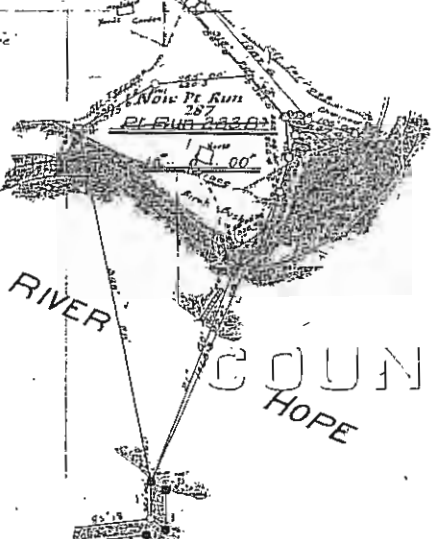
These subdivisions of Run 233^B no longer apply. They were included in Run 233^B when license registered as P.R. 458 was issued in 1929.

S. O. Run 715^L

233B^L

Now Run 287

SQ 104



RIVER WAIALU

AMURI COUNTY HOPE

I hereby certify that this plan has been made from surveys executed by me, and that both plan and survey are correct to the best of my knowledge and belief.

E. B. Barber, Licensed Surveyor

Approved
W. Greenfield
Twp. Chief Surveyor
Date: 16-10-20

RECEIVED 10/10/20
EXAMINED 10/10/20
FIELD BOOK
TRAY NOTES
REGISTERED 10/10/20

Plan of Part Runs 233B², 233B¹ Blkv. Sq. 104 Tekoa S. D.

Comprised in

Surveyed by *E. B. Barber*, Licensed Surveyor, October, 1920 5675

DECLARATION.

SCALE: 5 Chains to an inch

I, the undersigned, do hereby declare that this plan has been made from surveys executed by me and that the same are correct and have been made in accordance with the regulations of the Surveyors Board dated the 31st day of August, 1916, and I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the Statute in that behalf made.

Declared at _____ this _____ day of _____ 1920

before me,

Jurat of the Peace (or Bailiff, or Notary Public).

Second-Recorder.

5675

Recorded 10/10/20