

Crown Pastoral Land Tenure Review

Lease name : HOSSACK

Lease number : PC 062

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

Project Number: G 002 - 53SR - 006 YC

This report has been prepared on the instruction of Land Information New Zealand in terms of Contract No: 50176 dated 23 September 1999 and is undertaken for the purposes of the Crown Pastoral Land Act 1998.

LAND STATUS REPORT for Hossack Station		LIPS Ref 12763	
Property	1	of	1

Land District	Canterbury
Legal Description	Part Run 279, Sections 1 and 2 SO 17381, Section 2 SO 17382 and Section 1 SO 17383 situated in Block I Waiiau, Blocks VIII XII and XVI Percival, V VI IX X and XIII Terako, III IV VI and VII Lyndon Survey Districts.
Area	9429.4466 hectares.
Status	Crown Land subject to the Land Act 1948.
Instrument of title / lease	Balance Pastoral Lease 529 / 68 pursuant to Section 66 and registered under Section 83 of the Land Act 1948.
Encumbrances	Subject to: 1. Land Improvement Agreement No. 128549/1, under the provisions of Section 30A of the Soil Conservation and Rivers Control Act 1941. 2. No. 292358/1 Variation of the terms of Land Improvement Agreement 128549/1 (1980). 3. Variation of the terms of Land Improvement Agreement 128549/1 (1984). 4. Part IVA of the Conservation Act 1987 upon disposition.
Mineral Ownership	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 Maori owners under the 1847 Wairau and 1859 Kaikoura Purchases. Underlying Sections 9-15 and Pt Section 16 Square 73 Amuri and Part Lot 1 DP 8389 were acquired by the Crown and not for a public work. Similarly underlying Reserve 3495 (formerly Pt Sections 14 and 15, Square 82 Amuri) was acquired by the Crown for general settlement in exchange for other Crown land and not for a public work. These transfers to the Crown were of the total estate including the mines and minerals and therefore the Crown would be free to invoke the standard mineral restrictions on disposition. Underlying Reserve 4162 (formerly Sections 80, 81 and Pt 79, Square 83 was taken from the ownership in Deed of Conveyance 118794 (5N / 495) for State Forest by Proclamation 937 under the

	Public Works Act 1908 and excluded the mines and minerals. Therefore any disposition of Section 2, SO 17382 and Section 1, SO 17383 would need to reflect that the Mines and minerals remain with Deed of Conveyance 118794 (5N/495).
Statute	Land Act 1948 and Crown Pastoral Land Act 1998.

Data Correct as at	22 November 1999
[Certification Attached]	Yes

Prepared by	Don McGregor
Crown Accredited Agent	Opus International Consultants Ltd, CHRISTCHURCH

<p>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.</p>	<ol style="list-style-type: none"> 1. In 1978 the Chief Surveyor advised that the boundaries of the property were not supported by survey and consequently a full survey would be required. 2. DOC's Tenure Review report of 28 February 1997 records that approximately 80 hectares of the property's holding paddocks in the south corner of the western block were erroneously included in the Hossack Conservation area and had no conservation values. In addition a file note dated 30 July 1997 relating to Tenure Review discussions with DOC and the lessees recorded that part of the Conservation Area at Cloudy Corner was being grazed. Action is required to rationalise the boundaries by revoking the conservation status where appropriate for inclusion into the lease and or in exchange for land being surrendered as part of the tenure review.
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Research Data: Some Items may be not applicable

SDI Print Obtained	Yes
NZMS 261 Ref	N31, N32
Local Authority	Hurunui District Council
Crown Acquisition Map	Wairau and Kaikoura Deeds
SO Plans	<p>SO 737 – (1862) – Plan of Runs in Clarence and Hanmer Districts. SO 17381 – (approved 5/10/1992) – Plan of Sections 1 and 2. SO 17382 – (approved 5/10/1992) – Plan of Section 2. SO 17383 – (approved 5/10/1992) – Plan of Section 1.</p> <p>The following plans support boundary and other issues in this report.</p> <p>SO 712 – (1865) – Plan of Sections 9 – 22, Square 83. SO 727 – (April 1877) – Plan of Hossack and Cloudy Peaks Runs. SO 733 – (July 1888) – Plan of Highfield Estate. SO 738 – (1862) – Plan of Runs in Clarence District. SO 1969 now SO 6071 – (approved 20/8/1926) – Plan of Sections 80, 81 and Pt 79 Square 83 (Amuri) – now Reserve 4162. SO 5045 – Plan of Exchanges - Crown and NZ Loan & Mercantile Agency Ltd – Square 83. SO 5926 – (approved 22/5/1924) – Plan of Hanmer Plantation (road legality). SO 6510 – (approved 1/7/1931) – Plan of road exchanges through Reserves 4071, 4162, 3945. SO 13484 – (approved 31/1/1975) – Pt Run 279 (1324 ha) to be surrendered. SO 14693 – (approved 21/08/1978) – Plan of R.S.40572 and Pt Run 279. SO 17380 – (approved 5/10/1992) – Plan of Section 1 (Part of Hossack to be exchanged for State Forest). SO 18493 – Certified Crown Forest Assets Plan of Hanmer Forest.</p> <p>DP 8389 – (approved 15/12/1927) – Plan of Part Lyndon Estate.</p>
Relevant Gazette Notices	<p>NZ Gazette 1924 p 802 setting apart land (Res 3945) as State Forest. NZ Gazette 1925 p 612 setting apart Crown Land (Res 4111 – formally part Run 17) as Permanent State Forest. Pt Proclamation 937 (NZ Gazette 1926 p 2823) taking land (Res 4162) for the purposes of a State Forest. NZ Gazette 1931 p 2989 proclaiming land as road and closing road (SO 6510). A 89393/1 (NZ Gazette 1993 p 3772) declaring State Forest to be Crown land (SO's 19381, 17382, 17383).</p>
CT Ref / Lease Ref	Balance Pastoral Lease 529 / 68 pursuant to Section 66 and registered under Section 83 of the Land Act 1948.

Leg sation Cards	SO's 17381, 17382 and 17383 declared Crown Land subject to Land Act 1948. Not recorded as such but these areas have been incorporated into the lease by Doc A147571/1.
CLR	Confirms Pastoral Lease tenure
Allocation Maps (if applicable)	No allocations to DOC or SOE's. Extracts of DOC (SO' s 17141 and 17142) and SOE (SO's 17090, 17091) Allocation plans and Crown Forest Asset Plan (SO 18493) attached.
VNZ Ref - if known	VR 20720/08200; 21252/07300
Crown Grant Maps	SO 712
If subject land Marginal Strip: a) Type [Sec 24(9) or Sec 58]	a) Section 122 Land Act 1924 (now Section 58) [SO 5926] Section 24(9) Conservation Act 1987 [SO's 17381, 17382, 17383]
b) Date Created	b) January 1924 [SO 5926] 1 July 1994 [SO's 17381, 17382, 17383]
c) Plan Reference	c) SO 5926 SO's 17381, 17382 and 17383
If Crown land – Check Irrigation Maps.	N.A.
Mining Maps	N.A.
If Road a) Is it created on a Block Plan – Section 43(1)(d) Transit NZ Act 1989 Deeds include N129/N130	a) SO 712 – Road created by Crown Grants of Sections 9-22 Square 73 Amuri. SO 5926 – shows legal road as burnt sienna – is legal by Section 110A of the Public Works Act 1928.
b) By Proc	b) Proc Plan PWD 951/174 (SO 6510)
c) Gazette Ref	a) Gazette Ref. Proc 1201 (NZ Gazette 1931 p 2989)

Res ch - continued

<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 concessions. DOC has an interest in marginal strips. Copy of DOC letter attached.</p> <p>Existence of concessions administered by Knight Frank not determined.</p> <p>b) Searched. N.A.</p> <p>c) Either Parts Run 279 (formerly Pt Runs 14 and 17 (Amuri)) <input type="checkbox"/> Mines and Minerals are owned by the Crown because the land has never been alienated from the Crown since its acquisition in 1847 and 1859 for settlement purposes from the former owners under the Wairau and Kaikoura Purchases respectively.</p> <p>Underlying Sections 9-15 and Part Section 16, Square 73 Amuri was part of 5236 acres of South Street Helens Station freehold (part CT 414/53) acquired from F. J. Savill in 1949 by Transfer 310266 as and for Crown Land subject to the Land Act 1948 [in lieu of acceptance of surrender of the South Street Helens Station Run Licence (PR 555)]. The above sections together with part of Run 17 (total 3450 acres) were let on Pastoral Occupation licence to the lessee of Hossack then included in the Hossack Pastoral Lease issued in 1956.</p> <p>The earliest titles emanating from Nelson Deed 129 are Crown Grants 7417 (1N/211) and 7418 (1N/212). Subsequent Conveyances do not impact on the mineral title. The transfer above records the estate and interests to have been transferred as Crown land subject to the Land Act 1948 and not for a public work.</p> <p>Underlying Lot 1 DP 8389 (formerly part Section 1, Block I and Section 1, Block IV, Wairau Survey District) of 11875 acres (CT 402/270) was acquired from J L MacFarlane in 1947 by transfer 276282 for the purposes of the Small Farms Act 1932-33. This area was subsequently settled as Mt Paul Farm Settlement and 80 acres incorporated into the Hossack Pastoral licence in 1953.</p> <p>The transfer records that all the estates and interests were transferred to HMK subject to certain interests but not relative to the mineral interests. The major part of this area (redefined as R.S 40572) was surrendered from the lease in 1979 by A236690/1.</p> <p>Because of the nature of the above acquisitions and the fact the land was acquired for general settlement as opposed to a public work the Crown would be at liberty to invoke the standard mineral restrictions on disposition.</p>
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Sections 1 and 2 SO 17381, Section 2, SO 17382 and Section 1, SO 17383 (formerly part Reserves 3945, 4111, 4162 and Accretion)

The underlying **Reserves 3945 and 4111** were set apart for State Forest by NZ Gazettes 1924 p802 and 1925 p612. **RS 4111** was formerly part Run 17 as referred to above. **RS 3945** (formerly Part Sections 14 and 15 Square 82, Amuri) was part of a 1058 acre area acquired in 1894 by HMK under Deed of Conveyance 116368 (5N/449) from NZ Loan and Mercantile Agency Ltd for general settlement then subsequently exchanged for other land by NZ Gazette 1913 p 2792 and 2793. The land was not acquired for a public work and therefore the standard mineral restrictions can be invoked.

The mines and minerals for the underlying **Reserve 4162** (formerly Sections 80, 81 and Pt Section 79 Square 83, Amuri) are **contained in Deed of Conveyance 118794 (5N/495)**. The subject land was part of a larger area in the ownership of F.J. Savill taken for the purposes of State Forest by Proclamation 737 (NZ Gazette 1926 p2823). The land was taken for a public work under the Public Works Act 1908 and the acquisition excluded the mineral interests except those parts necessary to support the construction and maintenance of the public work.

d) Other Info

d) N.A.

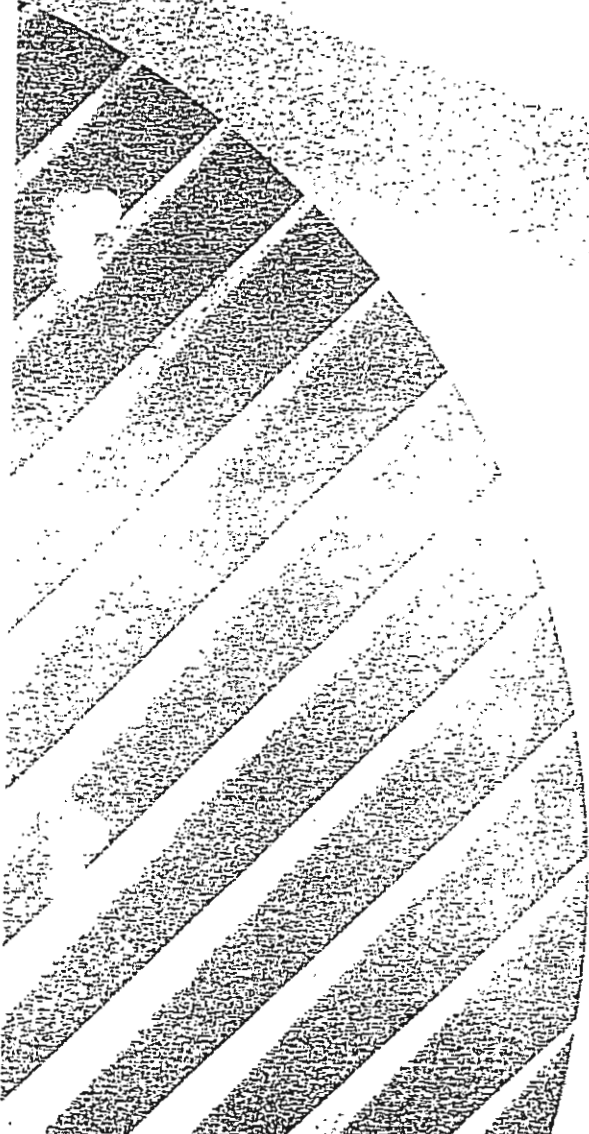
**APPENDIX B – LAND STATUS REPORT
(Certified Correct by Chief Surveyor)**



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HOSSACK STATION

PASTORAL LEASE STATUS CHECK
CONTRACT: 50176



*an accomplished work,
a creation, an achievement*

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Statute	Land Act 1948 and Crown Pastoral Land Act 1948.	

Correct as at	22 October 1999
[Classification Attached]	Yes

Prepared by	Don McGregor
Crown Accredited Agent	Opus International Consultants Ltd, CHRISTCHURCH

Certification:

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

R. Moulton


Date: 2/11/1999

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

CERTIFICATION

Report to the Chief Surveyor, Christchurch, for a certification of a Status Investigation in respect to Hossack Station.

1. Donald McGregor, Property Consultant, Opus International Consultants Ltd, certifies that the status report enclosed for certification is in order for signature.
2. In giving this certification, Donald McGregor, Property Consultant, Opus International Consultants Ltd, undertakes that the status report has been completed in compliance with all relevant policy instructions and in particular, OSG Standard 1999/05 and the Regulatory Chiefs' Land Status Investigations Guidelines 1999/01.



D McGregor
Opus International Consultants Ltd
21 October 1999

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Appendix 5 : Copies of relevant folios from file

Section 8.1

Folio 324: Internal memo dated 21.7.67 re Hossack pastoral lease and Hossack Downs renewable lease

Folio 326 Internal memo dated 28.8.67 re options for 'tying together' pastoral lease and renewable lease

Section 8.2

Folio 412 Land Settlement Board Case 75/8870

Folio 484 Internal memo dated 14.9.78 expressing concerns about level of definition of pastoral lease

Folio 431 Requisition and copy of diagram defining portion being surrendered

Section 8.3

19 April 1996 letter from Telecom seeking approval to erection of building etc.

16 October 1996 fax advising of CCL's decision to decline request for consent

4 November 1996 letter to Telecom advising of CCL's decision and that acceptable easement will be required

Section 8.4

Folio 672 letter dated 4.3.94 to DoC re inclusion of holding paddocks in retired area

Folio 677 fax dated 27.5.94 from DoC advising that holding paddocks have no conservation values

Folio 679 note for file dated 14.6.94 re discussions with DOSLI

Folio 680 fax dated 14.6.94 to DOSLI re POL boundaries

Section 8.5

Folio 549 letter dated 25.10.85 to North Canterbury Catchment Board re construction of groynes and quarrying of rock

Folio 531 letter dated 14.3.84 from North Canterbury Catchment Board requesting approval to construction of groynes etc.

Section 8.6

Folio 334 internal memo dated 4.9.70 re boundary adjustment Hossack/Molesworth

Folio 388 internal memo dated 25.10.74 re Molesworth boundary adjustment

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Folio 417 internal memo dated 2.5.75 re erection of fence along new boundary

Folio 456 internal memo dated 9 March re boundary adjustment

Folio 466 note for file dated 20.7.77 re survey of boundary Hossack/Molesworth

Commissioner of Crown Lands,
CHRISTCHURCH

324.

HOSSACK PASTORAL LEASE AND HOSSACK DOWNS RENEWABLE
LEASE

J/S
1/7/67

When the renewable lease of 3895 acres was purchased about 1957 it was on condition that when the Company's financial position improved they would consider agreeing to combine the renewable with the pastoral lease and accept one lease over both properties. The transfer was finally not made conditional on this but the Company gave an undertaking to the then C.P.L.C. that they would honour such an agreement. Accordingly Mr L.I. Rae, part owner and manager acting for the Company requested that an inspection be made with the idea of concluding the agreement. This was carried out on 20 July and report as follows:-

Renewable Lease is long and fairly narrow in shape and runs from flat paddocks near Waiiau back to hills country where it joins the Pastoral Lease at the Hanmer River. At the time, it was considered that the renewable lease would make an ideal homestead site for Hossack Station. Hossack Station has poor legal access by way of a legal road which is largely unformed and crosses and recrosses the Hanmer River many times. Naturally this is very inconvenient, and is reflected in difficulty in maintaining a staff at the Hossack where there is a full range of buildings and station plant. No cultivable land exists on the Hossack P.L.

The Manager lives on the R.L. and makes frequent trips to the P.L. by way of an internal track which is suitable for landrover only and which would be very expensive to upgrade. The present system works very well and from the Company's point of view there is little to be gained at this stage from pressing for amalgamation of the two leases. From the Crown's point of view it would be desirable that the means of protecting a sufficient area for a homestead site for the P.L. be preserved so that in the event of the two leases being divorced the original situation does not re-appear.

Reasons why the Crown should not pursue amalgamation are:

- 1) The R.L. is undergoing a dynamic development programme and over the years will improve to such an extent that types of farming incompatible with pastoral farming will be carried out e.g. cash cropping.
- (2) Land in the R.L. is not of the type to benefit from a stock limit. On the contrary heavy and fluctuating numbers of stock are required for fern control etc.
- (3) The R.L. is a definite economic unit on its own as it is and capable of being greatly improved (was one of the old Mt Paul F.S. sections)

Because of its shape, the aspect of the country, the contour, and the present stage of development it would not be possible to withdraw an area to be set aside for a homestead site for the P.L. at this stage.

Both properties are very complimentary to each other. Initially income from the P.L. has been subsidising development on the R.L. and before many years the opposite will apply. Cull sheep and cattle form part of the farm stock to the mutual benefit of both areas and also business-wise.

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There is an area of 120 acres on the R.L. which is flat and forms the lucerne and cropping part of the farm. Balance of the R.L. is made up of rolling to steep ridges and gullies which is mainly crawler tractor country. It would thus be unfair to take the flat area as a homestead site for the run, and it would also be unwise to take crawler tractor country as a homestead block for the run. As development proceeds and more and more paddocks are created on the hill country, the farm would be in more of a position to lose the flat without seriously undermining its economic status.

The Crown's interest would be preserved if there was a legal agreement to the effect that if the R.L. was to be freeholded or sold without the pastoral lease, then the Crown would retain the right to acquire sufficient of the farm area to serve as a homestead site for the pastoral lease. Mr Rae agrees to this proposition.

General

When the ~~country~~ ^{company} took over, cover on the R.L. was 120 ac in pasture and balance was in native scrub and tussock. Present cover is:-

- 130 acres fallow ex native for turnips and grass.
- 75 acres lucerne
- 11 acres cocksfoot for seed production
- 110 acres turnips and grass exnative
- 14 acres oats for chaff
- 286 acres pasture 1 year to 8 years old
- 500 acres o/s and T/H (has had 5 cwt super/ac + seed)
- 769 acres scattered manuka scrub and birch bush
- 2000 acres fescue tussock and other native species
- 3895 acres
- ====

Stock carried

<u>Farm</u>	<u>Run</u>
6812 ewes	1400 M.A. wethers
500 Hgts	1000 2th ewes
100 2 ths	1300 ewe hgts
208 rams	500 weth hgts
<u>7620</u>	<u>4200</u>
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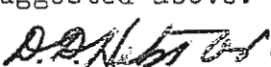
Cattle

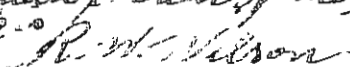
- 250 breeding cows
- 30 18mth heifers
- 50 heifer calves
- 18 others
- 348
- ===

Lambing: 97% farm 72% run
 Woolweight: 7.9lbs all over
 deaths: 5% - 10% by variation between years
 Calving: 80%
 Cattle deaths: 3%
 All surplus stock sold fat.
 All stock seen were healthy and in good condition.

Recommendation

C.C.W. That an agreement be drawn up along the lines suggested above. The homestead site should have legal road access. & should also include the ^{farm} lower track or some other partial line linking it with the main portion of the run. Good development is ^{seen} *seen* ⁱⁿ *in* ^{the} *the* ^{area} *area* ^{on} *on* ^{the} *the* ^{farm} *farm*.


 D.D. WEBSTER
 Pastoral Lands Officer
 24/7/61.


 R.W. Wilson

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1 SEP 1967 RECEIVED

P 62

CHRISTCHURCH.

Commissioner of Crown Lands, OFFICE.

Chk

HOSSACK PASTORAL LEASE AND HOSSACK DOWNS RENEWABLE LEASE

This file has been referred to me to advise on the question of how best the pastoral lease can be "tied in" with the renewable lease* (you may recall that a somewhat similar problem has arisen in regard to Barrosa Station).

This type of situation could become more and more frequent in this land district and I have therefore written to the Office Solicitor making the tentative suggestion that an amendment to the Land Act be considered with a view to facilitating the holding of leasehold properties having different tenures.

Regarding the particular problem faced in respect to Hossack Downs, it appears to me that at the moment all that can be done is as follows:-

- (a) Have a short deed of covenant executed by the owners of Hossack to the effect that they will not sell the renewable lease without the pastoral lease.
- (b) To register a variation of both leases to the effect that one may not be sold without the other.

This will cover the position while all the land is held on leasehold of some description. However, if the renewable lease is ever freeholded, the variations of lease referred to above will then have no effect and the Crown will then have to rely on the deed of covenant referred to in (a) above. This is not entirely satisfactory as all it does is to give the Crown a right to damages if the freehold is sold without the pastoral lease, i.e., the Crown's rights only arise once the damage has been done.

Nevertheless, I do not think that the Crown should attempt to acquire an artificial option to purchase in order to register a caveat, at least until the owners of Hossack notify their intention of freeholding the renewable lease.

*C.E.L.
Vic.*

*In addition to a somewhat site, we also need a 2 my unit which the P.L. is not. I think we should execute both (a) & (b) or alone.
R. W. Wilson, C.E.L.
28.7.67.*

*P.G. Hutchesson.
(P.G. HUTCHESSON)
District Solicitor.*

28.8.67

P.G. H. could I have instructions as to what is required? P.G. H. 20/9.
Agree that agreements suggested by you are our only answer, & even if a somewhat inadequate one. The Company will be looking about tying the whole of both papers together & may prefer to recommend to obtain a Commission Order available for the purpose of a sale of the P.L. in contemplation.
17/9/67

K12

SURRENDER AND ISSUE OF PASTORAL OCCUPATION LICENCE

FILES: H.O. 8/8/184
D.O. P 62

CASE NO: 75/1000 8 31/1
CHRISTCHURCH

CANTERBURY LAND DISTRICT

PROPOSAL: To impliment the Soil Conservation and Rivers Control Council's recent decision to approve the run plan for the Hossack "subject to the normal conditions of surrender of the retirement area from permanent title or such alternative that may be arranged by the Land Settlement Board to meet the needs of this particular case" - and arrange issue of a Pastoral Occupation Licence for 10 years, i.e. over most of that portion of the Pastoral Lease to be retired.

LICENSEE: STEWART AND RAE LTD (L. Rae - Manager).

DESCRIPTION: Part Run 279 "Hossack" situated in Percival, Terako, Lyndon and Waiiau Survey Districts.

Area: 15 280.3 hectares

LOCATION: Adjoining the western boundary of Tinline Downs Farm Settlement 16km (10 miles) from Waiiau, North Canterbury.

PARTICULARS OF LEASE:
Tenure: Pastoral Lease
Term: 33 years from 1.7.56. Expires: 30.6.89.
Annual Rent: \$730.
Stock limit: 7500 sheep plus 10%
50 cattle plus 10%
Total Stock: 1000 cattle (inc. 600 br. cows)
200 wethers - as killers, temporary stock limitation only for 5 years approved 27.8.74 reviewable.

BACKGROUND: The Run Plan (Soil and Water Conservation Plan No. 170) as submitted by the North Canterbury Catchment Board involving the destocking of Class VIII land within the lease in conjunction with the lessee/Company's own change in stock policy from sheep to cattle, has been approved subject to surrender of that portion of the Pastoral Lease earmarked for retirement or such other arrangement as may achieve the desired aim of destocking the critical country involved. It was originally intended that destocking would largely be achieved through the change to cattle, due to their inability to utilize higher grazing, as the difficulties of boundary definition preclude actual surrender of the Class VII and VIII land. However in view of Soil Council's insistence on surrender or satisfactory alternative arrangement, it is proposed to issue a Pastoral Occupation Licence for 10 years over the major part of the Pastoral Lease land to be retired with boundaries to be determined by "straight line definition" to avoid high cost of survey at this stage.

PREVIOUS ACTION: Case No. 74/38 - approved C.C.L. 27.8.74, whereby lessee/Company has been permitted to change over from sheep to cattle for a trial period of 5 years with a temporary stock limitation granted to include:
not more than 1000 cattle (i.e. 600 breeding cows)
not more than 200 wethers - as killers, the position to be reviewed at the end of the 5 years and a firm stock limitation fixed.
Memo. to Head Office - C.C.L. 13.9.74, details supplied concerning Run Plan proposals and recommending that the plan be supported provided:
1. That the Class VIII land not be surrendered from the lease.
2. No sheep apart from the 200 wethers to be run.

3. The Class VIII land to be destocked for 99 years.
4. That the stock limitation be fixed at:
1000 cattle (inc. 600 br. cows) and 200 wethers.

The Department's overall view of the run plan and retirement issue was summarised by the C.P.L.O.'s statement that the measures as proposed admirably fulfilled the principles of Soil Conservation and although difficulties would be experienced in trying to define boundaries for surrender purposes, the total removal of sheep from the Class VII and VIII land, ensures virtual destocking of these areas. However it was felt there was a need for further clarification as regards surrender of the retirement area.

EXPLANATION:

In arriving at its decision to approve the run plan, Soil Council adopted the suggestion that the Land Settlement Board be given the opportunity to come up with a definite plan for the future of the retirement area, before any further approach is made to the lessee/Company by Catchment Board/L. & S. field staff. Head Office 12.3.75 then advised that as a suggested course of action to be followed:

- (a) The boundaries of the area to be surrendered be fixed by straight line definition (from defined points such as river/stream confluences, mountain/ridge tops etc.)
- (b) No survey field work should be necessary and boundaries could be indicated on a topographical map.
- (c) The area defined for surrender to be included in a Pastoral Occupation licence (for a term to be recommended and fixed by L.S. Board) at nil stock limitation.
- (d) Balance Class VIII land not able to be separated from Pastoral lease by definition, i.e. for surrender purposes, be covered by a nil stock limitation to be registered against the Pastoral lease.

N.B. This course of action was recommended as although it is not envisaged that the area to be placed on P.O.L. will be required for any other purpose within the foreseeable future it is felt that it would be advantageous to surrender it from permanent title at this stage.

The matter of retirement was subsequently discussed with the lessees (meeting 20.3.75 - C.C.L., C.P.L.O. and S.F.O. also in attendance) and proposed course of action outlined. It was pointed out that there was a substantial areas of Class VIII country to be retired, the question being future use - whether it be left under some form of restricted/limited occupation or surrendered entirely in which case total management/ownership would pass to the Crown. The proposed basis for dealing with the retirement issue as suggested by Head Office was explained, the aim to avoid survey expenses which would be considerable in this case. Not all of the Class VIII could be defined for inclusion in Pastoral Occupation Licence, however this could be overcome by inserting a clause in the Pastoral Lease.

Lessees had not earlier been happy with the North Canterbury Catchment Board's proposal that the Class VIII land be retired and surrendered. However lessees are quite agreeable to retirement on the lines suggested having expressed the view that the question of surrender was a matter for discussion with and resolution between the Lessees themselves and this Department as owner of the land. After full discussion of the options open, lessee/Company has stated a preference for the Class VIII land (to be defined) to be included under a Pastoral Occupation Licence for a term of 10 years. This will give lessees ample time to ensure

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the success of their current changeover in stock policy/management, and cover any question of review of the run plan should this become necessary. Lessee/Company is also aware that there is no guarantee of any further tenure after expiry of the P.O.L. and that permanent surrender may eventuate. A nominal rental is proposed for the P.O.L. with a nil stock limitation.

FIELD OFFICER'S
REPORT:

S.F.O. Dickson: 24.5.75

The Run Plan covering the Hossack was presented in the first instance on the basis that the Class VIII land would be retired through destocking. The changeover from sheep to cattle ensuring that the Class VIII land being all steep country, is inaccessible to cattle. Lessees have been reluctant to surrender the Class VIII out of the lease but were prepared to destock and retire the Class VIII out of grazing on the basis of running cattle only. As a result of discussions regarding latest proposals put forward by Head Office, lessee/Company is agreeable to issue of a P.O.L. over the defineable Class VIII land, and fully realises any P.O.L. as such would not be extended.

PUBLIC
ACCESS:

The retirement area is largely of no extraordinary recreational value and public access although readily available, is not required. Lessee is prepared to give the Crown right of entry to undertake any work necessary for revegetation.

GENERAL:

Noxious animals are satisfactorily controlled. Any final decision affecting issue of P.O.L. and future utilisation of the retirement area will be discussed with the Soil Conservator concerned. Area of land to be surrendered is not available at this point until boundaries defined, however the necessary adjustments to description and area of the Pastoral Lease will be carried out on advice of survey/technical staff.

PROVISIONS:

Insertion of an additional clause in lease re Nil stocking on the balance CVIII land not surrendered but remaining in lease. Provision of access to allow Crown to carry out any necessary work that may be proposed as part of a management plan for the area retired.

- COMMENDATIONS:
1. That the Class VIII land be surrendered from the Pastoral Lease (P62).
 2. That the boundaries of the area to be surrendered from the lease be fixed by straight line definition.
 3. That a Pastoral Occupation Licence be issued over the area defined for surrender, for a term of 10 years from 1.7.75 with a Nil stock limitation and nominal rent of \$20 per annum.
 4. That any adjustments to rent, rental value, description and area of the Pastoral lease (P62) be carried out on definition of the area to be surrendered.
 5. That balance Class VIII land not able to be defined for inclusion in P.O.L. but remaining in Pastoral Lease (P62), be covered by a Nil stock limitation to be registered against the Pastoral lease itself.
 6. That access be provided to allow the Crown to enter the P.O.L. area at any time to carry out measures necessary for revegetation etc. as part of any management plan for the area.

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AUTHORITIES: Sections 66 and 145 Land Act 1948.

DECISION: The Land Settlement Board on 1.4.75 resolved to approve the recommendation.

RELEASED UNDER THE OFFICIAL INFORMATION ACT

14 September 1978

Commissioner of Crown Lands
OFFICE

"HOSSACK" PASTORAL LEASE

MS
CCZ
ACF *Department*
see notes
above 465
37/9

1. There have been considerable differences of opinion in the past on the need to survey the areas to be surrendered - see the correspondence between fols 411 and 420 on file. An administrative decision in H.O. not to survey was made and this decision is being followed as best we can. You should be aware of the position.
2. A description was requested and has been supplied for the two parcels to be surrendered. This description is not certified and is not supported by a plan in the Chief Surveyor's records. The draft supplied by Statutory Division specifically tied the description to a file diagram fol. 431. This diagram is the only support for the description, and the only amplification of the areas being surrendered.
3. The surrender document does not refer to the diagram and readers of the document are entitled to assume that there is a plan to support the description. Any such assumption will be erroneous.
4. It is anticipated that in due course L/S will seek a description of the balance area remaining in the lease and such description will be supplied to the best of Statutory Division's ability. This description will also have to be tied to another file diagram, and will not be certified.
5. Also in due course Mapping will be expected to record the amended lease on the appropriate Record Maps, and again the file diagrams will be the only support for the Record Maps.
6. These file diagrams become very important as the details they show cannot be reconstructed from the Survey Records. Admittedly the details are vague but having dispensed with survey the diagrams are all that remains.
7. On the ground these new boundaries are not marked by any natural feature - stream, ridge or bush edge or by any man made monument - post, peg or fence. They are not defined by any stated relationship to identified reference positions. They are in fact true imaginary lines.
8. If in the future there are queries or arguments as to the actual location of the boundaries from the lessee, from alleged trespassers from the Catchment Board or from interested members of the public, who will be expected to give a ruling?
I assume the department will not look to the Chief Surveyor for assistance as the department has already decided that survey is not required to define this lease.
9. There is, in my opinion, a responsibility to inform the DLR that he is being asked to record a lease the boundaries of which cannot be identified in the Survey Records, and I suggest it would be best if this information was given to him by your staff.

R.A. Innes
Chief Surveyor

RELEASED UNDER THE OFFICIAL INFORMATION ACT

DEPARTMENT OF LANDS AND SURVEY

CHRISTCHURCH

22 JUL 1975

ES

431

~~MESSRS~~ The Commissioner of Crown Lands,
~~Solicitors~~, C/- Lands & Survey,
~~P.O. Box~~ Private Bag,
CHRISTCHURCH.

RECEIVED

Address all correspondence to
THE DISTRICT LAND REGISTRAR,
PRIVATE BAG,
CHRISTCHURCH.

Telephone: 62-094

In reply please quote:

1st Notice (a)	21 July	1975
2nd Notice (b)		1975

A.40881

AS

P62

Part Surrender 40881/1 - HER MAJESTY THE QUEEN TO
STEWART & RAE LIMITED

(a) Registration of the above-mentioned document(s) cannot be completed until the following requisition is satisfied. Early satisfaction of the requisition is requested.

(b) Notice under Section 43, Land Transfer Act 1952:

NOTICE is hereby given that the above document(s) will be returned to you (and the fees forfeited) pursuant to Section 43, Land Transfer Act 1952, unless the following requisition, sent to you on the date of the 1st Notice, is satisfied within one month of the second notice.

REQUISITION:

1. A diagram defining the portion being surrendered, should be endorsed on the document.

Satisfied 24/7/75

K.C. Baines
K.C. Baines,
DISTRICT LAND REGISTRAR.

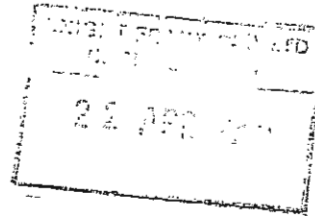
RELEASED UNDER THE OFFICIAL INFORMATION ACT

TELECOM NEW ZEALAND LIMITED
Logistics - Property
Level 7 Telecom House
109 Hereford Street
PO Box 1473
CHRISTCHURCH

Telecom

Telephone 0-3-353 3076
Facsimile 0-3-366 6974

19 April, 1996



Mr Patrick O'Reilly
Commercial Property Manager
Knight Frank
PO Box 142
CHRISTCHURCH

Dear Patrick

TELECOM INSTALLATION - THE HOSSACK

In order to provide a reliable telephone service to the Pastoral lessee of The Hossack, Telecom proposes to erect a small portacom building, associated solar panels and antenna, (as outlined in the attached plans) to house the appropriate equipment to provide this service.

As the land in question is Pastoral Lease, we seek the Commissioner's approval, having already obtained the lessee's consent.

The enclosed Agreement in triplicate, is Telecom's standard for this type of installation as the beneficiary of the service is the occupier of the property, and includes the plans of the proposal outlined above.

Could you please arrange for the appropriate person's approval and return the Agreement in its entirety to me. A copy will be returned upon receipt of the completed documents.

Should you have any queries please contact me directly.

Yours sincerely

BY CHRIS CHAPMAN
Southern Regional Property Manager
(Network Portfolio)

Encl



THE HOSSACK COUNTRY SET
(NZMS 260: N32 067 522)

AGREEMENT made this day of 199

BETWEEN HER MAJESTY THE QUEEN acting by and through the
Commissioner of Crown Lands together with her agents,
servants, successors and assigns called "the Owner".

AND LAWRENCE IVAN RAE, AUDREY WINNIFRED RAE AND
MICHAEL KIM GRAY together with their personal representatives,
successors and assigns called "the Lessee".

AND TELECOM NEW ZEALAND LIMITED, at Christchurch (together with
it's successors and assigns called "Telecom").

THE PARTIES AGREE:

1. In consideration of the sum of \$ 1.00 (One Dollar) inclusive of GST, paid by Telecom to the Owner as a once only payment to the Owner (receipt of which is hereby acknowledged), the Owner hereby agrees to allow Telecom to enter upon his/her property situated at:

Sections 1 and 2, SO 17381
Section 2, SO 17382
Section 1, SO 17383, and
Part Run 279 Hossack
CT 529/68
NZMS 260: N32 067 522

- (a) to install, lay or erect works or lines as defined in the Telecommunications Act 1987 (outlined on the attached plan).
- (b) inspect, repair, maintain or replace such works or lines as circumstances dictate.

2. Telecom will give 48 hours notice before entering the property in the circumstances specified in paragraph 1(a) and (b).

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3. Telecom will make reasonable attempt to give 24 hours notice prior to entering the property for scheduled maintenance work but may enter and proceed with the work if such attempt to give notice has been unsuccessful.
4. Telecom may give no notice prior to entering the property for unscheduled maintenance or service restoration, but shall make reasonable attempt to advise the Owner or Occupier on arrival.
5. Telecom will repair and make good all damage to fences, gates, or erections upon the Owners land directly caused by Telecom exercising its rights under this agreement.
6. The Owner/Lessee will not erect improvements directly over any buried plant without the prior consent of Telecom.
7. In the event that the Owner/Lessee accidentally and without intention or negligence damages Telecom's lines on the above mentioned land, the Owner/Lessee shall be under no liability whatsoever to Telecom for the damage.
8. The Owner/Lessee will allow Telecom to trim trees to maintain a reasonable line of sight radio path to the building and plant erected on the site by Telecom.
9. Prior to selling or transferring the property the Owner/Lessee undertakes to advise the prospective purchaser or transferee of Telecoms interest under this agreement.

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SIGNED by _____)
) Signature
 for and on behalf of HER MAJESTY)
 THE QUEEN) _____)
) Position:

in the presence of:

Witness: _____

Occupation: _____

Address: _____

SIGNED BY:

LAWRENCE IVAN RAE _____
 Lessee

AUDREY WINNIFRED RAE _____
 Lessee

MICHAEL KIM GRAY _____
 Lessee

**SIGNED FOR AND ON BEHALF OF
TELECOM NEW ZEALAND LIMITED**

Chris Chapman

 CHRIS CHAPMAN
 Southern Regional Property Manager
 Telecom New Zealand Limited

Facsimile

Handwritten notes: Kopp, FJI, [Signature]

To: Manager

Company: Knight Frank (NZ) Ltd Christchurch

Fax No: 03 379 8440

From: Manager Crown Property Administration

Date: 16 October, 1996

Page 1 of: 1 of 1

Reference: 5200-D13-H03



National Office
 Charles Fergusson Building
 Bowen St
 Box 170
 Wellington
 New Zealand
 Tel 64-4-480 0100
 Fax 64-4-480 0111

If you do not receive all pages (including cover sheet), please telephone immediately.

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Message / Delivery instructions:

**SUBJECT: Pc 62/5 THE HOSSACK TELECOM TELEPHONE INSTALLATION
 HO*348 CASE 97/113**

The Commissioner of Crown Lands has approved the submission to decline Telecom's request for consent to erect a telephone installation over the Hossack pastoral lease and to advise Telecom that an acceptable easement will be required as per your recommendations of 10 October 1996.

Handwritten signature of L E Porter

L E Porter
 for
 Manager Crown Property Administration



Our Ref: PC62

LAND RESOURCES DIVISION

4 November 1996

3rd Floor, 76 Cashel Street
Christchurch
Telephone: (03) 379 9787
Facsimile: (03) 379 8440

Mr Chris Chapman
Southern Regional Property Manager
Telecom New Zealand Ltd
PO Box 1473
CHRISTCHURCH

Dear Mr Chapman

TELECOM INSTALLATION - THE HOSSACK

Thankyou for your letter of 19 September 1996. The Commissioner of Crown Lands has declined your request for consent to erect a telephone installation on the Hossack pastoral lease and advises that an acceptable easement will be required.

The Commissioner cannot confer the right of access for Telecom to enter the pastoral lease as provided for in the standard Telecom agreement. His consent can be provided in the form of an easement pursuant to section 60, Land Act 1948. Telecom could choose not to register the easement.

As detailed in my letter of 8 August 1996, the Commissioner of Crown Lands has specific requirements for easements over pastoral leases and has developed standard documentation which embodies these requirements. It will greatly facilitate the preparation of an easement for the proposed installation on the Hossack pastoral lease if Telecom uses the Commissioner's standard easement documentation.

In order to obtain the consent of the Commissioner of Crown Lands to the granting of an easement over pastoral land a formal application is required. Please direct your application to Knight Frank (NZ) Ltd, together with an application fee of \$100.

An application for an easement should include:

1. survey description/plan
2. purpose
3. details of agreements with lessee
4. details of agreements with other parties (if any) for example: other users, local bodies etc.

Corporate Offices

Auckland
Wellington
Christchurch

16 Offices Nationwide

International

Australia
Belgium
Botswana
China
France
Germany
Hong Kong
India
Italy
Japan

Malawi
Nigeria
Singapore
Spain
Sweden

Tanzania
United Kingdom
United States
of America
Zimbabwe

Postal Address:
PO Box 142, Christchurch
New Zealand
Knight Frank (NZ) Limited
(An LPL Group Company)

INTERNATIONAL PROPERTY CONSULTANTS

5. A commitment to meet the costs associated with the application, these costs will include any legal fees incurred by Knight Frank (NZ) Ltd in the consideration of easement documentation.

Sufficient information has already been provided for points 1, 2 and 3 above.

Yours faithfully
KNIGHT FRANK (NZ) LIMITED



ROGER S LOUGH

672

RELEASED UNDER THE OFFICIAL INFORMATION ACT

Our Ref: P62

sb/vk819

4 March 1994

Field Centre Manager
Department of Conservation
P O Box 6
HANMER SPRINGS

Attention: G Speirs

Dear Sir

BOUNDARY QUERY: THE HOSSACK.

Upon examining plans of the Hossack pastoral lease it came to my notice that the boundary of the retired area (now conservation land) cuts into the holding paddocks above the homestead. As shown on the attached plan it would appear to include approximately 80 hectares inside the fenced and grazed area.

I discussed this with Mr Laurie Rae and he was quite alarmed. He has subsequently written to me asking that we investigate a boundary change with your Department and that in his view this area of land should never have been excluded from the pastoral lease, along with another area up Boundary Creek. I have not researched the file at this stage but it does appear that the boundary line adopted was to provide a simple survey line and nobody actually realised it was taking part of the properties holding paddocks.

I would be pleased if you could consider these requests and investigate this matter.

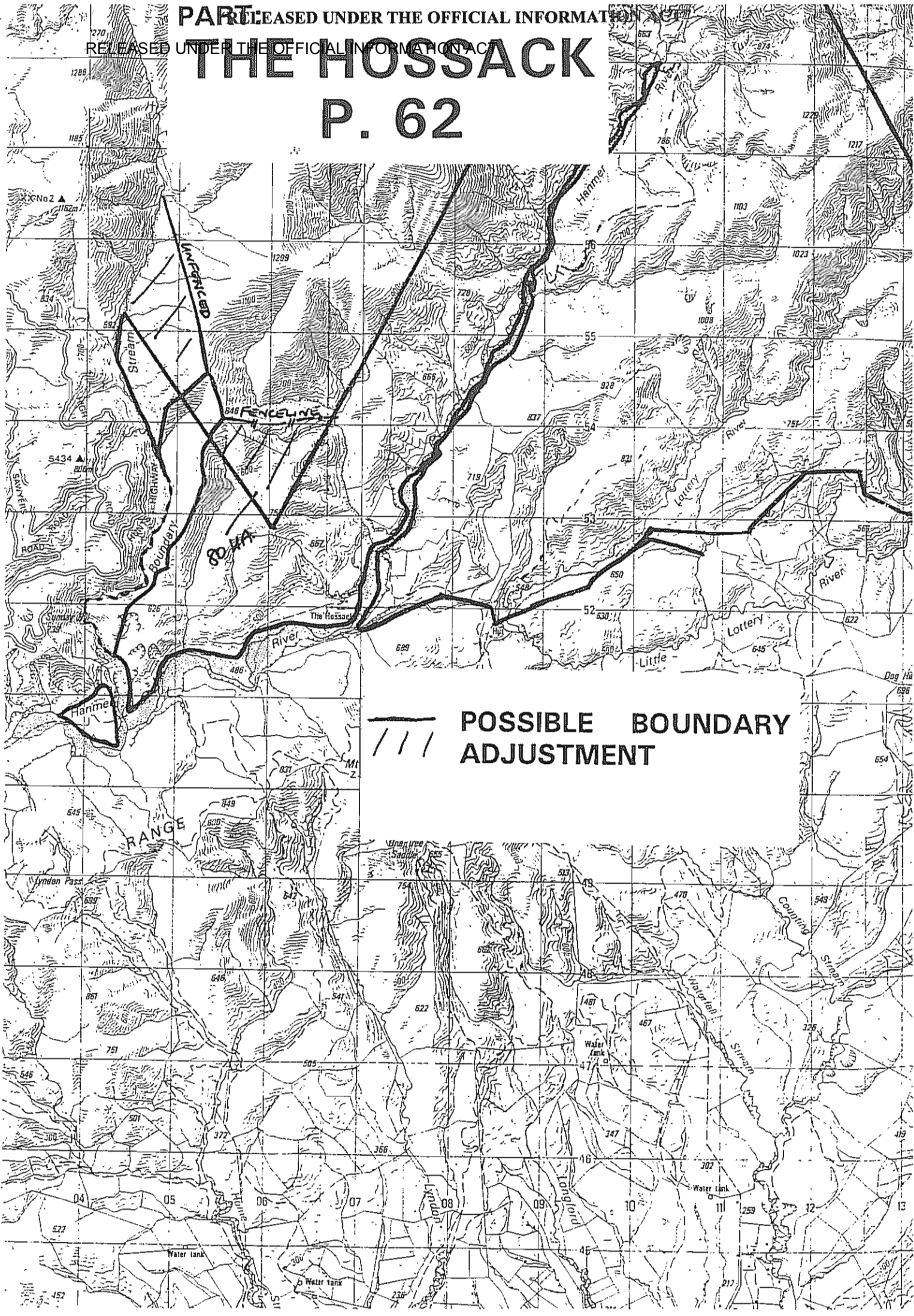
Should you have any queries please do not hesitate to contact the undersigned.

Yours faithfully
LANDCORP PROPERTY LIMITED


SJK BAMFORD

THE HOSSACK

P. 62



POSSIBLE BOUNDARY ADJUSTMENT

RELEASED UNDER THE OFFICIAL INFORMATION ACT



Department of Conservation
Te Papa Atawhai

fax

Name Simon Bamford

Organisation Landcorp Property

Address Christchurch

Fax Number 379 8440

Date 27.5.94

From Joy Comrie

No. of pages 1
(Including cover sheet)

Statement of Confidentiality

The information contained in this and any attached pages is intended to be for the use of the addressee named on this transmittal sheet. If you are not the addressee, note that any disclosure, photocopying, distribution or use of the contents of this faxed information is prohibited. If you have received this facsimile in error, please notify us by telephone (collect) on 03-379 9758 immediately so that we can arrange for the retrieval of the original document(s) at no cost to you.

Re: Your letter to Geoff Speirs over a boundary query on the Hossack.

Geoff's reply to me was that he could see no value in the area to DOC. /

As there seems to have been some mistake could you please investigate the matter and go ahead with whatever it takes to have the area go back into the lease.

I assume there will not be any costs to this Department as the land is going back into the lease, and is not a gain to the Department.

Joy Comrie

Canterbury Conservancy

Private Bag, 133 Victoria Street, Christchurch, New Zealand

Telephone 03-379 9758, Fax 03-371 3770



LANDCORP
LANDCORP PROPERTY LIMITED

CHRISTCHURCH OFFICE
76 CASHEL STREET
PO BOX 142
CHRISTCHURCH, NZ
PHONE 0-3-379 8767
FAX 0-3-379 8440

Memo

TO: NOTE FOR FILE

FROM: S. SAMFORD
OUR REF: P62
YOUR REF:
DATE: 14/6/94

RE: HOLDING PADDOCK / DSC BOUNDARY

Spoke to Derek Brown, BOSLI to ascertain best approach to look at the problem identified. He advised he would have an initial look at their records and we would go from there.

S. Samford.

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LANDCORP
LANDCORP PROPERTY LIMITED

CHRISTCHURCH OFFICE
76 CASHEL STREET, PO BOX 142, CHRISTCHURCH, NZ
DX 16835. PHONE 0-3-379 9787. FAX 0-3-379 8440

FACSIMILE TRANSMISSION SHEET

COMPANY:	DOSLI	FAX NO:	366 6422
ATTENTION:	DALEK BROWN		
FROM:	SIMON BAMFORD		
DATE:	14/6/94	NO. OF PAGES: (INCLUDING THIS HEADER)	4
SUBJECT:	THE MOSSACIC - POL BOUNDARIES		

PLEASE ADVISE IMMEDIATELY IF ANY PART OF THIS TRANSMISSION WAS NOT RECEIVED

Attached lease title. Have also looked at cadastral and these areas are clearly shown in the shapes as I have drawn.

Have not checked our files yet ~~out~~ but will do in the next couple of days.

Simon S.

THIS FACSIMILE CONTAINS INFORMATION THAT IS CONFIDENTIAL AND WHICH MAY BE SUBJECT TO LEGAL PRIVILEGE. IF YOU ARE NOT THE INTENDED RECIPIENT, YOU MUST NOT PERUSE, USE, DISSEMINATE, DISTRIBUTE OR COPY THIS MESSAGE. IF YOU HAVE RECEIVED THIS MESSAGE IN ERROR, PLEASE NOTIFY US IMMEDIATELY BY FACSIMILE OR TELEPHONE (CALL US PERSON TO PERSON COLLECT) AND RETURN THE ORIGINAL MESSAGE BY MAIL. THANK YOU.

549

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P 62

6/90/170/2173 3

iss Woodgate

NW

799 760

Private Bag
CHRISTCHURCH

25 October 1985

The Secretary
North Canterbury Catchment Board
P.O. Box 788
CHRISTCHURCH

Attention : Mr Scholes

Dear Sir

HOSSACK DOWNS : STEWART AND RAE LIMITED

I refer to your letter of 14 March 1984 and apologise for the delay in replying.

I am pleased to advise approval has been given to your request to construct a rock groyne on part of the above pastoral run, as part of a river control programme using rock quarried from the river.

Yours faithfully

Christine Woodgate
for Commissioner of Crown Lands

RECEIVED
OF CROWN LANDS
NO: 85/637
APPROVAL PROPOSAL APPROVED

COMPTROLLER OF CROWN LANDS
[Signature]
30/10/85

53/

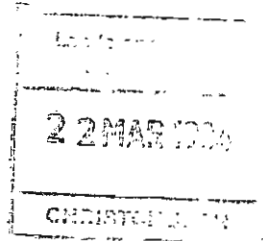
"RELEASED UNDER THE OFFICIAL INFORMATION ACT"
RELEASED UNDER THE OFFICIAL INFORMATION ACT
North Canterbury Catchment Board
& Regional Water Board

Cnr. Latimer Square and Worcester Street
CHRISTCHURCH

Address all Correspondence to
Secretary
P.O. Box 788
Telephone: 792-060

In reply please Quote.....6/90/170/21733

If calling ask for.....Mr Scholes.....



P 62

14 March 1984

The Commissioner of Crown Lands,
Department of Lands and Survey,
Private Bag,
CHRISTCHURCH.

*see folio
519
request
170 Report.
13
6/14*

Dear Sir,

RE "HOSSACK DOWNS", STEWART AND RAE LIMITED, HAMMER RIVER, NORTH CANTERBURY

The Board has recently approved a soil and water conservation plan for the above property and part of the river erosion control planned involves the construction of a rock groyne.

It is proposed to bring down approximately 100 tonnes of rock from a river bluff, 50 metres upstream of the proposed groyne site (shown as R2 on the accompanying plan).

Approval is now sought for the quarrying of the rock.

Yours faithfully,

B.P. Dwyer,
MANAGER - OPERATIONS.

GCS:JH

P.62

C/S.
Office

Plan 279 - Horrocks - Stewart & Co Ltd

Boundary Definition: The Horrocks - Mollsworth

Just to advise that the fence to define the new boundary between Mollsworth and The Horrocks, has now been erected to the mutual satisfaction of both parties.

Definition by survey can now be proceeded with.

J.R. Dickinson
J.R.

2/5/75.

C/S. Feb 75/39

Please prepare an instruction to Ben Sawyer Moulton to fix the fence's position to plotting requirements and supply a plan of the areas to be added to or subtracted from the Horrocks land.

C/S. 16. 5. 75.

Local
S.A. Tolson

S.O 13933

456

File P.62

CHRISTCHURCH

9 March

Chief Surveyor
OFFICE

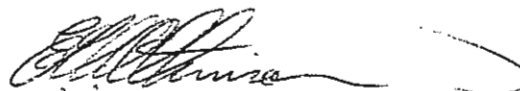
BOUNDARY ADJUSTMENT - THE HOSSACK AND MOLESWORTH
INSTRUCTION 75/39

The above instruction has been completed and General Draughting have been supplied with sufficient information to enable the plotting of the new boundary fence.

... The attached plan prepared for survey data purposes only illustrates the traversing carried out as part of this work.

Please note that station XXXV Block VIII Percival Survey District could not be located. It has apparently been lost as a result of river action.

No record of the old peg found and shown on the plan could be located in this office. The monument appears to have the number XLII carved on its south side.


E.H. Atkinson
Staff Surveyor

Encl 1 plan
1 traverse sheet

Two surveys have been requested in recent years involving parts of the Horach. Pl.

S.O. 13933
Central Only
H. Horach

1 part occupied by Malesworth to be surrendered. - this survey is completed see S.O. 13933

2 part occupied by Sherwood to be surrendered - this survey has been commenced, is temporarily temporarily held up but should be completed by 1 October next.

The survey is under way in respect of the part become P.O.L. see fols 451 and 453.

[Signature]
c/s 20.7.77

~~fol.~~ fol. 46.5 refers.
c/s

Thank you for yr note. Could you please advise therefore if definitions of PL. & P.O.L. can yet be supplied? ie. for title purposes. 041 - P.O.L. file also attached.

P.2. away 4p.