

Crown Pastoral Land Tenure Review

Lease name : LOWER CASCADE

Lease number : PH 002

Due Diligence Report (including Status Report)

This report and attachments results from a pre-Tenure Review assessment of the pastoral lease for the purpose of confirming land available for Tenure Review and any issues, rights or obligations attaching to it. The information is gathered from files and other sources available to the LINZ contractor.

Part of the information relates to research on the status of the land, resulting in a Status Report that is signed off by a LINZ approving officer. The remainder of the information is not analysed for relevancy or possible action until required, and LINZ does not guarantee its accuracy or completeness as presented.

The report attached is released under the Official Information Act 1982.

July

05

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

File Ref: CON/50272/09/12632/A-ZNO-01 **Report No:** QVV 361 **Report Date:** 25/06/2002

Office of Agent: CHRISTCHURCH **LINZ Case No:** 02/ **Date sent to LINZ:** 02/07/2002

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** that the Barn Bay - Cascade Road has not yet been legalised and may affect the lease.
3. That the Commissioner of Crown Lands or his delegate **note** that a potential liability may exist as a result of the file search in that the lessee (in the absence of an agreement with the lessee of Upper Cascade) is unable to farm the historically occupied holding paddock by virtue of it not being adequately defined on issue of the subdivision lease.

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: / /

1. Details of Lease

Lease Name: Lower Cascade.

Location: On the Barn Bay Cascade Road approximately 50 kilometres south of Haast on the West Coast.

Lessees: Maurice Francis Gerard NOLAN and Kathleen Mary NOLAN as tenants in common in equal shares.

Tenure: Pastoral lease of pastoral land under Section 66 and registered under Section 83 of the Land Act 1948 as varied by Memorandum of Renewal 28670.

Term: 33 years from 1 July 1987 (expires 30 June 2020).

Annual Rent: \$3015.00 (Reviewed 1 July 1998).

Rental Value: \$134,000 (Reviewed 1 July 1998).

Date of Next Review: 1 July 2009.

Land Registry Folio Ref: Computer Interest Register (Pastoral Lease) WS1C/76.

Legal Description: Part Reserve 1692 (Part Runs 69 and 77), situated in Blocks VI, IX, X and XI, Cascade Survey District.

Area: 1375.9312 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
PH 002-SHK-01	1	1	03/06/1955	183	29/09/1998
PH 002-SHK-02	2	1	23/11/1998	58	30/06/2000
CON/50213/09/12632/A-ZNO	1	-	01/07/2000	-	Current

Files held by agent Q.V. Valuations on behalf of LINZ:

File Reference: CON/50272/09/12632/A-ZNO-01
 Volume: 1
 First folio: 1
 Date: August 2001.
 Last folio note: File current.
 Date: -

3 Summary of Lease Document: (Copy of Computer Interest Register (Pastoral Lease) WS 1C/76 attached as Appendix I)

3.1 Terms of Lease

A 33 year term from 1 July 1987 at the Annual rental of \$3015 based on the Rental Value of \$134,000.

300 breeding cows, 50 replacements and 250 calves plus 10% (as re- determined at renewal).

Commencement date

1 July 1987, being the renewal of the Lower Cascade subdivision of the original Pastoral lease issued (for the residue of the 33 year term from 1 July 1954 at the Annual rental of \$100) to the lessees Robert Patrick Nolan, Desmond Joseph Nolan and Kevin Nolan in common in equal shares. It is significant to note that the original stock limitation in the lease was not apportioned on subdivision. At renewal the Annual rental was determined to be \$375 based on the Rental Value of \$25,000 with the stock limitation being set at 300 breeding cows, 50 replacements and 250 calves. Memorandum of Renewal 78647 was registered on 15 March 1988 (but the registered copy is missing from the register).

The current lessees acquired the lease by Transfer 092717 (registered 16 September 1992).

The Annual rental was reviewed as at 1 July 1998 to \$3015 based on the Rental Value of \$134,000.

3.2 Area adjustments

There have been no area adjustments since registration of the subdivision lease in 1962. commencement of the lease.

3.3 Registered Interests

Mortgages:

No. 110725.7 to The New Zealand Guardian Trust Company Limited (registered 25 September 1998).

Caveat:

Caveat 28670 by Robert Patrick Nolan, Desmond Joseph Nolan and Kevin Nolan registered 13 March 1963.

3.4 Unregistered Interests

Unsecured Debts:

None known.

4 Summarise any Government programmes approved for the lease:

There are no Land Improvement Agreements and the property is not part of a Rabbit and Land Management programme.

5 Summary of Land Status Report:

The Land Status Report by D. McGregor, McGregor Property Services Limited, for and on behalf of Q.V.Valuations on 30 April 2002, confirmed the status as Crown land under the Land Act 1948 and leased pursuant to Section 66 and registered under Section 83 of the Land Act 1948 as Computer Interest Register WS1C/76 and varied by Memorandum of Renewal 78647.

The land is subject to Caveat by Robert Patrick Nolan, Desmond Joseph Nolan and Kevin Nolan.

The minerals remain with the Crown. The land has never been alienated since the original acquisition from the original Maori owners under the 1848 Kemp Deed of Purchase

- 1) There are no reservations as to the provision of Marginal strips against the lease. However any future permanent disposition will be subject to Marginal Strips applying in respect of all rivers and streams over 3 metres in width in accordance with the Conservation Act 1987.
- 2) The topographical plan attached shows the Barn Bay- Cascade Road as being a formed track. The track would appear to have been upgraded, formed as road and surveyed (S.O. 12519) but has as yet not been legalised.

A copy of the Land Status Report is attached as Schedule A.

6 Review of Topographical and Cadastral Data:

Both maps attached to the Land Status Report show that there are no historic sites, transmission or power lines, water races, telecommunication or other installations on the lease. The topographical map does however show that an airstrip is within the lease area. The Barn Bay Cascade Road is shown as a formed track

6.1 Marginal Strips:

Marginal strips are not provided for but any disposition would be subject to the provision of Marginal Strips along rivers and streams in excess of three metres in width.

6.2 Legal Roads – formed and paper

The Barn Bay Cascade Road as shown on SO 12519 is not legal. Because the appellations for the leased land and Conservation land are the same it is not clear whether the lease is affected or the road represents its southern boundary.

6.3 Fenced Boundaries v Legal Boundaries (peripheral):

The subdivision lease issued in 1961 included a 20 acre (8ha) holding paddock completely enveloped by the adjoining Upper Cascade Pastoral lease (leased to the MacDonalds).

It would appear that the original holding paddock (undefined by survey) is bush covered and that 11 hectares of the Upper Cascade lease (including a hut and access thereto) has been used as the holding paddock by the lessee of Lower Cascade on the basis of its historical occupation.

See Clause 8.2 below.

7 Details of any neighbouring Crown or Conservation land:

This lease is completely surrounded by (Part Reserve 1692) – Stewardship land pursuant to Section 62 of the Conservation Act 1987 (N.Z Gazette s 1919 p 1284 and 1933p.8).

8 Summarise any uncompleted actions or potential liabilities:

8.1 Legalisation of Barn Bay Cascade Road

SO 12519 (approved 26 February 1999) defines the Barn Bay Cascade Road but no action has been taken to legalise the road including the implications it has on the lease.

Copy of SO 12519 attached as *Appendix 2*.

Schedule A

LAND STATUS REPORT

**for
Tenure Review**

LOWER CASCADE

**Prepared by Don McGregor, McGregor Property Services Limited
for and on behalf of Q.V.Valuations**

April 2002

CONTENTS

APPENDIX A LAND STATUS REPORTS (and supporting plans)

- **SO Plans (Additional)**
- **Extract of CLR**
- **Extracts of Allocation maps**
- **DOC Consultation**
- **Information supporting Mineral investigation**
- **Other Information**

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

**APPENDIX A – LAND STATUS REPORT
(and supporting plans)**

Project No: QVV: 360

This report has been prepared on the instruction of Land information New Zealand in terms of Contract No. 50272 (as yet undated) and is undertaken for the purposes of the Crown Pastoral Land Act 1998.

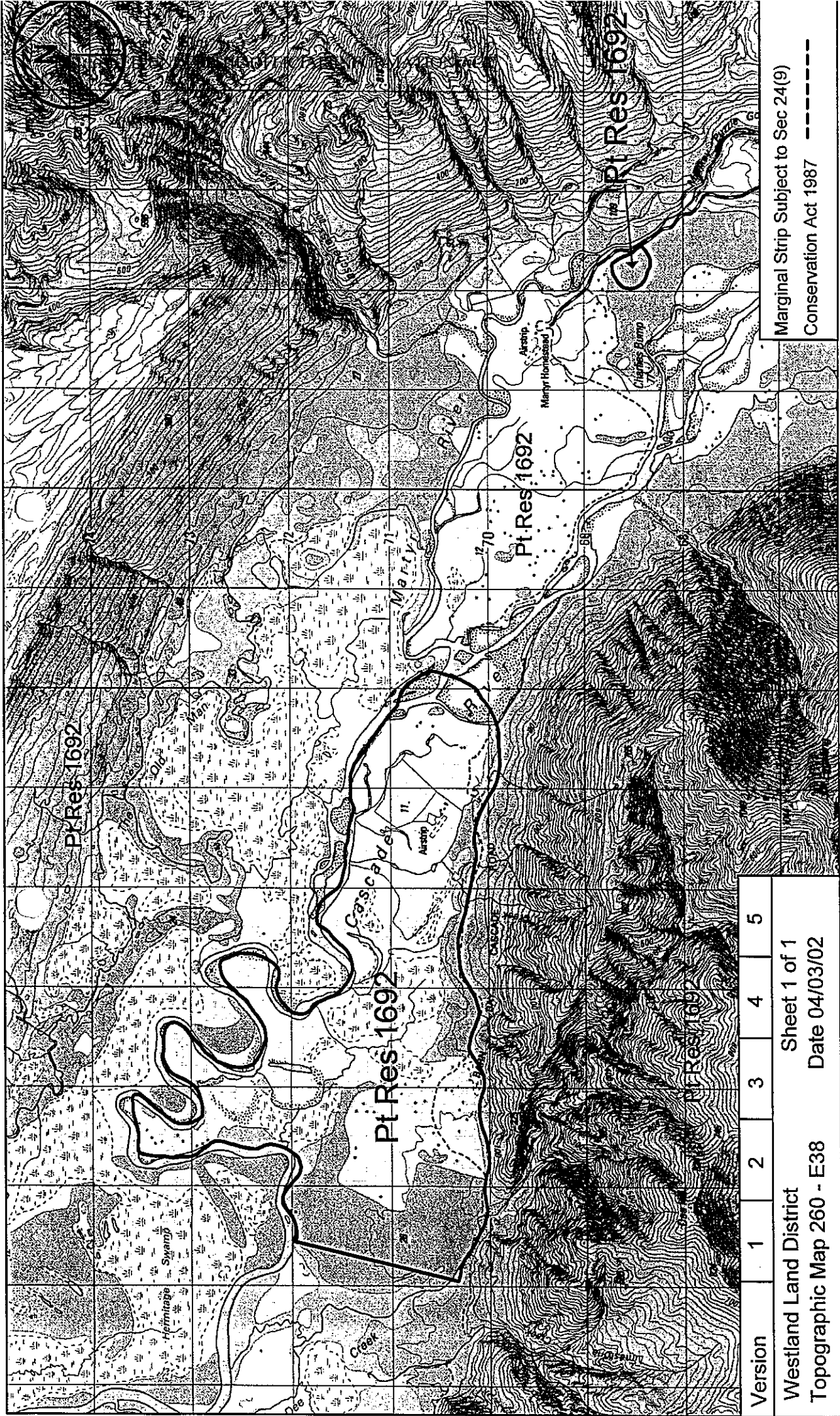
LAND STATUS REPORT for Lower Cascade Tenure Review	LIPS Ref: 12632
Property 1 of 1	

Land District	Westland.
Legal Description	Part Reserve 1692 (Part Runs 69 and 77), situated in Blocks VI, IX, X, and XI, Cascade Survey District.
Area	1375.9312 hectares.
Status	Crown land subject to the Land Act 1948.
Instrument of title / lease	Computer Interest Register (Pastoral Lease) WS1C/76 pursuant to Section 66 and registered under Section 83 of the Land Act 1948 as varied by Memorandum of Renewal 78647 (registered copy missing).
Encumbrances	Subject to 28670 Caveat by Robert Patrick Nolan, Desmond Joseph Nolan and Kevin Nolan.
Mineral Ownership	The Mines and Minerals are owned by the Crown because the land has never been alienated from the Crown since its acquisition for settlement purposes from the former Maori owners under the 1860 Arahura Deed of Purchase.
Statute	Land Act 1948 and Crown Pastoral Land Act 1998.

Data Correct as at	30 April 2002.
[Certification Attached]	Yes.

Prepared by Crown Accredited Supplier	Don McGregor, McGregor Property Services Limited, Christchurch for and on behalf of Q.V. Valuations.
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NOTES: This information does not affect the status of the land but was identified as possible requiring further investigation at the due diligence stage: See Crown Pastoral Standard 6	<ol style="list-style-type: none"> 1) Please note that there are no reservations as to the provision of Marginal strips against the lease. However any future permanent disposition will be subject to Marginal Strips applying in respect of all rivers and streams over 3 metres in width in accordance with the Conservation Act 1987. 2) The topographical plan attached shows the Barn Bay- Cascade Road as being a formed track. The track would appear to have been upgraded, formed as road and surveyed (S.O. 12519) but has as yet not been legalised.
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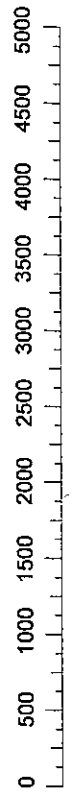


Marginal Strip Subject to Sec 24(9)
Conservation Act 1987 -----

Version	1	2	3	4	5
Westland Land District	Sheet 1 of 1				
Topographic Map 260 - E38	Date 04/03/02				

Lower Cascade

Scale 1:50000



ANDERSEN & ASSOCIATES
REGISTERED SURVEYORS

PO Box 13-343
Christchurch
Ph: 03 379 9901

Lake Jumbuck

PT RES 1692
State Forest Land (DoC Control)
Gaz 1819 p 1284 (Sec 62 Conservation Act 1987)

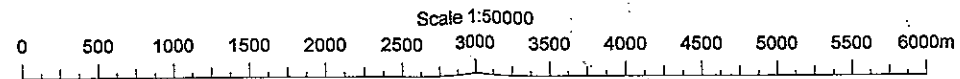
PT RES 1692
CTS 1C/76, 1C/77

RS 2530
40.7000
SO 1033

Disappearing Lake

Delta Tarn

Snake Tarns



LAND STATUS REPORT

**for
Tenure Review**

LOWER CASCADE

**Prepared by Don McGregor, McGregor Property Services Limited
for and on behalf of Q.V. Valuations**

March 2002

Project Number : QVV 360

This report has been prepared on the instruction of Land Information New Zealand in terms of Contract No : 50272 (as yet undated) and is undertaken for the purposes of the Crown Pastoral Land Act 1998.

LAND STATUS REPORT for Lower Cascade Tenure Review				LIPS Ref. 12632
Property	1	of	1	

Land District	Westland
Description	Part Reserve 1692 (Part Runs 69 and 77), situated in Blocks VI, IX, X and XI, Cascade Survey District.
Area	1375.9312 hectares.
Status	Crown land subject to the Land Act 1948.
Instrument of title / lease	Computer Interest Register (Pastoral Lease) CL WS1C/76 pursuant to Section 66 and registered under Section 83 of the Land Act 1948 as varied by Memorandum of Renewal 78647 (registered copy missing).
Encumbrances	Subject to 28670 Caveat by Robert Patrick Nolan, Desmond Joseph Nolan and Kevin Nolan.
Statute	Land Act 1948 and Crown Pastoral Land Act 1998.

Data Correct as at	2 April 2002.
[Certification Attached]	Yes

Prepared by	Don McGregor
Crown Accredited Supplier	McGregor Property Services Limited, Christchurch for and on behalf of Q.V. Valuations

Certification:

Pursuant to section 11(1)(f) 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: 4/4/2002


R Moulton, Chief Surveyor (Westland Land District)
 Land Information New Zealand, Christchurch Region

Notes: A thorough search of the existing file records has not identified details of the underlying appellations (Part Runs 69 and 77) and consequently the spatial record (Part Reserve 1692) prevails.

CERTIFICATION

Report to the Chief Surveyor, Christchurch, for certification of Status Investigation for LOWER CASCADE Pastoral Lease Tenure Review.

1. I, Donald McGregor of McGregor Property Services Limited, acting for and on behalf of QV Valuations, certify that the status report enclosed for certification is in order for signature.
2. In giving this certification I, Donald McGregor of McGregor Property Services Limited, acting for and on behalf of Q.V. Valuations, undertake 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
McGregor Property Services Limited
Accredited Supplier
5 March 2002

APPENDIX 1



COMPUTER INTEREST REGISTER UNDER LAND TRANSFER ACT 1952



Historical Search Copy


R.W. Muir
Registrar-General
of Land

Identifier WS1C/76
Land Registration District Westland
Date Registered 21 September 1962 02:46 pm

Prior References
WS50/47

Type	Lease under s83 Land Act 1948		
Area	1375.9312 hectares more or less	Term	33 years from 1st July 1954 and renewed for a term of 33 years commencing 1st July 1987

Legal Description Part Run 69 and Part Run 77

Original Proprietors

Maurice Francis Gerard Nolan as to a 1/2 share
Kathleen Mary Nolan as to a 1/2 share

Interests

28670 CAVEAT BY ROBERT PATRICK NOLAN, DESMOND JOSEPH NOLAN AND KEVIN NOLAN - 13.3.1963 AT 12.00 PM

78647 Renewal of the within Lease for a term of 33 years commencing 1st July 1987 and varying annual rent and rental value - 15.3.1988 at 2.00 pm

110725.7 Mortgage to The New Zealand Guardian Trust Company Limited - 25.9.1998 at 11.00 am

Identifier

WS1C/76

10/76
157- L & R - R 16
Issued in Lieu of Leases
former references Vol. 50 Fol. 47 (part)
Vol. Fol.
L. and S. Reference P - 2
No. 62 H/10 251 10/10
Folio 76 Assistant Land Registrar
Vol. 10 Folio 76
Entered in the Register-Book,
the 21st day of September
at 2.45 o'clock.



Not Registered under Land Transfer Act. Registered under Section 83 Land Act, 1948 WESTLAND

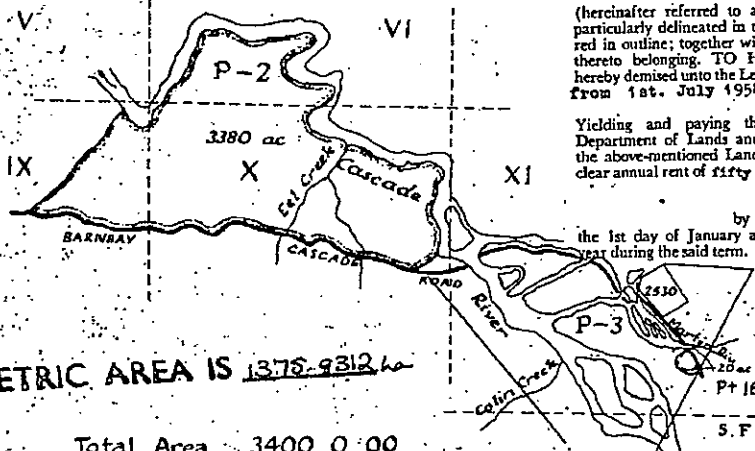
LAND DISTRICT

Assistant Land Registrar WESTLAND

This Deed, made the first day of July one thousand nine hundred and Sixty-two between HER MAJESTY the QUEEN (who, with her heirs and successors, is hereinafter referred to as "the Lessor"), of the one part, and ROBERT PATRICK NOLAN, DESMOND JOSEPH NOLAN and KEVIN NOLAN all of Oamaru, as tenants in common in equal shares

LAND & DEEDS	
Name:	C.L.
Date:	21 SEP 1962
Time:	2.45
Fee:	15/-
Abstract No.:	319

Pt R 1692
P. S. F.



in New Zealand Farmers (who, with their executors, administrators, and permitted assigns, is hereinafter referred to as "the Lessee"), of the other part, WITNESSETH that, in consideration of the rent hereinafter reserved, and of the covenants, conditions, and agreements herein contained or implied and on the part of the Lessee to be paid, observed, and performed, the Lessor does hereby demise and lease unto the Lessee ALL that piece or parcel of land containing by admeasurement 3,400 acres being part Runs 69 and 77 situated in Blocks VI, IX and X, XI, Cascade Survey District.

(hereinafter referred to as "the said land") as the same is more particularly delineated in the plan drawn hereon and therein coloured red in outline; together with the rights, easements, and appurtenances thereto belonging. TO HOLD the said premises intended to be hereby demised unto the Lessee for the term of 33 years from 1st. July 1954

Yielding and paying therefor during the said term unto the Department of Lands and Survey at the Principal Land Office for the above-mentioned Land District at Hokitika the clear annual rent of fifty pounds (£50. 0. 0)

by equal half-yearly payments in advance on the 1st day of January and the 1st day of July in each and every year during the said term.

AND it is hereby declared and agreed that these presents are intended to take effect as Pastoral Lease under the Section 93 Land Act, 1948.

and that subject as aforesaid the terms and conditions thereof are, with the necessary modifications, the same as those contained or implied in Pastoral Lease No 1

registered as Volume 50 Folio 47 WESTLAND Registry.

SCHEDULE OF IMPROVEMENTS BELONGING TO THE CROWN

N/A

In Witness, whereof the Commissioner of Crown Lands for the Land District of WESTLAND, the Lessor, hath hereunto set his hand, and these presents have also been executed by the said Lessee.

Signed by the said Commissioner, on behalf of the Lessor, in the presence of—

Witness: [Signature]
Occupation: Landlord
Address: Sumner, Hokitika

M. A. Broudie Commissioner of Crown Lands
R. P. Wilson R. P. Wilson
D. J. Wilson D. J. Wilson
Witness Lessee

Signed by the above-named Lessee, in the presence of—
Witness: [Signature] [Signature]
Occupation: [Occupation]
Address: [Address]

10/76

WITNESSES
OCCUPATION:
ADDRESS:

Register copy for L. & D. 69, 71, 72

Identifier

WS1C/76

10/76

Registered under Land Transfer Act, 1948.

2864 Transfer the registered proprietors to the abovesaid Robert Patrick Nolan produced 12/12/1962 at 2 o'clock
[Signature]
A.L.R.

28670 Consent by the Robert Patrick Nolan, Diamond Patrick Nolan and Klaus Nolan produced 12/3/1963 at 12 noon
[Signature]
A.L.R.

29590 Mortgage to Bank of New Zealand Caveator under Caveat 28670 consented 18-12-1963 at 2.10 o'clock
DISPOSED 1983
251
[Signature]
A.L.R.
Consent above

CERTIFIED to be a true copy of C.T. 62-125 except as to colour & scale. 7/7/1985
[Signature]
A.L.R.

43702 Mortgage to The State Advances Corporation of New Zealand (the caveators under Caveat 28670 consenting) - 28-5-1973 at 1.50 o'clock
DISPOSED 1983
251
[Signature]
A.L.R.

43703 Memorandum of Priority making Mortgage 43702 a first mortgage and Mortgage 29590 a second mortgage - (the caveators under Caveat 28670 consenting) - 28-5-1973 at 1.50 o'clock
[Signature]
A.L.R.

51381.1 Mortgage to The Rural Banking and Finance Corporation of New Zealand with consent of Caveators under Caveat 28670 - 15-4-1977 at 10.16a.m.
DISPOSED 1983
251
[Signature]
A.L.R.

51381.2 Memorandum of Priority making Mortgage 51381.1 a second Mortgage and Mortgage 29590 a third Mortgage - 15-4-1977 at 10.16a.m.
[Signature]
A.L.R.

68878 Transfer of an undivided one-half share to Noreen Mary Nolan of Paroa, Married Woman - 21.6.1984 at 2 o'clock. (with caveators consent under Caveat 28671)
[Signature]
A.L.R.

of the share of Robert Patrick Nolan
69792 Transmission to Noreen Mary Nolan of Paroa, Widow and Alan Gerard Stobie of Hokitika, Solicitor as Executors 15.10.1984 at 2 o'clock.
[Signature]
A.L.R.

75811.2 Certificate pursuant to Section 41 of the Rural Banking and Finance Corporation Act 1974 affects Mortgage 43702 - 5.2.1987 at 2.30 o'clock.
[Signature]
A.L.R.

78647. Renewal of the within lease for a term of 33 years commencing 1st July 1987 and varying annual rent and rental value - 15.3.1988 at 2 o'clock.
[Signature]
A.L.R.

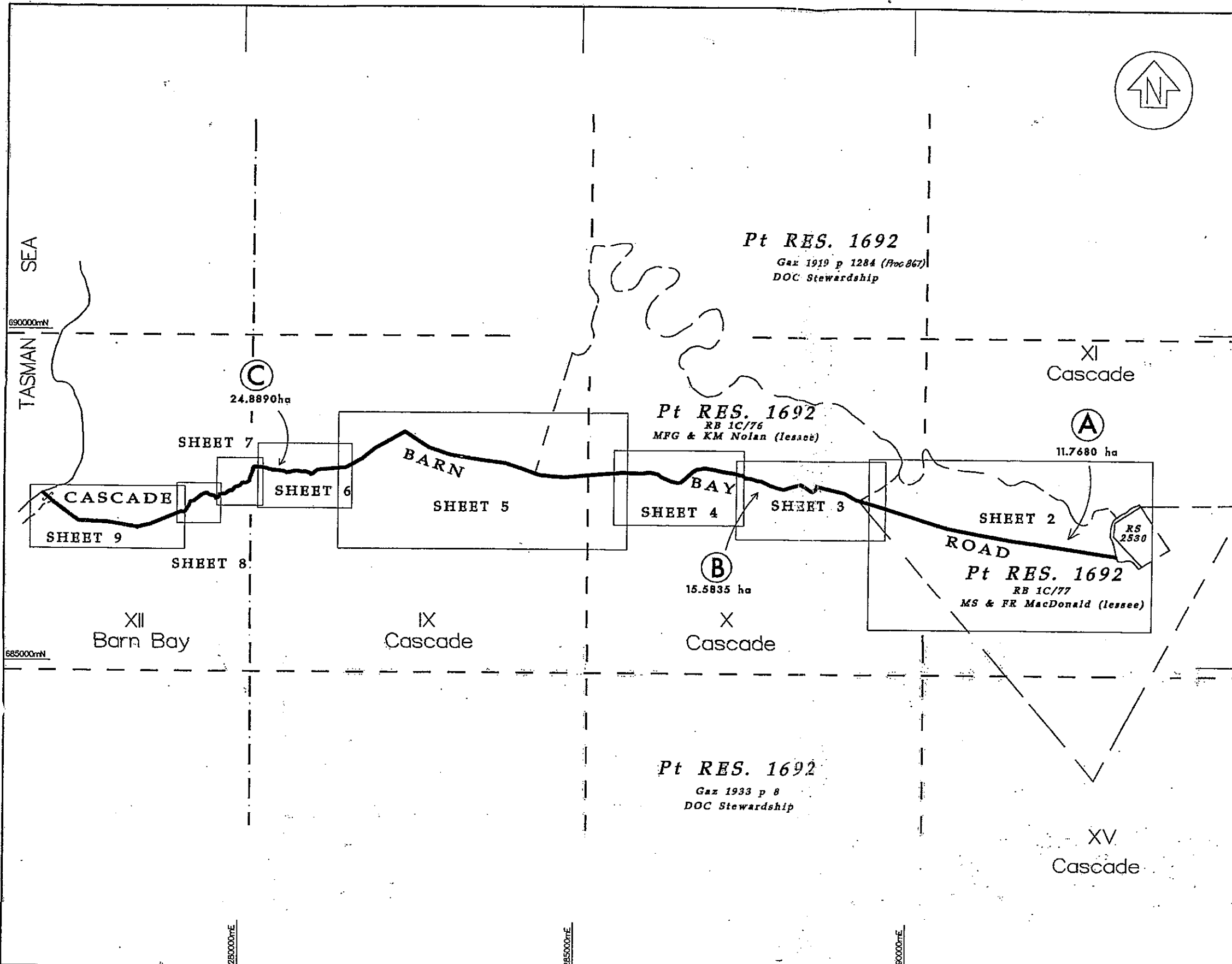
Transfer 092717.1 to Maurice Francis Gerard Nolan of Okuru, Farmer and Kathleen Mary Nolan his wife - as tenants in common in equal shares - 16.9.1992 at 11 o'clock.
[Signature]
A.L.R.

Mortgage 092717.2 to The Rural Banking Corporation - 16.9.1992 at 11 o'clock.
[Signature]
A.L.R.

110725.7 Mortgage to The New Zealand Guardian Trust Company Limited 25.9.1998 at 11.00.
[Signature]
FOR DLR



APPENDIX 2



Approvals

Land to be Declared Road

Shown	Appellation	CT	Area
(A)	Pt Res 1692 situated in Blocks X & XI Cascade Survey District.	RB 1C/77	11.7680 ha
(B)	Pt Res 1692 situated in Blocks IX & X Cascade Survey District.	RB 1C/76	15.5835 ha
(C)	Pt Res 1692 Situated in Block IX Cascade Survey District and Block XII Barn Bay Survey District.	Gaz. 1919 p. 1284 (Proc. 867)	24.8890 ha

Total Area 52.2405 ha

Comprised in Gaz. 1919 p 1284 (Proc. 867) Alloc. to D.O.C. E38/8 (A); RB 1C/76 (A); RB 1C/77 (A);

I, **LYNDA MAREE WATSON**
 Registered Surveyor and holder of an annual practising certificate for who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

Dated at Hokitika this 12th day of February 1999 Signature *L.M. Watson*

Field Book E38 p. 11-36 Traverse Book B1 p. 1-4
 Reference Plans SO 1033, SO 11883, SO 12453

Examined Correct *EL*

Approved as to Survey *M. Richards*
 26/2/99 Chief Surveyor

Deposited this . day of 19....

District Land Registrar

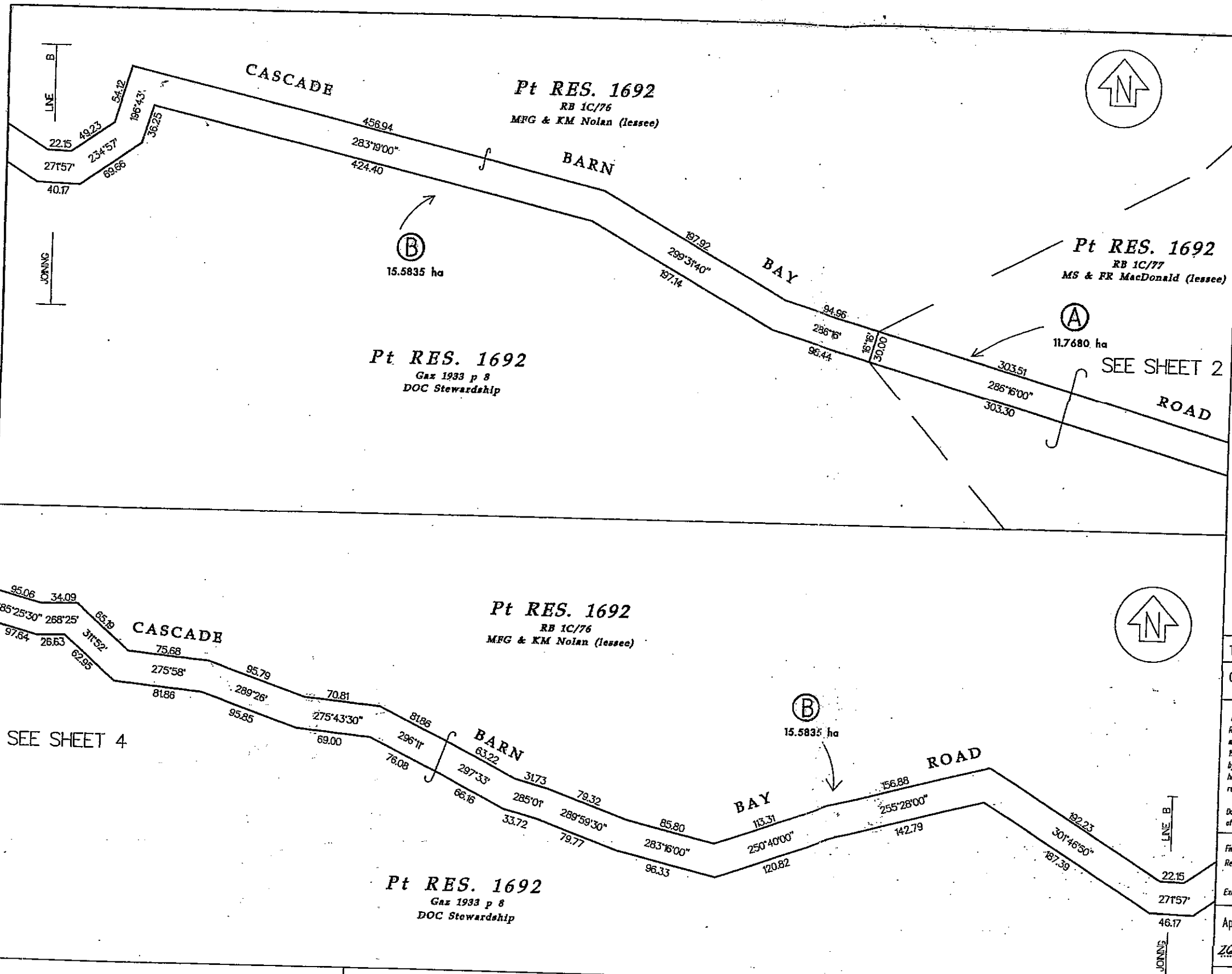
File 7975-WDC Received 18.2.99. Instructions 103373

SHEET 1 of 9
SO 12519

LAND DISTRICT WESTLAND
 Survey Blk. & Dist. IX, X, XI, XV Cascade, XII Barn Bay
 NZMS 261 Sheet E38 Red Map No.

LAND TO BE DECLARED ROAD

Territorial Authority: Westland District Council
 Surveyed by TERRALINK NZ LIMITED
 Scale 1:40000 Date March-June 1997



Approvals

Total Area ~

Comprised in ~

I. LYNDIA MAREE WATSON
Registered Surveyor and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to section 25 of the Survey Act 1984 hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

Dated at Hokitika this 9th day of February 1998
Signature: *L. Watson*

Field Book 1516 p. 11 - 36 Traverse Book 81 p. 1-4
Reference Plans SO 1033, SO 1883, SO 12453

Examined Correct *EL*

Approved as to Survey
26/2/99 *M. Richards*
Chief Surveyor

Deposited this . day of 19.....
District Land Registrar

File 7975-WDC
Received 18.2.99.
Instructions 10373

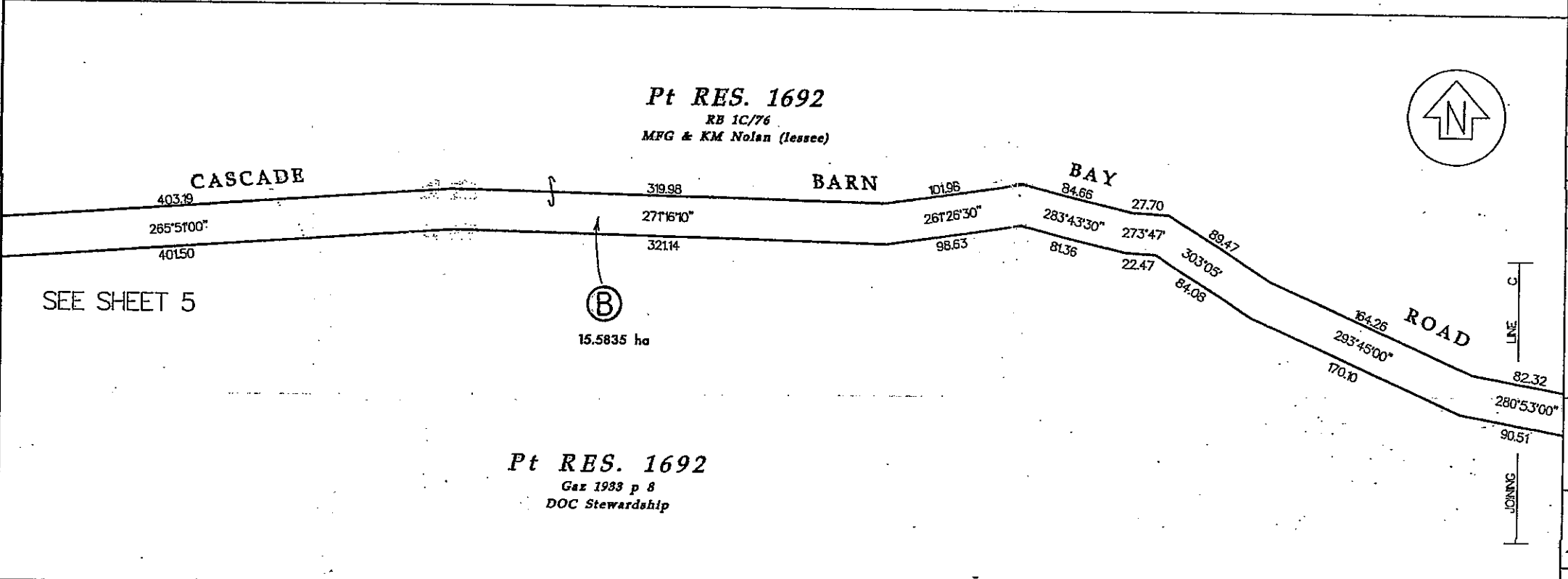
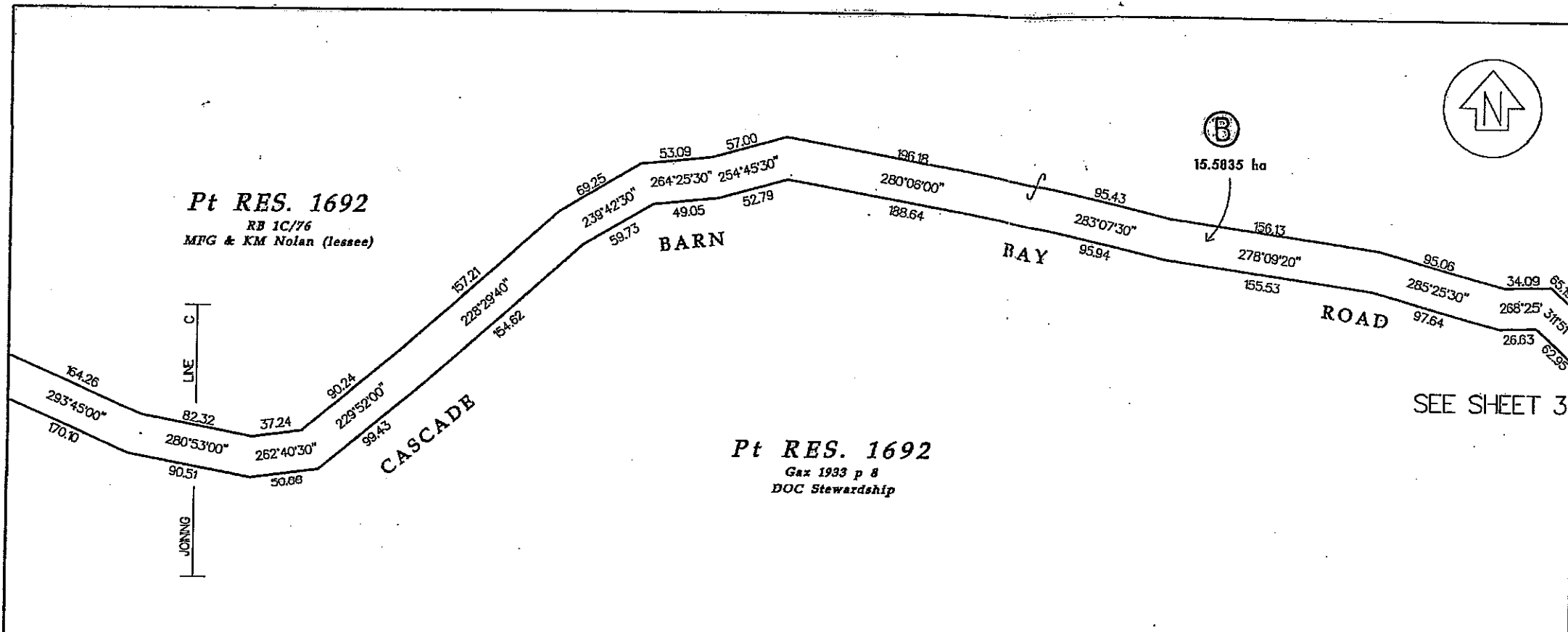
SHBT 3 of 9
SO 12519

Approved LH 94/14

LAND DISTRICT WESTLAND
Survey Blk. & Dist. IX, X, XI, XV Cascade, XII Barn Bay
NZMS 261 Sheet E38 Rcd Map No.

DIAGRAM SHEET 3

Territorial Authority Westland District Council
Surveyed by TERRALINK NZ LIMITED
Scale 1 : 2500 Date March - June 1997



Approvals

Total Area ~

Comprised in ~

I, **LYNDA MAREE WATSON**
Registered Surveyor and holder of an annual practising certificate for who may act as a registered surveyor pursuant to section 25 of the Survey Act 1984 hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

Dated at Hokitika this 9th day of February 1998 Signature *L. Watson*

Field Book 1586 p. 11 - 35 Traverse Book 81 p. 1-4
Reference Plans SO 1033, SO 1183, SO 12453

Examined Correct *ES*

Approved as to Survey
26/2/99 *M. Richards*
Chief Surveyor

Deposited this day of 19....
District Land Registrar

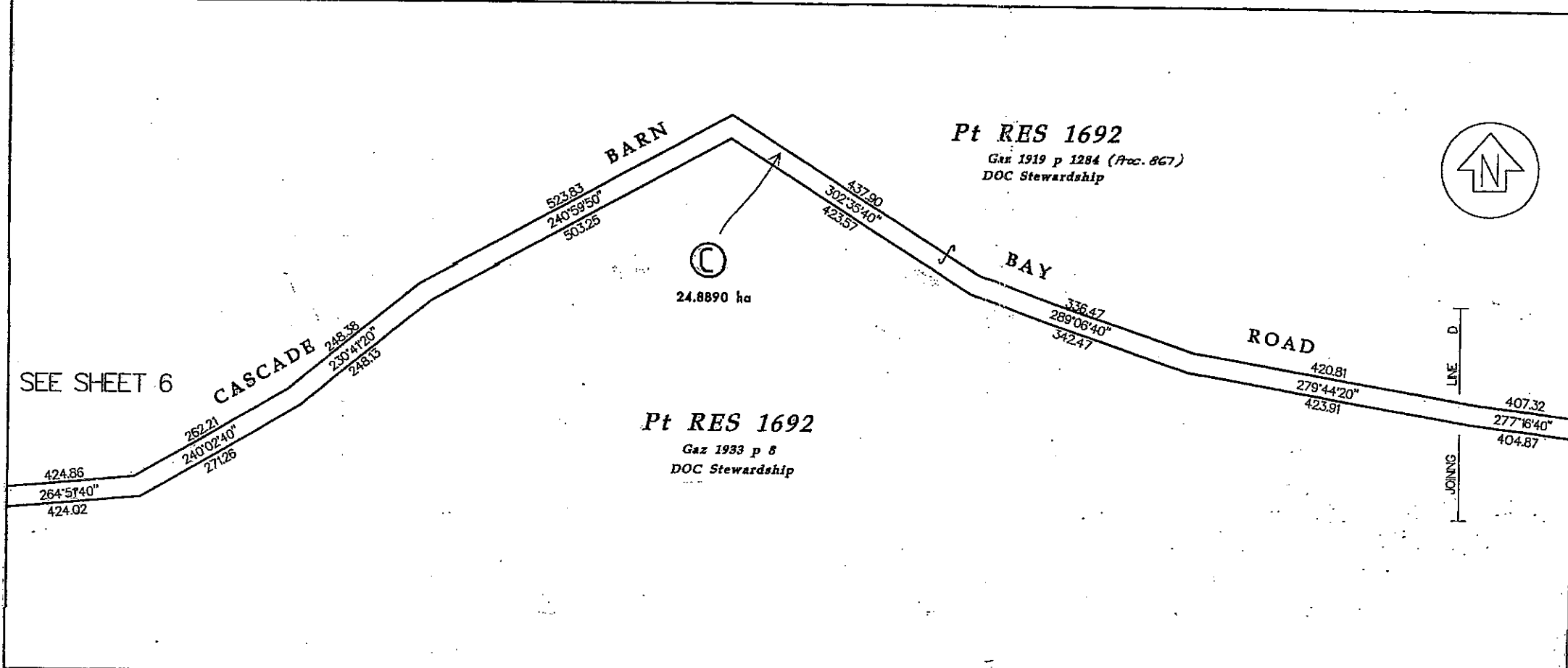
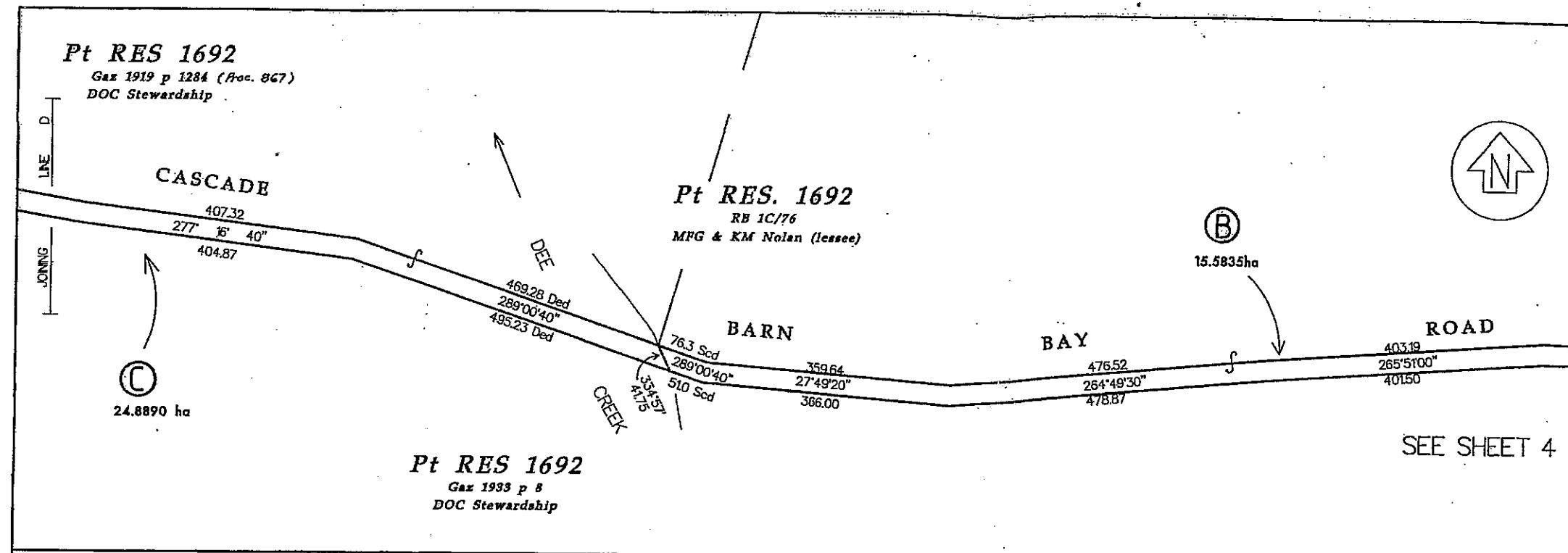
LAND DISTRICT WESTLAND
Survey Blk. & Dist. IX, X, XI, XV Cascade, XII Barn Bay
NZMS 261 Sheet E38 Rcd Map No.

DIAGRAM SHEET 4

Territorial Authority Westland District Council
Surveyed by TERRALINK NZ LIMITED
Scale 1 : 2500 Date March - June 1997

File 7975-WDC
Received 18.2.99. *ES*
Instructions 103373

SHEET 4 of 9
SO 12519



LAND DISTRICT WESTLAND
Survey Blk. & Dist. IX, X, XI, XV Cascade, XII Barn Bay
NZMS 261 Sheet E38 Rcd Map No.

DIAGRAM SHEET 5

Territorial Authority Westland District Council
Surveyed by TERRALINK NZ LIMITED
Scale 1 : 5000 Date March - June 1997

Approvals

Total Area ~

Comprised in ~

I, **LYNDA MARIE WATSON**
Registered Surveyor and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to section 25 of the Survey Act 1984 hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

Dated at Hokitika this 9th day of February 1998
Signature *L. Watson*

Field Book 1526 p. 11 - 25 Traverse Book 81 p. 1-4
Reference Plans SO 1033, SO 11883, SO 12453

Examined Correct *ES*

Approved as to Survey
26/2/99 *M Richards*
Chief Surveyor

Deposited this day of 19....
District Land Registrar

File 7975-WDC
Received 18.2.99
Instructions 10373

SHEET 5 of 9
SO 12519

Approved LH 94/16