

Crown Pastoral Land Tenure Review

Lease name : Mt ALGIDUS

Lease number : PC 039

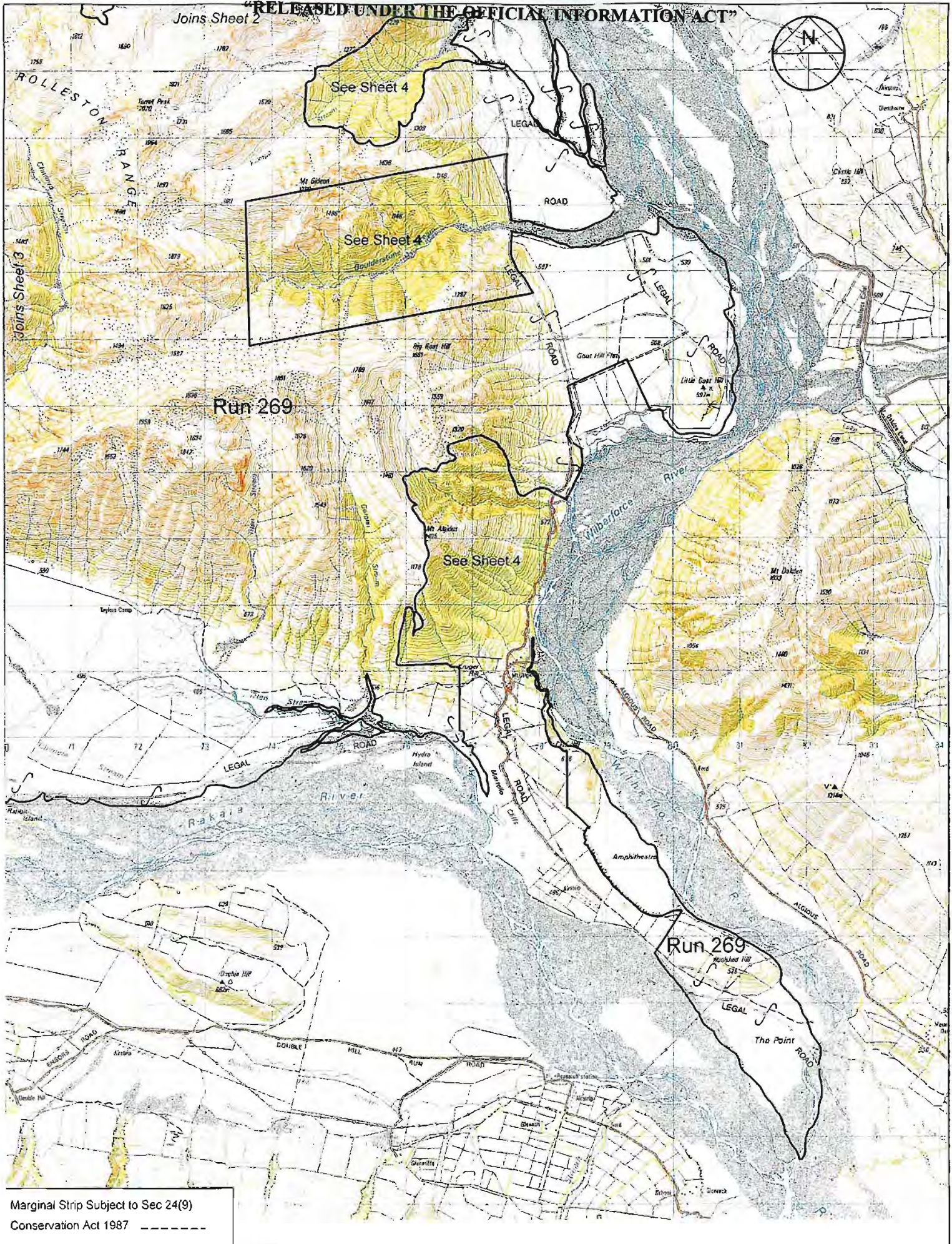
Due Diligence Report (including Status Report) - Part 3

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.

June 09



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

Mt Algidus

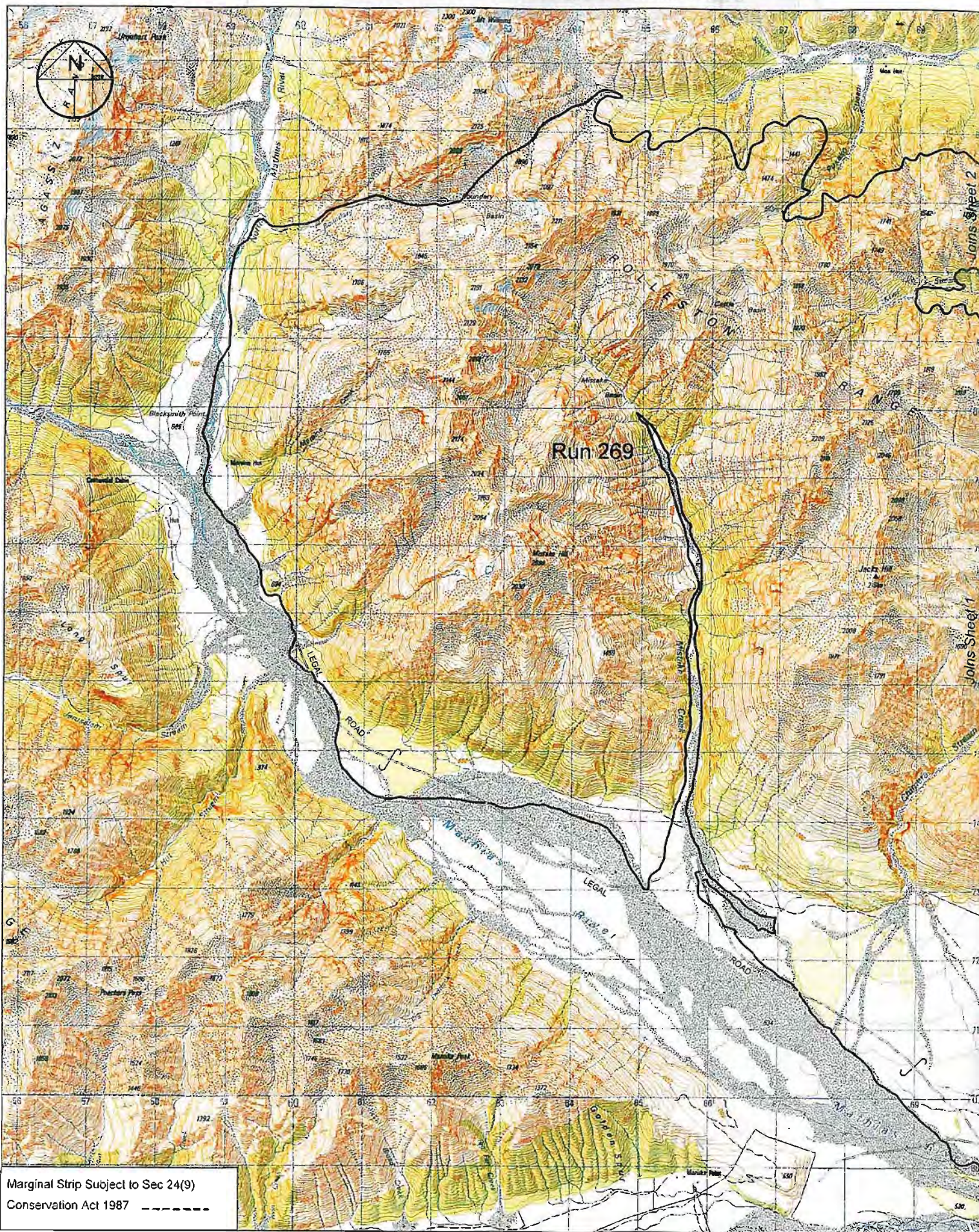
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0 500 1000 1500 2000 2500 3000 3500 4000 4500 5000



PO Box 13-343
Christchurch
Ph: 03 379 9901

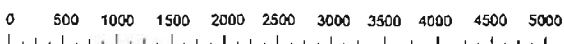
Version	1	2	3	4	5
Canterbury Land District			Sheet 1 of 4		
Topographic Map 260 - J34/35, K34/35			Date 28/03/02		



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

Mt Algidus

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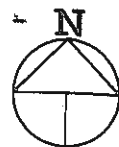


ANDERSEN & ASSOCIATES
REGISTERED SURVEYORS

PO Box 13-343
Christchurch
Ph: (03) 379 5901

Version	1	2	3	4	5
Canterbury Land District				Sheet 3 of 4	
Topographic Map 260 - J34/35, K34/35				Date 28/03/02	

Run 269



Res 3306

4589.1352 ha
SO 11563
State Forest
(See Report 2 of 2)

Kiwi

Stream

ROAD ROAD

Wilberforce

River

Res 3307

250.9051 ha
SO 11563
State Forest
(See Report 2 of 2)

Kakapo

Stm

Run 269

Res 3308

829.6055 ha
SO 11563
State Forest
(See Report 2 of 2)

Boulderstone

Stream

Run 269

Mt Algidus

Res 3309

477.5290 ha
SO 11563
State Forest
(See Report 2 of 2)

River

Wilberforce

Run 269

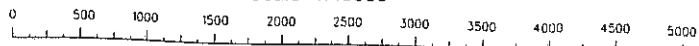
Titan Stm

ROAD ROAD

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

Mt Algidus

Scale 1:40000

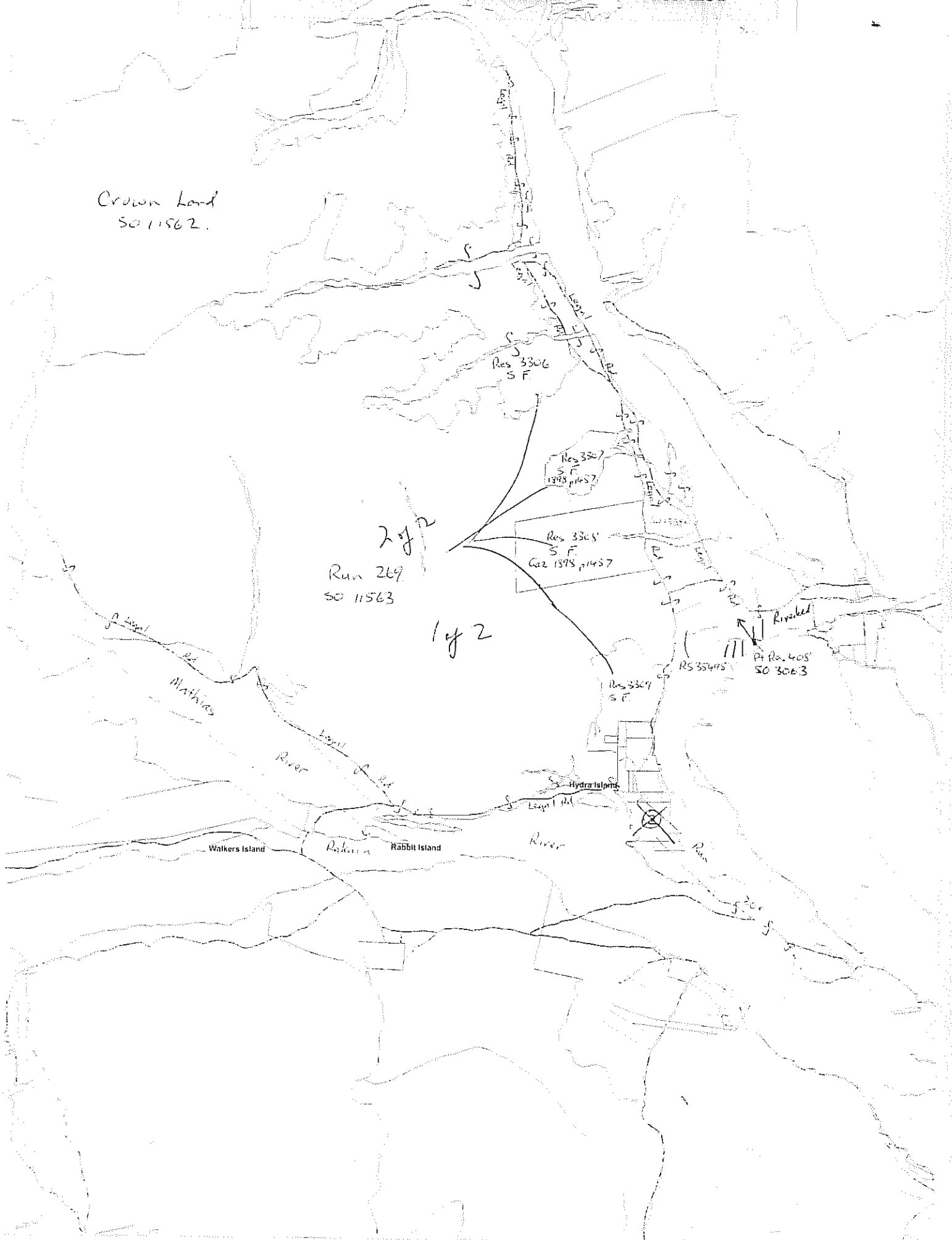


Version	1	2	3	4	5
Canterbury Land District					Sheet 4 of 4
Topographic Map 260 - J34/35, K34.35 Date 28/03/02					

Crown Land
SO 11562.

2 of 2
Run 269
SO 11563

1 of 2



Mt Algelus
Scale 1:100000

0 2000 4000 6000 8000 10000 12000m

CONTENTS

PROPERTY 1 OF 2

Appendix A – Land Status Report (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 by Chief Surveyor).

PROPERTY 2 OF 2

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

LAND STATUS REPORT

for
Tenure Review

MT ALGIDUS

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

May 2002

**PROPERTY 1 OF 2
LAND STATUS REPORT**

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

"RELEASED UNDER THE OFFICIAL INFORMATION ACT"

Q.V. VALUATIONS
CHRISTCHURCH OFFICE

APPENDIX A1

Project No: QVV: 364

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 Mt Algidus Tenure Review	LIPS Ref 12752
Property 1 of 2	

Land District	Canterbury.
Legal Description	Run 269, situated in Blocks II VI IX X XI XIII XIV and XV Wilberforce, V VI VII VIII and IX Mathias, I II III V VI VII VIII and IX Oakden Survey Districts.
Area	21424.0579 hectares
Status	Crown land subject to the Land Act 1948.
Instrument of title / lease	Computer Interest Register (Pastoral Lease) CB574/69 pursuant to Section 66 and registered under Section 83 of the Land Act 1948 as varied by Memorandum of Renewal 834052.1.
Encumbrances	Subject to Part IVA of the Conservation Act 1987, upon disposition.
Mineral Ownership	The Mines and Minerals are owned by the Crown because the land has never been alienated from the Crown since its acquisition for settlement purposes from the former Maori owners under the 1848 Kemp Deed of Purchase
Statute	Land Act 1948 and Crown Pastoral Land Act 1998.

Data Correct as at	2 May 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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<p>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</p>	<ol style="list-style-type: none"> 1) Please note additional Land Status Report of land within the periphery of the lease. 2) Computer Interest Register (Pastoral lease) CB574/69 does not but S.O.s 11026, 11562 and 11563 contain a notation that the lease is subject to Section 58 of the Land Act 1948 applying in respect of all rivers and streams in excess of 3 metres in width. However such strips are 'notional' only pending disposition of the land. 3) The attached topographical shows that formed tracks deviate from the legal road line especially in the southern parts of the Run.
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LAND STATUS REPORT for Mt Algidus Tenure Review		LIPS Ref 12752
Property 1 of 2		
Research Data: <u>Some Items may not be applicable</u>		
SDI Print Obtained	Yes.	
NZMS 261 Ref	J34/35 and K 34/35	
Local Authority	Selwyn District Council	
Crown Acquisition Map	Kemp Deed of Purchase	
SO Plans	<p>SO 3063—Plan of R 408 (Approved circa 1884).</p> <p>SO 11062— Plan of Lake Heron area including Run 269 "Mt Algidus" (Approved 1968).</p> <p>SO 11562 - Plan of Kaniere area including top of Run 269 "Mt Algidus" (Approved 26 March 1971)</p> <p>SO 11563— Plan of Wilberforce" including Run 269 "Mt Algidus" (Approved 26 February 1971).</p>	
Gazette Notices	Not applicable.	
Lease Ref	Computer Interest Register (Pastoral Lease) CB 574/69 pursuant to Section 66 and registered under Section 83 of the Land Act 1948 as varied by Memorandum of Renewal 834052.1.	
Legalisation Cards	Searched. Not applicable.	
CLR	Confirms Pastoral Lease tenure.	
Allocation Maps (if applicable)	<p>Searched. No DoC, SOE or UCL Allocations within the periphery of the lease.</p> <p>Adjoining DoC Allocations are J34 - 1 (SO 17111), J35 (SO 17112), K34-8 & 10 (SO 17120 & 17121) and, K35-1 (SO 17121) - Stewardship Land subject to Section 62 of the Conservation Act 1987.</p> <p>Extracts of Schedules and Allocation Maps attached.</p>	
VNZ Ref - if known	V R. 24260/1700.	
Crown Grant Maps	Not applicable.	
Subject Land Marginal Strip:		
a) Type [Sec 24(9) or Sec 58]	a) Refer to Notes above.	
b) Date Created	b) Not applicable.	
c) Plan Reference	c) Not applicable.	

LAND STATUS REPORT for Mt Algidus Tenure Review	LIPS Ref 12752
Property 1 of 2	

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 Proclamation c) Gazette Ref:	a) SO Plans 11026, 11562 and 11563 as supported by Topo Plans 8P, 27P, 32P and 50P denote Roads coloured burnt sienna as legal by Section 110A of the Public Works Act 1928. b) Not applicable. c) Not applicable.
Other relevant information a) Concessions – Advice from DOC or DTZ New Zealand Ltd. b) Subject to any provisions of the Ngai Tahu Claims Settlement Act 1998 c) Mineral Ownership d) Other Info	a) No current DOC concessions exist within the lease boundaries. The only DOC interests are in the Margnal Strips existing and those yet to be defined. No concessions are administered by DTZ New Zealand Limited within the periphery of the lease. b) Part 9 of the Ngai Tahu Claims Settlement Act 1998, upon disposition. c) Mines and Minerals are owned by the Crown because the land has never been alienated from the Crown since its acquisition for settlement purposes from the former Maori owners under the 1848 Kemp Deed of Purchase. d) Not applicable.

A2 plan could not be scanned.

Please refer Mt Algidus file ref:
CON/50272/09/12752/1

SO Plans (Additional)

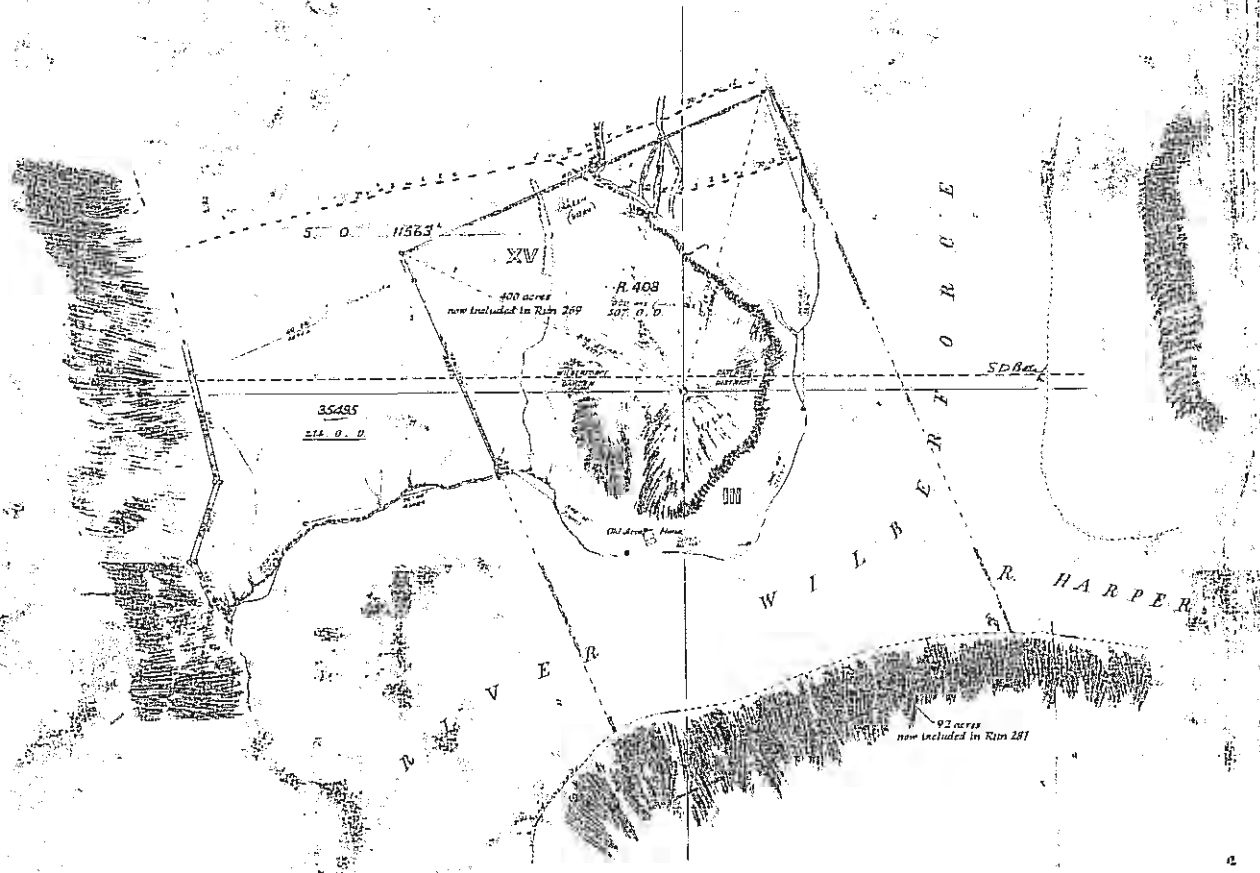


S.O. 3063

PART OF
WILBERFORCE AND OAKDEN DISTRICTS

J.E. PICKETT. JUNE 1884.

SCALE. 40 CHAINS TO AN INCH.



S.O. 3063

3063

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This plan represents the most accurate planimetric definitions available at this date of the boundaries of the lands listed below.

[Signature]
Chief Surveyor
26/3/77

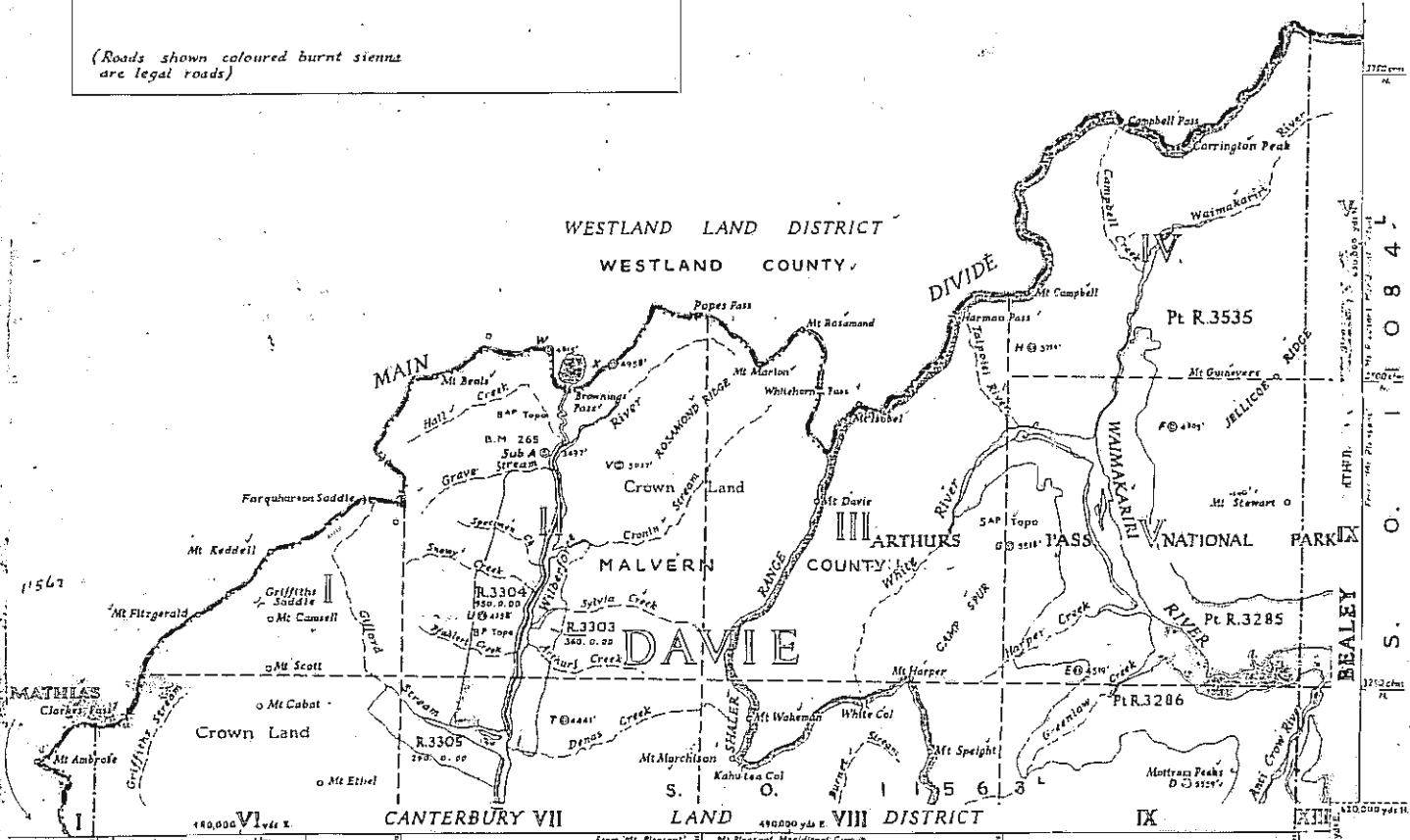
KANIERE
N.Z.M.S. 177 S.58

Scale: 60 chains to an inch

Schedule

Appellation	Former Area	New Part	Area Total	Gazette Notice
Permanent State Forest				
R.3303	500.0.00		360.0.00	1898 p.1457
R.3304	700.0.00		950.0.00	"
R.3305	300.0.00		290.0.00	"
Arthurs Pass National Park				
Pt R.3285	1360.0.00	see S.O.1108*		Sec 9, N.P. Act 1952
Pt R.3286	2700.0.00	see S.O. 10995*		"
Pt R.3535	16060.0.00	80,280.0.00		"
C.L.(Riverbed, etc)	815.0.00			"

(Roads shown coloured burnt sienna are legal roads)



11562
S. O. 1108 L
11563

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11562

Extract of CLR

10 FEB 1987

Description: Run 269 "Mt Algidus"

Situated in: Maitland, Wilberforce and Oakden Survey District

S.O. Plan: _____ Local Authority: Midvale County Council Area: 21424 0579 m²/ha

DETAILS OF LEASE OR LICENCE							
Main File	Selector	File	Date of Selection	Term Years / From	R.V. Price	A/Rent Instalment	Det. Exp.
	<u>GC 25 P 1011</u>	<u>P 39</u>	<u>1.3.54</u>	<u>33 1.7.54</u>	<u>13110.00</u>	<u>1600.00</u>	<u>26/6/57</u>

DETAILS OF RESERVATIONS							
Purpose or Classification	Gazette		Administering Body	Vested		Control & Management	
	Year	Page		Year	Page	Year	Page

Valuation Ref: 24260 - 1 C.L./C.T./Deeds Ref: 574 | 69

Name of Reserve/Locality: _____

Description: Run 269 "Mt Algidus"

Extracts of Allocation maps

S.O. 17121

NZMS 261

SCHEDULE PURSUANT TO C 62

Sheet 1 of 3

Sheet K35

CONSERVATION ACT 1987

No.	DESCRIPTION	AREA	DEEMED OWNER	CATEGORY	AGREEMENT or COVENANT	CASE No.
1	Pt Rakaiia River Bed adj Run 269 & R.S. 31272 BIKs V, VI, VII Oakden S.D.	265.0ha	DOC	8		
		Subject to Survey				
2	R.S. 39658 BIKs III & VII Coleridge S.D.	708.1998ha	"	8		
3	See Schedule SO 17121 Number 3			Category 31	Parcel 3 Deleted Refer SAS(90)M5/1, HD Memo 28/03/90 File 6700-01 fol. 43 <i>R.P. Jew</i> 24/4/90 Chief Surveyor	
4	R 3293 BIK VIII & XII Coleridge S.D.	80.937ha	"	7		
5	Crown Land adj legal Road & Rakaiia River BIK VI Glenrock S.D.	5.0ha	"	8		
		Subject to Survey				
6	Crown Land adj RS 33084 BIK XIV Coleridge S.D.	2.0234ha	"	8		
7	Pt R 3294, Pt R 3120, R 4685, RS 13591 BIKs IX, XIII, XIV Kowai S.D. BIK I Hororata S.D. BIK XVI Coleridge S.D. BIK III Fighting Hill S.D.	2408.1379ha	"	7		
8	Crown Land adj Pt R 3294 BIK III Fighting Hill, BIK XVI Coleridge S.D.	320.0000ha	"	8		

CATEGORIES		CERTIFIED CORRECT <i>J. Wilson</i>		CHIEF SURVEYOR 28-4-87	
1	NOT USED	4	Crown land and State Forest land allocation approved by the Special Ministerial Coordinating Committee on 21 January 1987;	7	Crown land and State Forest land allocation approved by the Special Ministerial Coordinating Committee on 11 March 1987.
2	State Forest Land allocation approved by Special Ministerial Coordinating Committee on 26 November 1986;	5	NOT USED	8	Crown land subject to Sections 66A, 67, 68 and 165 Land Act 1949 and Unalienated Crown land not previously accounted for, approved in accordance with the Special Ministerial Coordinating Committee's decision of 25 March 1987.
3	Crown land allocation approved by the Special Ministerial Coordinating Committee on 3 December 1986;	6	State Forest land allocations approved by Cabinet following the Blakely report on West Coast Forests.		

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S.O. 17120

NZMS 261

SCHEDULE PURSUANT TO SEC 62

Sheet 1 of 3

Sheet K34

CONSERVATION ACT 1987

No.	DESCRIPTION	AREA	DEEMED OWNER	CATEGORY	AGREEMENT or COVENANT	CASE NO.
1	See schedule for S.O. 17112 (Number 11)					
2	Pt. R. 403 Blks XIV, XV Bealey S.D.	257.1347 ha.	DCC	3		
3	Crown Land & Pt. Waimakariri Riverbed adjoining S.H. 75 fronting Pt. Run 327 Blk XVI Bealey S.D.	subject to survey	"	8		
4	Pt. R. 394 Blk XIV Bealey S.D.	1.2671 ha	"	8		
5	Pt. R. 394 Blk XIV Bealey S.D.	subject to survey	"	8		
6	Pt. R. 394 Blk XV Bealey S.D.	23.0595 ha	"	8		
7	Pt. R. 3286 Blk XV Bealey S.D.	subject to survey	"	8		
8	Pt. R. 408 Blk III Oakden S.D.; Blk XV Witherforce S.D.	205.5803 ha	"	8		
9	Crown Land (Lake Ida) Blk I Coleridge S.D.	subject to survey	"	8		
10	See schedule for S.O. 17121 (Number 1)					

CATEGORIES

CERTIFIED CORRECT

Gawison

CHIEF SURVEYOR 28.4.87

1 NOT USED

2 State Forest Land allocation approved by Special Ministerial Coordinating Committee on 26 November 1986;

3 Crown land allocation approved by the Special Ministerial Coordinating Committee on 3 December 1986;

4 Crown land and State Forest land allocation approved by the Special Ministerial Coordinating Committee on 21 January 1987;

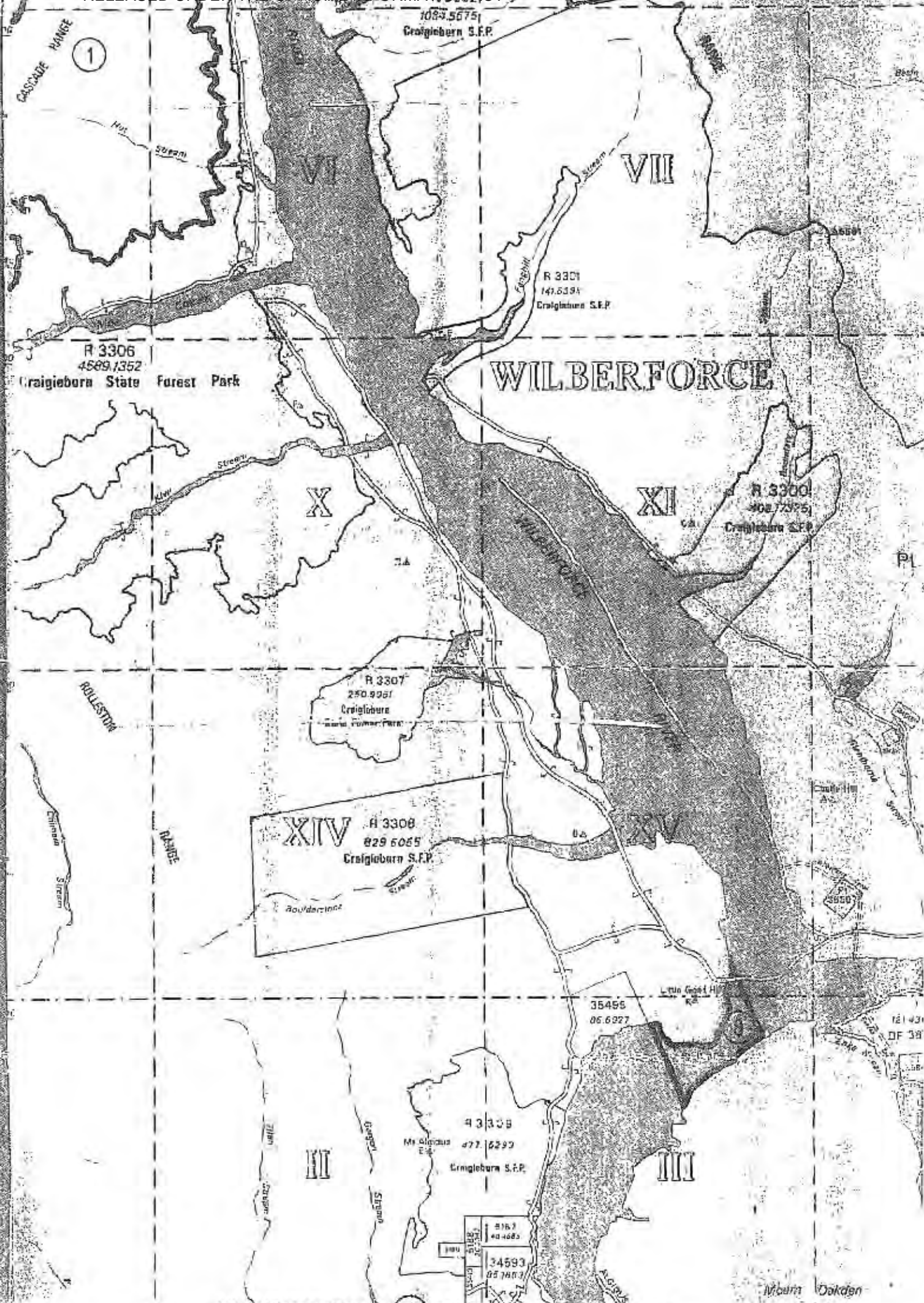
5 NOT USED

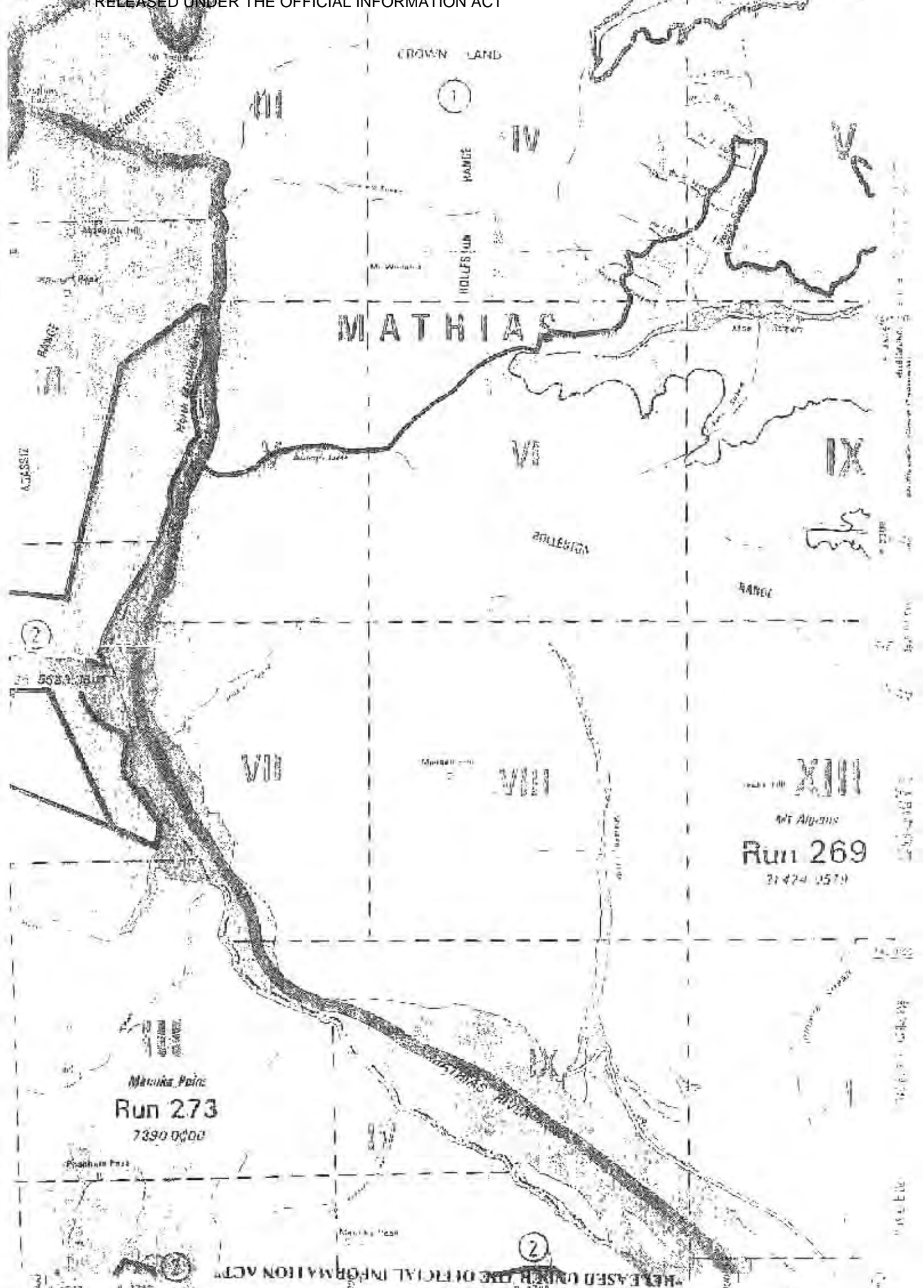
6 State Forest land allocations approved by Cabinet following the Blakely report on West Coast Forests.

7 Crown land and State Forest land allocation approved by the Special Ministerial Coordinating Committee on 11 March 1987.

8 Crown land subject to Sections 66A, 67, 68 and 155 Land Act 1948 and Unalienated Crown land not previously accounted for, approved in accordance with the Special Ministerial Coordinating Committee decision of 25 March 1987.

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MATHIAS

CROWN LAND

1

HOLLES RUN

Mt. Whittier

IV

VI

IX

VII

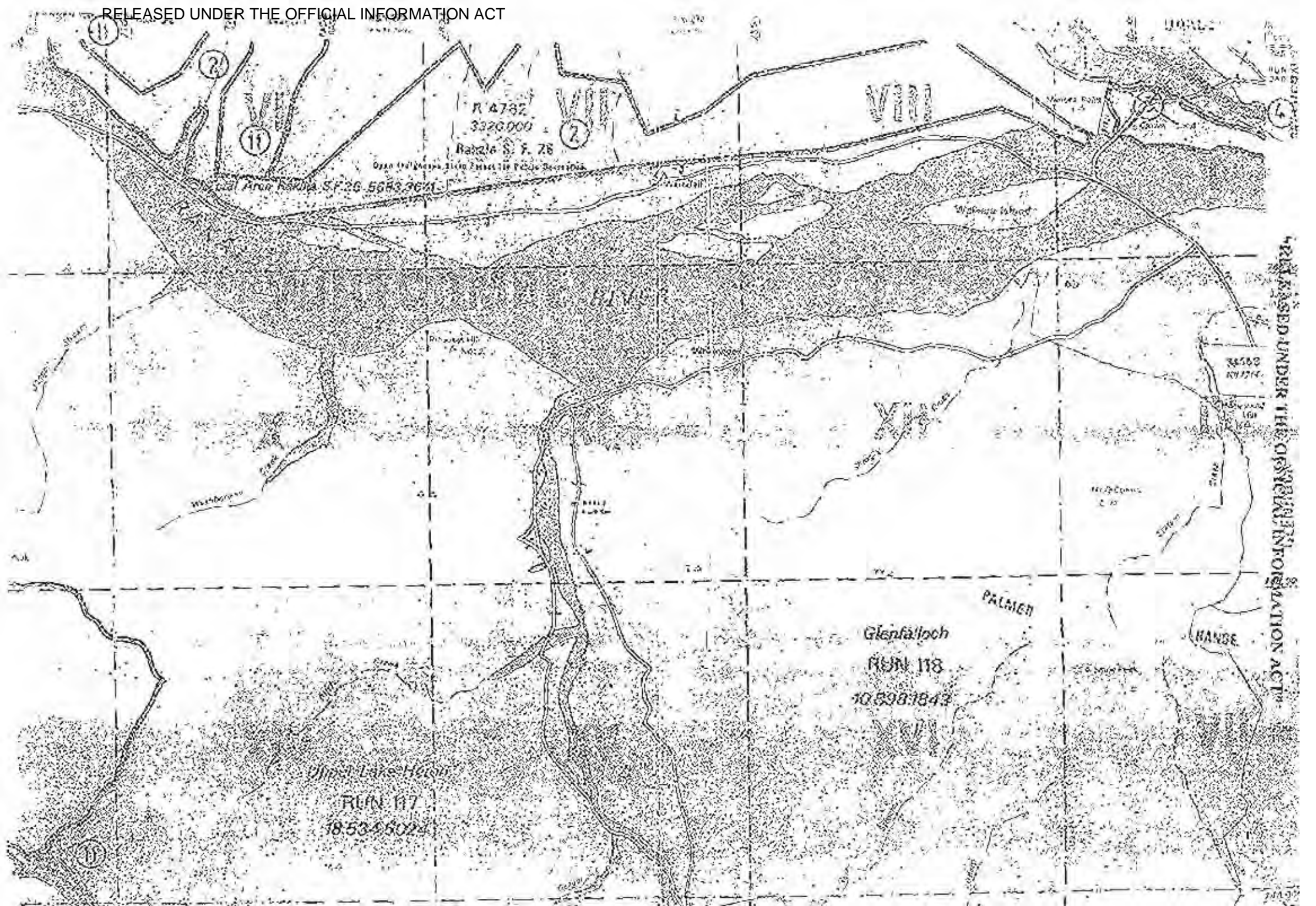
VIII

XIII

Mt. Algonis
Run 269
 21424 0570

Mingo Point
Run 273
 7390 0000

2



R 4782
3320000
Range S. F. 28

VIII

Local Area Range S.F. 28 5683 9641

VII

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HANSE

PALMER

Glenfalloch
R 4718
10 598 1843

Dipnet Lake Helen
R 4717
18 534 5024

11

2

11

2

5

11