

Crown Pastoral Land Tenure Review

Lease name : MT COOK

Lease number : PT 132

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.

October

06

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

MT COOK


File Ref: CON/50269/09/12730/A Report No: CH0147 Report Date: 6/6/2002
Office of Agent: Christchurch LINZ Case No: Date sent to LINZ: 6/6/2002
TRCZ/582

RECOMMENDATIONS

1. That the Commissioner of Crown Lands or his delegate **note** this Due Diligence Report which has been prepared in accordance with the Pre Tenure Review Assessment Standard;
2. That the Commissioner of Crown Lands or his delegate **note** the following incomplete actions which require action by the Manager Crown Property Contracts *[or other party]*:
 - The only uncompleted action is the acquisition for road of area N on S.O. 14782 and subsequent discharge of compensation certificate 219666.1


Signed by Opus:

Peer Reviewed


JM Coffey
Property Consultant


Mike Todd
Property Consultant

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


Name: GRANT KASPER WEBLEY
Date of decision: 11 / 6 / 02

1. Details of lease:

Lease Name: Mount Cook
Location: Mackenzie Basin
Lessee: Donald Mount Cook Burnett, Graeme Alexander Foote and Joseph Gordon Butterfield
Tenure: Pastoral Lease
Term: 33 years from 1 July 1970
Annual Rent: \$152.00
Rental Value: N/A rental is based on stocking not LEI
Date of Next Review: 1 July 2003
Land Registry Folio Ref: CB15F/1376 part cancelled
Legal Description: Part Runs 207 and 341, situated in Blocks V, X, XI, XV and XVI, Cass and I, II and IV, Jollie Survey Districts.
Area: 2,462.5900 hectares

2. File Search

Files held by Agent on behalf of LINZ:

File Reference	Volume	First Folio Number	Date	Last Folio Number	Date
CON/50269/09/12730/A-ZNO	1	1	3/5/02	5	11/4/02

Other relevant files held by LINZ:

File Reference	Volume	First Folio Number	Date	Last Folio Number	Date
Pt/132-SCH-01	1				
Pt/132-SCH-02	2		26/3/62		29/3/85
Pt/132-SCH-03	3		14/2/83		30/6/00
Pt/132/A-SCH		Plans Only			
CON/50213/09/12730/A-ZNO		-	1/7/00	-	Present

3. Summary of lease document:

Terms of lease

Pastoral lease under the Land Act 1948 issued for 33 years from 1 July 1970. The lease has a base stock limit of 2500 sheep plus 50 cattle or alternatively 250 cattle (including 200 breeding cows). There is no current personal exemption to this limit.

Area adjustments

There have been a number of transactions affecting the area of the lease.

A total of 652.0635 hectares was taken for the generation of electricity between 1987 and 1988. This was at the time of the raising of Lake Pukaki.

Registered interests

219666.1 Compensation Certificate pursuant to Section 17 of the Public Works Act 1981 was registered 26 March 1979.

Unregistered interests

There are no known unregistered interests

Summarise any Government programmes approved for the lease:

There are no government programmes approved for the lease.

Summary of Land Status Report:

The land status report identifies a number of actions that are still required before Compensation Certificate 219666.1 could be discharged. However it appears that only one of these is relevant to the lease. This is the taking of land for road (area N on S.O. 14782).

Review of topographical and cadastral data:

There are no features of note shown on the topographical and cadastral data for this property.

Details of any neighbouring Crown or conservation land

This property adjoins the Mt Cook National Park at the northernmost corner. With all of the land along the northern boundary being land retired from Mt Cook station. The status of this land has not been confirmed but is thought to be Crown land pending addition to the conservation estate.

There is a small area of land on the western boundary of the lease, which is a Local Purpose Reserve (Paddock for Rabbit Inspector).

Summarise any uncompleted actions or potential liabilities:

The only uncompleted action is the acquisition for road of area N on S.O. 14782 and subsequent discharge of compensation certificate 219666.1

Appendices

Appendix 1 – Land Status Check and Plan.

Appendix 1 – Land Status Check and Plan.

Project Number 6NL.12730.TR

This report has been prepared on the instruction of Land information New Zealand in terms of Contract No. 50269 (as yet undated) and is undertaken for the purposes of the Crown Pastoral Land Act 1998.

LAND STATUS REPORT for Mt Cook Tenure Review	LIPS Ref: 12730
Property 1 of 4	

Land District	Canterbury.
Legal Description	Part Runs 207 and 341, situated in Blocks V, X, XI, XV and XVI, Cass and I, II and IV, Jollie Survey Districts.
Area	2462.5900 hectares.
Status	Crown land subject to the Land Act 1948.
Instrument of title / lease	Computer Interest Register (Pastoral Lease) CB15F/1376 pursuant to Section 66 and registered under Section 83 of the Land Act 1948.
Encumbrances	Subject to: 1) Part IVA of the Conservation Act 1987, upon disposition. 2) 219666.1 Compensation Certificate pursuant to Section 17 of the Public Works Act 1981.
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	26 April 2002.
[Certification Attached]	Yes.

Prepared by Crown Accredited Supplier	Don McGregor, McGregor Property Services Limited, Christchurch for and on behalf of Opus International Consultants Limited.
--	--

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 additional Reports of land within the periphery of the lease. 2. While Computer Interest Register (Pastoral Lease) CB15F/1376 does not contain a notation that the lease is subject to Section 58 of the Land Act 1948 along rivers and streams over 3 metres wide this provision is noted on SO's 11505, 11796 and 13480. These strips
---	---

are 'notional' only pending disposition of the land.

3. Compensation Certificate 219666.1 protects the Agreement the Crown has with the lessees for the acquisition of leasehold and interests in freehold and other land as defined in S.O. 's 14780-14782 for the Generation of Electricity. The freehold and other interests were taken for the Generation of Electricity by N.Z. Gazettes 1982 pages 841 and 4323, (freehold) and 1989 pages 494 and 876 (Reserve land). The leasehold interests in Run 91 and Part Runs 207 and 341 were acquired by N.Z. Gazettes 1987 p1626 (GN 678185.2) and 1988 p. 2732 (GN 756633.1) and furthermore the majority of the areas of leasehold estate areas taken were surrendered and declared to remain Crown land subject to the Land Act 1948 by N.Z. Gazette 2001 p.178 (G.N. 5021657.1).

Action is still outstanding, before discharge of the Compensation Certificate could be contemplated, as follows:

- a) To legalise the setting apart of the Lessor's (Crown's) interest in the former leasehold lands, (Areas I and J S.O. 14780, A and B S.O. 14781 and A H P and Q S.O. 14782) being Crown land subject to the Land Act 1948, as a prerequisite to fulfilling Government's sale to Electricorp and the subsequent grant of an Operating Easement to Meridian Energy Limited.
- b) To legalise other outstanding actions by:
 - i) Setting apart Area M on SO 14780 (riverbed) for the Generation of Electricity.
 - ii) Taking of land for road including Part Run 207 (Area N on S.O.14782).
 - iii) Closing of road and subsequent legalisation for the Generation of Electricity.

Copies of Agreement and other documentation attached.

LAND STATUS REPORT for Mt Cook Tenure Review	LIPS Ref: 12730
Property 1 of 4	
Research Data: <i>Some Items may not be applicable</i>	

SDI Print Obtained	Yes.
NZMS 261 Ref	H36/37.
Local Authority	Mackenzie District Council.
Crown Acquisition Map	Kemp Deed of Purchase.
SO Plans	<p>SO 10583 – Plan of Mt Cook Wildlife Refuge (Approved circa 1965).</p> <p>SO 11505 – Plan of Mt Cook Region including Run 83 (Approved 25 November 1970).</p> <p>SO 11796 – Plan of Runs 91, 207 and Runs 339 and 339A – Parts now Runs 341 and 341A (Approved 10 April 1972).</p> <p>SO 13480 – Plan of Runs 341 and 341A - formerly Runs 339 and 339A (Approved 27 February 1975).</p> <p>SO 14780 -- Plan of Part Run 207, Part Run 341 and other land, road and old Bed of the Jollie River (Approved 2 August 1979).</p> <p>SO 14781 -- Plan of Part Run 207, other land and Road (Approved 2 August 1979).</p> <p>SO 14782 -- Plan of Part Run 207, Run 91, other land, Reserves and Road (Approved 2 August 1979).</p> <p>SO's 17099 and 17100 – DoC Allocation plans.</p>
Gazette Notices	<p>N.Z. Gazette 1982 p 841 (GN 375042.1) acquired adjoining Reserve 4982 for the Generation of Electricity.</p> <p>N.Z. Gazette 1982 p 4323 (GN 416673.1) acquired freehold lands for the Generation of Electricity.</p> <p>N.Z. Gazette 1987 p 1626 (GN 678185.2) acquired the leasehold estate of Parts of Run 207 and Run 91 for the Generation of Electricity.</p> <p>N.Z. Gazette 1988 p 2732 (GN 756633.1) acquired the leasehold estate of Pt Run 341 for the Generation of Electricity.</p> <p>N.Z. Gazette 1989 p 494 (GN 478109.1) as amended by N.Z. Gazette 1989 p 876 (GN 478109.1) acquired adjoining Reserve 2876 for the Generation of Electricity.</p> <p>N.Z. Gazette 2001 p178 (Computer Interest Register 5021657.1) declared the leasehold estate in the majority of the lands taken as above to be surrendered and the underlying status to remain as Crown Land subject to the Land Act 1948.</p>
Lease Ref	Computer Interest Register (Pastoral Lease) CB15F/1376 pursuant to Section 66 and registered under Section 83 of the Land Act 1948.

RELEASED UNDER THE OFFICIAL INFORMATION ACT

<p>Legalisation Cards</p>	<p>Searched. Cards exist as follows:</p> <p>SO 14780 – Pt Run 341 (Area C) Leasehold estate taken by NZ Gazette 1988 p 2732, Pts Run 207 (Areas I and J) Leasehold estate taken by NZ Gazette 1987 p.1626. Part Jollie Riverbed (Area M) and Road to be Closed (Areas K and L) still to be acquired.</p> <p>SO 14781 – Pts Run 207 (Areas A and B) Leasehold estate taken by NZ Gazette 1987 p.1626. Road to be Closed (Areas E and F) still to be acquired and freehold land (Area G) still to be taken for road.</p> <p>SO 14782 – Pts Run 207 (Areas A, C, H, P and Q) Leasehold estate taken by NZ Gazette 1987 p.1626. Road to be Closed (Areas I, J, K and L) still to be acquired, freehold land (Areas M and O) and Part Run 207 (Area N) still to be taken for road.</p>
<p>CLR</p>	<p>Confirms Pastoral Lease tenure.</p>
<p>Allocation Maps (if applicable)</p>	<p>Searched. No DoC or SOE Allocations are within the periphery of the lease.</p> <p>No DoC Allocations exist over adjoining land.</p> <p>Extracts of Allocation Maps H 36 and 37 (S.O.'s 17099 and 17100) attached.</p>
<p>VNZ Ref – if known</p>	<p>VR 25300/17800.</p>
<p>Crown Grant Maps</p>	<p>Not applicable.</p>
<p>Subject Land Marginal Strip: a) Type [Sec 24(9) or Sec 58] b) Date Created c) Plan Reference</p>	<p>a) See "Notes" above. b) Not applicable. c) Not applicable</p>

<p>LAND STATUS REPORT for Mt Cook Tenure Review</p>	<p>LIPS Ref 12730</p>
<p>Property 1 of 4</p>	

<p>If Crown land – Check Irrigation Maps</p>	<p>Searched – Not applicable.</p>
<p>Mining Maps</p>	<p>Searched – Not applicable.</p>
<p>If Road a) Is it created on a Block Plan – Section 43(1)(d) Transit NZ 1989 b) By Proc</p>	<p>a) Roads denoted burnt sienna Black Map 181, Miscellaneous Roll 277 and Topo Plans 6 and 28T and supported by SO's 11505, 11796 and 13480. Roads legal by Section 110A of the Public Works Act 1928.</p> <p>b) Proc Plan Not applicable.</p> <p>c) Gazette Ref Not applicable.</p>
<p>Other relevant information a) Concessions – Advice from DOC or Knight Frank. b) Subject to any provisions of the Ngai Tahu Claims Settlement Act 1998 c) Mineral Ownership d) Other Info</p>	<p>a) No current DOC concessions exist within the lease boundaries. The only DOC interests are in the Marginal Strips yet to be defined.</p> <p>b) Upon subsequent disposition, Part 9 of the Ngai Tahu Claims Settlement Act 1998.</p> <p>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.</p> <p>d) Not applicable.</p>

**OPUS INTERNATIONAL CONSULTANTS LIMITED
CHRISTCHURCH OFFICE**

APPENDIX A2

Project Number 6NL.12730.TR.

This report has been prepared on the instruction of Land information New Zealand in terms of Contract No. 50269 (as yet undated) and is undertaken for the purposes of the Crown Pastoral Land Act 1998.

LAND STATUS REPORT for Mt Cook Tenure Review (Freehold)	LIPS Ref: Not Applicable
Property 2 of 4	

Land District	Canterbury.
Legal Description	Rural Sections 34193 and 39194, Blocks XIII, Cass and I and II, Jollie Survey Districts.
Area	201.0074 hectares.
Status	Freehold land held by Joseph Gordon BUTTERFIELD, Graeme Alexander FOOTE and Donald Mount Cook BURNETT.
Instrument of title / lease	Computer Freehold Register CB132/82.
Encumbrances	Nil.
Mineral Ownership	The Mines and Minerals are owned by the freehold owners.
Statute	Not applicable.

Data Correct as at	26 April 2002
Certification	Yes.

Prepared by Crown Accredited Supplier	Don McGregor, McGregor Property Services Limited, Christchurch for and on behalf of Opus International Consultants Limited
--	---

LAND STATUS REPORT for Mount Cook Tenure Review (Freehold)		LIPS Ref Not Applicable
Property 2 of 4		
Research Data: <u>Some Items may not be applicable</u>		
SDI Print Obtained	Yes.	
NZMS 261 Ref	H37.	
Local Authority	Mackenzie District Council	
Crown Acquisition Map	Not applicable.	
SO Plans	SO 4113 – Plan of Sections 34193 and 34194 (Approved circa 1883).	
Relevant Gazette Notices	Not applicable.	
CT Ref / Lease Ref	Computer Freehold Register CB132/82.	
Legalisation Cards	Not applicable.	
CLR	Not Crown land.	
Allocation Maps (if applicable)	Not applicable.	
VNZ Ref – if known	Not known.	
Crown Grant Maps	SO 4113.	
If Subject Land Marginal Strip: a) Type [Sec 24(9) or Sec 58] b) Date Created c) Plan Reference	a) Not applicable. b) Not applicable. c) Not applicable.	

LAND STATUS REPORT for Mount Cook Tenure Review (Freehold)		LIPS Ref Not Applicable
of 4		
Research Data: <u>Some Items may not be applicable</u>		
If Crown land – Check Irrigation Maps	Not Applicable.	
Mining Maps	Not Applicable.	
If Road a) Is it created on a Block Plan – Section 43(1)(d) Transit NZ 1989 b) By Proc	a) Not applicable. b) Proc Plan Not applicable. c) Gazette Ref Not applicable.	
Other relevant information a) Concessions – Advice from DOC or Knight Frank. b) Subject to any provisions of the Ngai Tahu Claims Settlement Act 1998 c) Mineral Ownership d) Other Info	a) Not applicable. b) Not applicable. c) Remains with Computer Register CB132/82. d) Not applicable.	

**OPUS INTERNATIONAL CONSULTANTS LIMITED
CHRISTCHURCH OFFICE**

APPENDIX A3

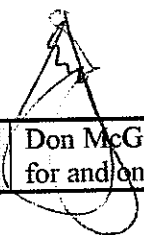
Project Number 6NL.12730.TR.

This report has been prepared on the instruction of Land information New Zealand in terms of Contract No. 50269 (as yet undated) and is undertaken for the purposes of the Crown Pastoral Land Act 1998.

LAND STATUS REPORT for Mt Cook Tenure Review (Conservation land)	LIPS Ref: Not Applicable
Property 3 of 4	

Land District	Canterbury.
Legal Description	Reserve 2874, situated in Blocks X, Cass Survey District.
Area	10.1171 hectares.
Status	Reserve for the purposes of a Paddock for the Rabbit Inspector subject to the Reserves Act 1977.
Instrument	No registered instrument.
Encumbrances	Subject to Part 9 of the Ngai Tahu Claims Settlement Act 1998.
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	Reserves Act 1977.

Data Correct as at	26 April 2002.
Certification	Yes.



Prepared by Crown Accredited Supplier	Don McGregor, McGregor Property Services Limited, Christchurch for and on behalf of Opus International Consultants Limited
--	---

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	Not applicable.
--	-----------------

LAND STATUS REPORT for Mount Cook Tenure Review (Conservation land)	LIPS Ref Not Applicable
Property 3 of 4	

Research Data: Some Items may not be applicable

SDI Print Obtained	Yes.
NZMS 261 Ref	H37.
Local Authority	Mackenzie District Council
Crown Acquisition Map	Kemp Deed of Purchase.
SO Plans	Too Plan T6 – Plan including Reserve 2874 (1888/1889).
Relevant Gazette Notices etc	<p>N.Z Gazette 1899 p580 – temporarily reserved Reserve 2874 for a Paddock for the Rabbit Inspector.</p> <p>N.Z Gazette 1899 p1053 – permanently reserved Reserve 2874 for a Paddock for the Rabbit Inspector.</p>
Instrument	No registrable instrument.
Legalisation Cards	Not applicable.
CLR	Not Crown land.
Allocation Maps (if applicable)	Not applicable.
VNZ Ref – if known	Not known.
Crown Grant Maps	Not applicable.
<p>If Subject Land Marginal Strip:</p> <p>a) Type [Sec 24(9) or Sec 58]</p> <p>b) Date Created</p> <p>c) Plan Reference</p>	<p>a) Not applicable.</p> <p>b) Not applicable.</p> <p>c) Not applicable.</p>

LAND STATUS REPORT for Mount Cook Tenure Review (Conservation land)	LIPS Ref Not Applicable
Property 3 of 4	

Research Data: Some Items may not be applicable

If Crown land – Check Irrigation Maps	Not Applicable.
Mining Maps	Not Applicable.
If Road a) Is it created on a Block Plan – Section 43(1)(d) Transit NZ 1989 b) By Proc	a) Not applicable. b) Proc Plan Not applicable. c) Gazette Ref Not applicable.
Other relevant information a) Concessions – Advice from DOC or Knight Frank. b) Subject to any provisions of the Ngai Tahu Claims Settlement Act 1998 c) Mineral Ownership d) Other Info	a) Not applicable. b) Part 9 of the Ngai Tahu Claims Settlement Act 1998. c) 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. d) Not applicable.

**OPUS INTERNATIONAL CONSULTANTS LIMITED
CHRISTCHURCH OFFICE**

APPENDIX A4

Project Number 6NL12730.TR.

This report has been prepared on the instruction of Land information New Zealand in terms of **Contract No. 50269 (as yet undated)** and is undertaken for the purposes of the Crown Pastoral Land Act 1998.

LAND STATUS REPORT for Mt Cook Tenure Review (Lands of the Crown)	LIPS Ref: Not Applicable
Property 4 of 4	

Land District	Canterbury.
Legal Description	Part Run 83, situated in Block X, Cass Survey District.
Area	0.9307 hectares.
Status	Private Burial Ground in perpetuity for the Late Thomas David Burnett by N.Z. Gazette 1948 p823. Trustees of the T.D. Burnett Burial Ground at Mount Cook appointed by Warrant under the Cemeteries Amendment Act 1912 by the then Minister of Health by N.Z. Gazette 1948 p910, being: <ul style="list-style-type: none"> • Donald Mount Cook Burnett, of Mount Cook Station, Lake Tekapo. • Catriana Mackay Beatoch Burnett, of Balmoral Station, Mackenzie County, and • Charles Groves, of Timaru.
Instrument	No registered instrument.
Encumbrances	Nil.
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	Section 22(5) of the Reserves and Other Lands Disposal Act 1938.

Data Correct as at	26 April 2002.
Certificate	Yes

Prepared by Crown Accredited Supplier	Don McGregor, McGregor Property Services Limited, Christchurch for and on behalf of Opus International Consultants Limited
--	---

NOTES:	Not applicable.
---------------	-----------------

LAND STATUS REPORT for Mount Cook Tenure Review (Conservation land)	LIPS Ref Not Applicable
Property 4 of 4	

Research Data: Some Items may not be applicable

SDI Print Obtained	Yes.
NZMS 261 Ref	H37.
Local Authority	Mackenzie District Council
Crown Acquisition Map	Kemp Deed of Purchase.
SO Plans	SO 7960 - Plan of Mt Cook Burial Ground - Part Run 83 (Approved 28 April 1948).
Relevant Gazette Notices etc	<p>N.Z Gazette 1948 p823 – declared Part Run 83 to be set apart in perpetuity as a Private Burial Ground at Mount Cook for the Late T.D. Burnett under the authority of Section 22 of the the Reserves and Other Lands Disposal Act 1938.</p> <p>N.Z Gazette 1948 p910 – Appointed Trustees of the T.D. Burnett Private Burial Ground at Mount Cook.</p>
Instrument	No registrable instrument.
Legalisation Cards	Not applicable.
CLR	Not applicable.
Allocation Maps (if applicable)	Not applicable.
VNZ Ref – if known	Not known.
Crown Grant Maps	Not applicable.
<p>If Subject Land Marginal Strip: a) Type [Sec 24(9) or Sec 58] b) Date Created c) Plan Reference</p>	<p>a) Not applicable. b) Not applicable. c) Not applicable.</p>

LAND STATUS REPORT for Mount Cook Tenure Review (Conservation land)	LIPS Ref Not Applicable
Property 4 of 4	

Research Data: *Some Items may not be applicable*

If Crown land – Check Irrigation Maps	Not Applicable.
Mining Maps	Not Applicable.
If Road a) Is it created on a Block Plan – Section 43(1)(d) Transit NZ 1989 b) By Proc	a) Not applicable. b) Proc Plan Not applicable. c) Gazette Ref Not applicable.
Other relevant information a) Concessions – Advice from DOC or Knight Frank. b) Subject to any provisions of the Ngai Tahu Claims Settlement Act 1998 c) Mineral Ownership d) Other Info	a) Not applicable. b) Not applicable. c) 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. d) Not applicable.

Project Number : 6NL 12730 TR

This report has been prepared on the instruction of Land Information New Zealand in terms of Contract No : 50269 (as yet undated) and is undertaken for the purposes of the Crown Pastoral Land Act 1998.

LAND STATUS REPORT for Mt Cook Tenure Review				LIPS Ref: 12730
Property	1	of	1	

Land District	Canterbury
Description	Part Runs 207 and 341, situated in Blocks V, X, XI, XV and XVI, Cass and I, II and VI, Jollie Survey Districts.
Area	2462.5900 hectares.
Status	Crown land subject to the Land Act 1948.
Instrument of title / lease	Computer Interest Register (Pastoral Lease) CL CB15F/1376 pursuant to Section 66 and registered under Section 83 of the Land Act 1948.
Encumbrances	Subject to: 1) Part IVA of the Conservation Act 1987. 2) 219666.1 Compensation Certificate pursuant to Section 17 of the Public Works Amendment Act 1948.
Statute	Land Act 1948 and Crown Pastoral Land Act 1998.

Data Correct as at	5 March 2002.
[Certification Attached]	Yes

Prepared by	Don McGregor
Crown Accredited Supplier	McGregor Property Services Limited, Christchurch for and on behalf Opus International Consultants Limited.

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: 28/3/2002

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

Notes: Please note that the lessees interest in Parts of Run 207 and all Run 91 acquired for Generation of Electricity by GN's 756633.1 and 678185.2 and subsequently those interests were surrendered by GN 5021657.1. Area "N" on S.O. 14782 is all that remains of Pt Run 207 – Still to be taken for road.



**COMPUTER INTEREST REGISTER
UNDER LAND TRANSFER ACT 1952**



Historical Search Copy

R. W. Muir
Registrar-General
of Land

Identifier CB15F/1376
Land Registration District Canterbury
Date Registered 17 October 1975 09:03 am

Part-Cancelled

Type	Lease under s83 Land Act 1948		
Area	3114.6535 hectares more or less	Term	33 years commencing on the 1st day of July 1970

Legal Description Run 91, Run 207 and Run 341

Original Proprietors

Donald Mount Cook Burnett, Graeme Alexander Foote and Joseph Gordon Butterfield

Interests

- 219666.1 Compensation Certificate pursuant to Section 17 Public Works Amendment Act 1948 - 26.3.1979 at 11.16 am
- 678185.2 Gazette Notice declaring part of the within land (leasehold estate) (607.3635 hectares) to be acquired for the generation of electricity - 30.4.1987 at 9.31 am
- 756633.1 Gazette Notice declaring the leasehold estate herein as to part Run 341 (44.7000 ha) to be acquired for the generation of electricity and to be vested in her Majesty the Queen - 3.8.1988 at 10.52 am

RELEASED UNDER THE OFFICIAL INFORMATION ACT

L. & S.—B. 4

NEW ZEALAND

Former Ref. ~~XXXXXX~~ Provisional Register: 571

L. & S. Ref. No. P 132

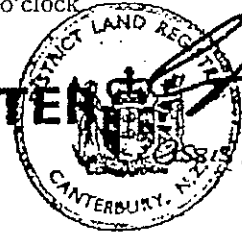
19 75, at 9.03 o'clock

Entered in the Register-book, the

17th day of October

No. 15F / 1376

REGISTERED



Land Registrar

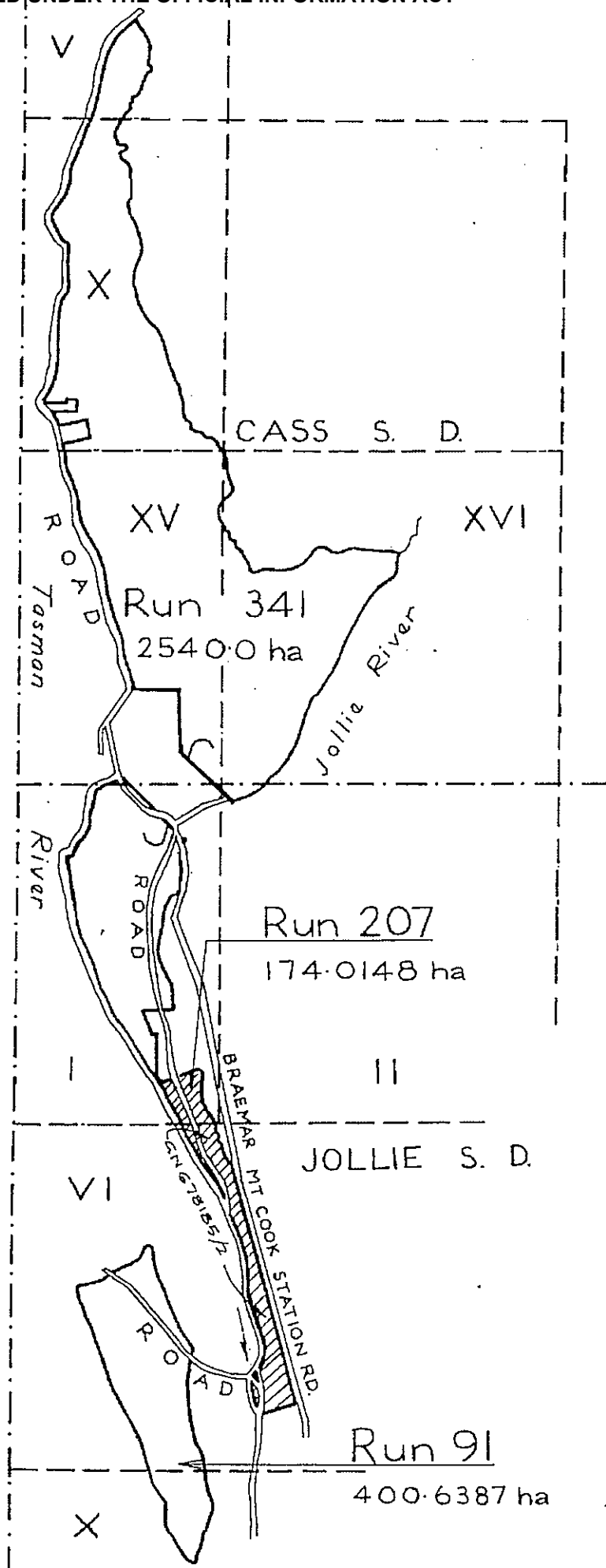
Pastoral Lease under the Land Act 1948

This Deed, made the 1st day of March 1970 between HER MAJESTY THE QUEEN (hereinafter referred to as "the Lessor") of the one part, and DONALD MOUNT COOK BURNETT of Lake Tekapo, Sheep Farmer and GRAEME ALEXANDER FOOTE and JOSEPH GORDON BUTTERFIELD both of Timaru, Chartered Accountants

(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 and implied, and on the part of the Lessee to be paid, observed, and performed, the Lessor doth hereby demise and lease unto the lessee, all that parcel of land containing by estimation 3 114.6535 hectares more or less, situated in the Land District of Canterbury, and being Runs 91 and 207 "Tasman Islands" and Run 341 "Mount Cook" situated in Blocks V, X, XV and XVI Cass Survey District and Blocks I, II, VI and X Jollie Survey District as the same is more particularly delineated with bold black lines on the plan hereon; together with the rights,

B.

No. 15F / 1376



Metric area reduced
to 2462.5900 ha
by GN 756633/1

Total Area: 3114.6535 ha

50's 11796 & 13480 607.3635 ha Less GN 678185/2
2507.2900 ha

RELEASED UNDER THE OFFICIAL INFORMATION ACT

easements, and appurtenances thereto belonging. TO HOLD the said premises intended to be hereby demised unto the Lessee for the term of 33 years, commencing on the 1st day of July 19 70 ; together with the period between the date of this lease and the aforesaid 1st day of July 19 70, YIELDING and paying therefor unto the Department of Lands and Survey at Christchurch the annual rent of £ \$202.00 payable without demand 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 also paying in respect of the improvements specified in the Schedule hereto the sum of £ by a deposit of £ (which has already been paid) and thereafter by half yearly instalments of £ on the 1st day of January and the 1st day of July in each and every year.

AND the Lessee doth hereby covenant with the Lessor as follows:

1. THAT without derogating from or restricting the covenants contained and implied in this lease and on the part of the Lessee to be performed or complied with the Lessee will not at any time during the said term depasture on the land hereby demised more than sheep which number shall not include more than breeding ewes nor more than cattle which number shall not include more than breeding cows PROVIDED HOWEVER that the Lessee may with the prior written consent of the Land Settlement Board carry such additional stock on such terms and conditions as may therein be specified subject nevertheless to the right of the Land Settlement Board to revoke or vary such consent at any time.

* See below

2. That the Lessee will at all times farm the land hereby demised in a manner to promote soil conservation and prevent erosion and will comply with the provisions of the Soil Conservation and Rivers Control Act 1941.

AND it is hereby agreed and declared by and between the Lessor and Lessee:

THAT pursuant to the provisions of the Noxious Animals Act 1956 officers and employees of the New Zealand Forest Service and other authorised persons shall at all times have a right of ingress, egress and regress over the land comprised in this lease for the purpose of determining whether such land or any adjoining land is infested with deer, wild goats, wild pigs, opossums or other animals which the said Service is charged with the duty of exterminating or controlling, or for the purpose of destroying any such animals: Provided that such officers, employees and other authorised persons in the performance of the said duties shall at all times avoid undue disturbance of the Lessee's stock.

AND it is hereby declared and agreed that these presents are intended to take effect as a Pastoral Lease of pastoral land under section 66 of the Land Act 1948, and the provisions of the said Act and of the regulations made thereunder applicable to such leases shall be binding in all respects upon the parties hereto in the same manner as if such provisions had been fully set out herein.

* 1. THAT without derogating from or restricting the covenants contained and implied in this lease and on the part of the Lessee to be performed or complied with the Lessee will not at any time during the said term depasture on the land hereby demised more than 2500 sheep plus 50 cattle or alternatively not more than 250 cattle (including 200 breeding cows) including a specific limitation for the "Tasman Faces" of 440 stock units for the period July/August only, the limitation to be periodically reviewed as necessary by the Lessor and the Waitaki Catchment Commission PROVIDED HOWEVER that the Lessee may with the prior written consent of the Land Settlement Board carry such additional stock on such terms and conditions as may therein be specified subject nevertheless to the right of the Land Settlement Board to revoke or vary such consent at any time.

SCHEDULE OF IMPROVEMENTS BELONGING TO THE CROWN

In witness whereof the Commissioner of Crown Lands for the said Land District, on behalf of the Lessor, has hereunto set his hand, and these presents have also been signed by the said Lessee.

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

Witness: Peter A. Taylor
Occupation: Clerk, Lands & Survey
Address: Christchurch

DEPUTY ASSISTANT Commissioner of Crown Lands
D. J. Robb

Signed by the above-named Lessee, in the presence of—

Witness: [Signature]
Occupation: [Signature]
Address: [Signature]

Lessee
D. K. B. Burnett
Lessee
G. B. Foote
Lessee
[Signature]

RELEASED UNDER THE OFFICIAL INFORMATION ACT

No. 219666/1 Compensation Certificate pursuant to Section 17 Public Works Amendment Act 1948 - 26-3-1979 at 11.16a.m.

[Handwritten signature]

for A.L.R.

No. 678185/2 Gazette Notice declaring part of the within land (807.3635 hectares) to be acquired for the generation of electricity - 30.4.1987 at 9.31am

[Handwritten signature]
[Circular stamp]
DISTRICT REGISTRY
CHRISTCHURCH

No. 731921/1 Compensation Certificate pursuant to Section 19 of the Public Works Act 1951 - 21.3.1988 at 11.15am

for A.L.R.

No. 756633/1 Gazette Notice declaring the leasehold estate herein as to part Run 341 (44.7000 ha) to be acquired for the generation of electricity and to be vested in Her Majesty the Queen - 3.8.1988 at 10.52 a.m.

[Handwritten signature]
A.L.R.

~~055456/1
District Registry
Christchurch No. 1
Oct 17 9 04 AM '75~~





**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Historical Search Copy


R.W. Muir
Registrar-General
of Land

Identifier CB132/82
Land Registration District Canterbury
Date Issued 17 September 1887

Prior References
WA 3C/117

Estate	Fee Simple
Area	201.0074 hectares more or less
Legal Description	Rural Section 34194 and Rural Section 34193

Original Proprietors
Joseph Gordon Butterfield, Graeme Alexander Foote and Donald Mount Cook Burnett

Interests

Identifier

CB132/82

132/82

SCHEMATIC 1.

NEW ZEALAND.



Register-book, Vol. 132, folio 82

Reference: Warrant No. 117, P.L. 5, 8. P.R. folio

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the second day of September, one thousand eight hundred and eighty seven, under the hand and seal of the District Land Registrar of the Land Registration District of Canterbury, being a Certificate in lieu of Grant, under Warrant of His Excellency the Governor, in exercise of the powers enabling him in that behalf, to wit: that Andrew Burnett of Timaru (hereinafter)

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or indorsed hereon; subject also to any existing right of the Crown to take and lay off roads under any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan drawn hereon, bordered upon the several sides by the several measurements a little more or less, which said land is in the said Warrant expressed to have been originally acquired by him as from the twenty eighth day of October, one thousand eight hundred and eighty seven, that is to say: All those parcels of land containing three hundred and twenty three acres, thirty five perches in the several sections situated in Block XIII of the Cass Survey District and Blocks I and II of the Jollie Survey District and being the several sections 34193 and 34194.

M. M. G. District Land Registrar

Image Quality due to Condition of Original



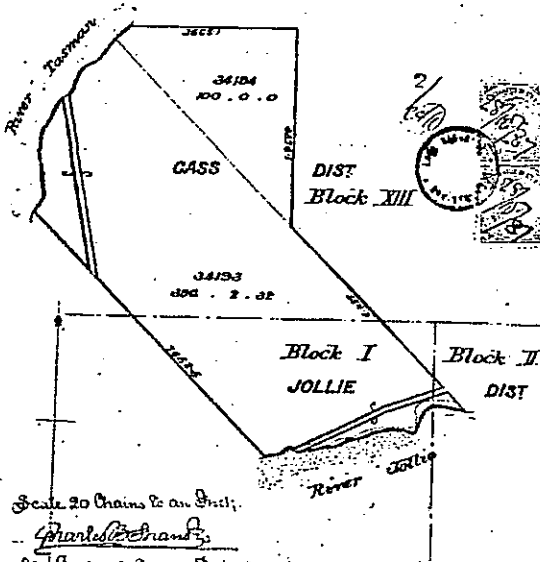
Transfer produced 27 January 1902 as same Andrew Burnett to Thomas David Burnett of Mount Cook Station the upper part of same

Transmission 85165 to Donald Mount Cook Burnett and John Scott both of Lake Tekapo Sheafarmers and Percy Barnes Frost and Russell Stanley Gardner both of Timaru and consented entered 2 April 1902 at 11.55 a.m.

41345 Transmission to the above named Donald Mount Cook Burnett John Scott and Percy Barnes Frost and Russell Stanley Gardner and consented entered 26 May 1905 at 11.3 a.m.

420063 Transfer Donald Mount Cook Burnett John Scott and Percy Barnes Frost to George Peter Ritchie of Dunedin Company manager and the said Percy Barnes Frost and Donald Mount Cook Burnett produced 22 June 1905 at 11.05 a.m.

428895 Transmission to the above named Donald Mount Cook Burnett and Percy Barnes Frost entered 14 November 1905 at 2.55 p.m.



Scale 20 Chains to an Inch.

Shunted by the New Zealand Survey Department.

METRIC AREA: 201.0073 ha

132/82

Identifier

CB132/82

132/82

132/82

132/82

428896 Transfer Donald Mount Cook
Bunnett and Percy Barnes Foote to
Caitrina Mashay Beateh Bunnett
of Timaru. Signed Kinetic Wattle
Stewart of Christchurch. Indentation
The said Donald Mount Cook Bunnett
and Percy Barnes Foote produced 14
November 1955 at 2:36 p.m. *Per*

Evidence of Marriage 518782 of the above
named Caitrina Mashay Beateh
Bunnett with Richard Edward Mt.
Baker Baker of Mount Cook Station
Fairlie Forester Entered 24/2/1960 at
11:26am *Per*

Transfer 222727 The above proprietors to John
Scott of Godby Lake Rimbobee Station
Mount Cook Bunnett of Mount Cook
Station Rimbobee and Percy Barnes Foote of
Timaru Public Accountant produced 14/4/1960
at 2:42 p.m. *Per*

Transfer 655976 to the above named
John Scott, Donald Mount Cook Bunnett
Percy Barnes Foote and Graeme Alexander
Foote of Timaru Public Accountant 24.6.1965
at 9:50am *Per*

Transmission 790339 to the
above named John Scott Donald
Mount Cook Bunnett and Graeme
Alexander Foote as Survivors
11.3.1970 at 9:40 a.m. *Per*

Transfer 223603 to Joseph Gordon
Butterfield of Timaru, Chartered
Accountant, and the above named
Graeme Alexander Foote now a
Chartered Accountant and Donald
Mount Cook Bunnett - 13.11.70 at
9:50am *Per*

RECEIVED BY THE REGISTRAR
GENERAL REGISTERED INSTRUMENTS
RECEIVED BY THE REGISTRAR
GENERAL REGISTERED INSTRUMENTS
Per

CERTIFICATE OF TITLE
Vol. Folio

132/82

