

## **Crown Pastoral Land Tenure Review**

**Lease name : Mt OLYMPUS**

**Lease number : PC 050**

### **Due Diligence Report (including Status Report) - Part 2**

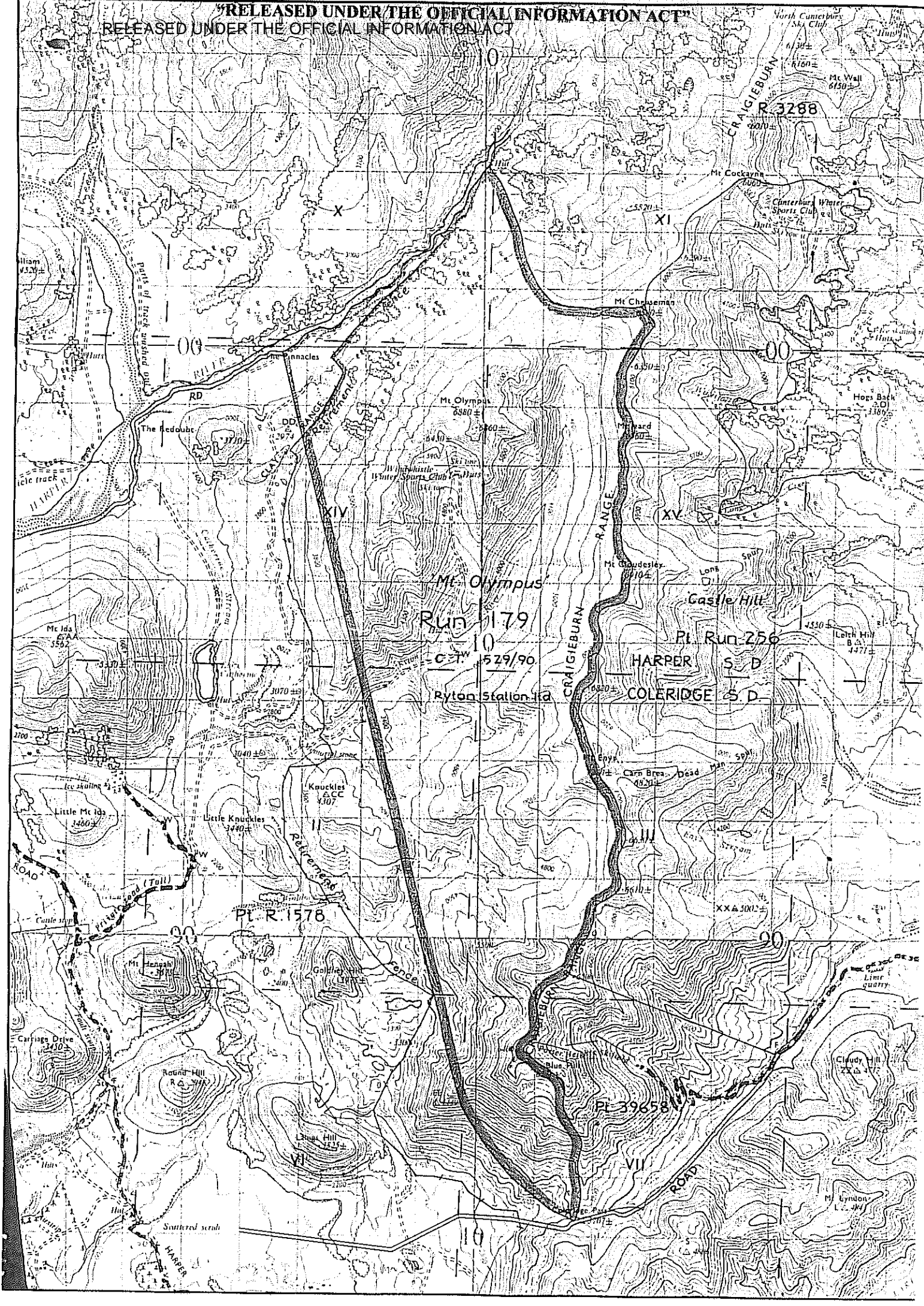
This report and attachments results from a pre-Tenure Review assessment of the pastoral lease for the purpose of confirming land available for Tenure Review and any issues, rights or obligations attaching to it. The information is gathered from files and other sources available to the LINZ contractor.

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.

**July 09**

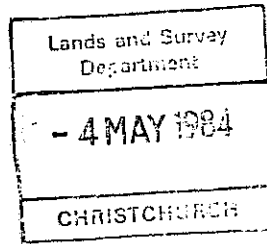
"RELEASED UNDER THE OFFICIAL INFORMATION ACT"  
RELEASED UNDER THE OFFICIAL INFORMATION ACT



CHRISTCHURCH

30 April 1984

CCL  
OFFICE



① *DFC*  
② *LAA*

TRANSFER "MT OLYMPUS" TO RYTON STATION LTD

I refer to your instruction of 11 April 1984 regarding the above application to transfer.

I inspected part of the pastoral lease that is still being grazed on 26 April 1984 accompanied by Mr Michael Meares. I discovered that a larger area than previously thought is still being grazed, the additional area being a fenced block in the north-west corner of the property adjoining the south side of Hut Creek and the east bank of the Harper River. Time did not permit an inspection of this area but it will be programmed for the near future.

Stock limitation

The Crown land currently being grazed below the retirement fence appears to be Class VI and VII according to NCCB Land Capability Plan. Under the circumstances I feel the matter of imposing a stock limit at this stage is unnecessary but we should reserve the right to do so as long as the area remains on pastoral lease. An inspection of the Hut Creek Block may alter this approach but for the purposes of transfer of the lease I do not consider a stock limit necessary.

Land retired from grazing

The major portion of the lease is destocked under a NCCB Run Plan implemented in 1965, however, the destocked area has never been surrendered from the lease. The NCCB Land Capability Plan indicates that the land retired is practically all Class VIII and has no grazing potential.

Under normal circumstances I would strongly advocate that a condition of transfer would be that the destocked land be surrendered to the Crown. Surrender to the Crown should still be pursued but to do so at this stage would, I feel, unnecessarily delay the transfer of Mt Olympus which should be avoided at all costs. In arriving at this point I considered the following:

1. The prospective new lessee does not wish to surrender the land.

CONFIDENTIAL Transfer arrangements have been delayed, they are complicated  
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CONTRACTOR FOR PURPOSES ASSOCIATED

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.../2

and time is short as both takeover day and winter are fast approaching.

3. The purchaser has large scale development planned and the financial backing and the ability to carry out a successful programme.
4. It is in the department's and national interest, because of the better utilization of the land proposed, not to frustrate this transfer.

I therefore recommend that surrender should not be a condition of transfer, however, we should spell out clearly in the approval to transfer letter that the department views surrender as its aim and it will pursue this objective as opportunities permit.

#### Ownership of other land

According to the information given to me by Mr Meares, the R.T. Bryant Family Trust is disposing of its land holding to enable it to finance its share of the purchase of Mt Olympus (and associated areas). The Trust would own no other land.

Mr R.T. Bryant will retain and farm his existing property of 346 hectares. You will note Mr Bryant is not a shareholder in Ryton Station Ltd.

#### Recreation

The purchaser recognizes the possibility of recreation potential in the retired area and is also well aware of the department's control on such developments. Mr Meares has stated that he wishes to have further meetings on investigating the potential of the area and these will be arranged in the next few weeks.

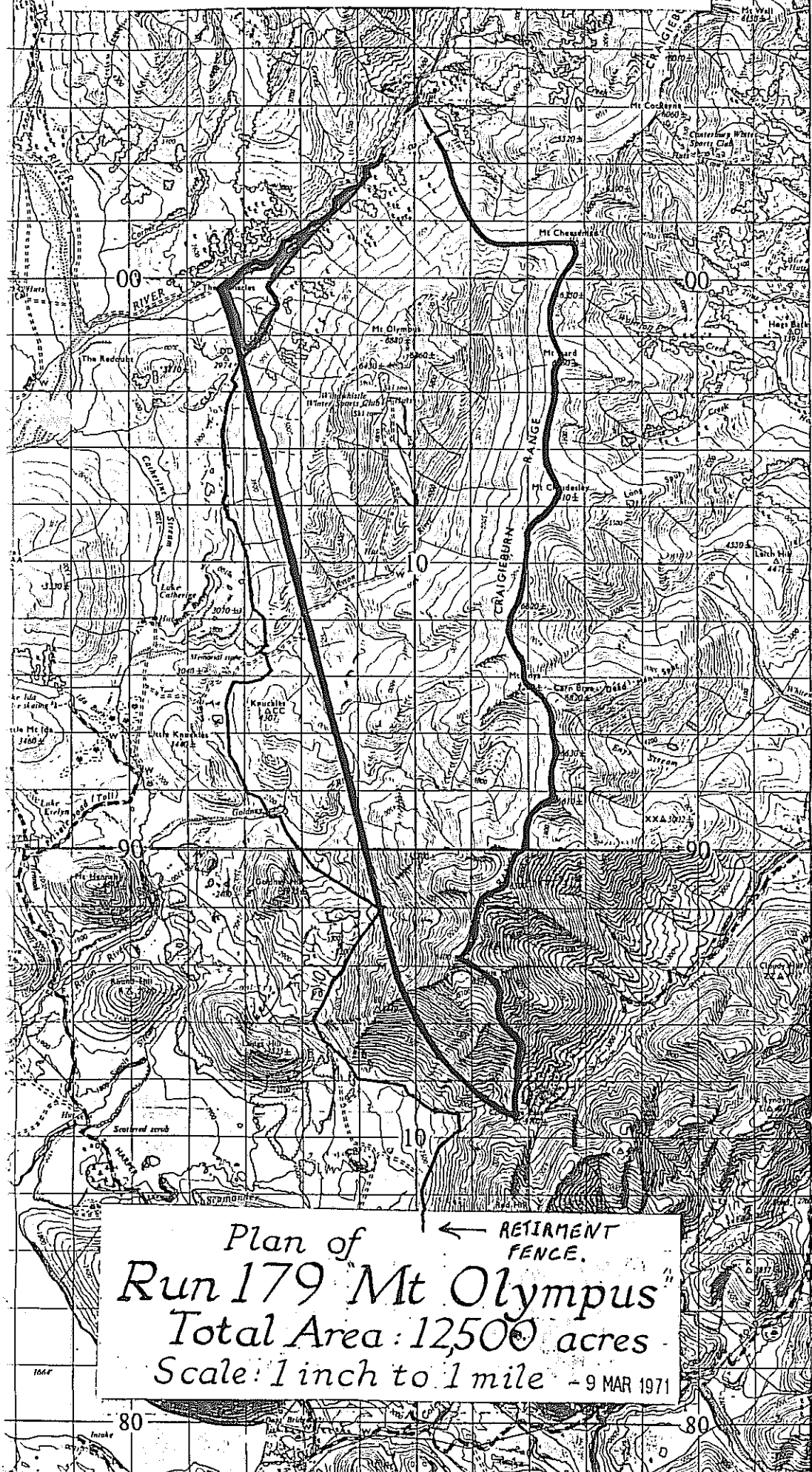
#### Freeholding

The company will consider the possibility of freeholding the farmed area but final decisions will depend on the freeholding values.



W.I. Chalmers  
Senior Field Officer

# Malvern County Harper & Coleridge S.D.'s

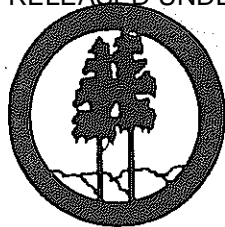


□ Approx area of  
Pastoral lease still  
being grazed  
30/4/84.

← RETIREMENT FENCE.  
Plan of  
Run 179 "Mt Olympus"  
Total Area: 12500 acres  
Scale: 1 inch to 1 mile - 9 MAR 1971

## **APPENDIX 4**

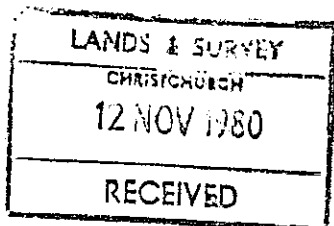
FS E.



# New Zealand Forest Service

Telegrams "Forestry" - Telex 4410 - P. O. Box 25022, Victoria, CHRISTCHURCH

FS 37/1/22/1  
YR P50  
KML:SJB  
7 November 1980



Commissioner of Crown Lands  
Department of Lands and Survey  
Private Bag  
CHRISTCHURCH

*Handwritten signature and initials*  
↓\*

REPEATER SITE: MT OLYMPUS

Your letters of 20 October and 4 November 1980 refer.

The lessee's consent has been obtained and a copy of his agreement was sent along with my letter of 23 July 1980.

↑\* There are no survey marks or trig stations in the area to be used.

There will be no access tracks, as all installation and servicing will be done by helicopter.

K M Lamb  
for J W Levy  
Conservator of Forests

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P50, 3/15/16  
FS 37/1/22/1

r Butters

RS

799 760

Private Bag  
CHRISTCHURCH

6 November 1980

The Conservator of Forests  
New Zealand Forest Service  
P.O. Box 25-022 Victoria  
CHRISTCHURCH

ATTENTION Mr K. Lamb

VHF REPEATER : MT OLYMPUS

I refer to the Commissioner of Crown Lands' memorandum to you of 20 October 1980.

I wish to advise that I am satisfied that no survey marks or trig stations will be interfered with as a result of the installation of the VHF repeater station on the summit of Mt Olympus.

G.A. Wilson  
Chief Surveyor

Per 

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P 50

FS 37/1/22/1

r Savage

NY

799 760

Private Bag  
CHRISTCHURCH

4 November 1980

The Conservator of Forests  
New Zealand Forest Service  
P.O. Box 25-022 Victoria  
CHRISTCHURCH

Attention : E.R. Crozier

VHF REPEATER : MT OLYMPUS

Further to my memorandum of 20 October 1980 it is acknowledged that the Nature Conservation Council has in fact already advised that it does not oppose the siting of a VHF radio repeater on Mt Olympus with the suggestion that if further installations are proposed, co-siting should be considered.

Condition 2 of my memorandum has therefore been complied with.

E.J. Davies  
Commissioner of Crown Lands

Per *PA 4/11*  
The Director-General of Lands  
HEAD OFFICE

Copy for your information.

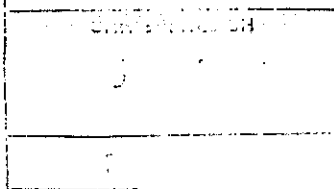
E.J. Davies  
Commissioner of Crown Lands

Per *PA 4/11*

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TELEPHONE:  
735



Nature Conservation Council

BOX 12 200, WELLINGTON NORTH  
NEW ZEALAND

Our ref: 34/6/80

Your ref: P 50 3/15/16  
*chy*

30 October 1980

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

*SM*

Dear Sir

VHF REPEATER : MT OLYMPUS

In reply to your minute of 20 October 1980 I would advise that this proposal was considered by the Council at its meeting in June of this year.

The Conservator of Forests was advised that the Council does not oppose the siting of a VHF radio repeater station on Mt Olympus. The Conservator was also advised to seek your approval and that if further installations are applied for, co-siting should be discussed and if possible implemented.

Yours faithfully

*K. A. Hoskin*

K A Hoskin  
Secretary

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# DEPARTMENT OF LANDS AND SURVEY

TELEGRAPHIC ADDRESS: 'LANDS'

FOR VERBAL INQUIRIES  
PLEASE ASK FOR MR Savage

TELEPHONE No. 799 760



P 50  
OUR REFERENCE: 3/15/16  
YOUR REFERENCE: FS 37/1/22/1

DISTRICT OFFICE,  
P.O. BOX  
Private Bag  
CHRISTCHURCH

20 October 1980

The Conservator of Forests  
New Zealand Forest Service  
P.O. Box 25-022 Victoria  
CHRISTCHURCH

Attention : E.R. Crozier

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VHF REPEATER : MT OLYMPUS

I refer to your memorandum of 23 July 1980 and confirm this department has no objection to the installation of a VHF repeater station on the summit of Mt Olympus being part Pastoral Lease Run 179 "Mt Olympus" (C.L. 529/90) subject to the following provisions/conditions:

1. The lessees' consent being obtained.
2. The Nature Conservation Council to confirm it has no objection to the proposal and that all environmental considerations have been safeguarded etc. (Copy of this memorandum has been sent to Nature Conservation Council for its comments/recommendations.)
3. Provided this department's Chief Surveyor is satisfied no survey marks or trig stations will be interfered with.
4. That no further works, i.e. access tracks, installations, be carried out without this department's approval.

A copy of this memorandum has also been forwarded to Civil Aviation Division of Ministry of Transport for its information.

E.J. Davies  
Commissioner of Crown Lands

Per *AW* 20/10

SUBMISSION TO COMMISSIONER OF CROWN LANDS	
CASE No: 80/522	
ABOVE PROPOSAL APPROVED	
AUTHORITY S. 66 LAND ACT 1948	
<i>AW</i>	
COMMISSIONER OF CROWN LANDS	
20/10/1980	

*AW*

The Regional Officer  
Civil Aviation Division  
Ministry of Transport  
Private Bag  
CHRISTCHURCH

Above copy for your information.

E.J. Davies  
Commissioner of Crown Lands

Per *PD 20/10*

The Secretary  
Nature Conservation Council  
P.O. Box 5014  
WELLINGTON

... Copy of above memorandum and field officer's report attached refer. It would be appreciated if you could please let me have your comments/recommendations regarding New Zealand Forest Service's proposed installation of a VHF repeater station on "Mt Olympus".

E.J. Davies  
Commissioner of Crown Lands

Per *PD 20/10*

Encl

~~The Director-General of Lands~~  
HEAD OFFICE

Above copy for your information.

E.J. Davies  
Commissioner of Crown Lands

Per *PD 20/10*

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# New Zealand Forest Service

Telegrams "Forestry" - Telex 4410 - P.O. Box 25022, Victoria, CHRISTCHURCH

FS 37/1/22/1  
 Your P50  
 ERC:JEA  
 23 July 1980

LANDS & SURVEY
CHRISTCHURCH
25 JUL 1980
RECEIVED

Commissioner of Crown Lands  
 Department of Lands and Survey  
 Private Bag  
 CHRISTCHURCH

*JMA* ✓

## PROPOSED REPEATER SITE ; MT OLYMPUS

In reference to your letter of 25 March 1980 advising that comments and recommendations are necessary from the Nature Conservation Council for hilltop installations.

On 11 June 1980 the Nature Conservation Council advised this office that they did not oppose the proposed siting of a VHF radio repeater station on Mt Olympus, Canterbury as proposed. The Council also states that if further installations are applied for by other agencies in this general locality it would then recommend that co-siting be discussed and if possible implemented, as well as recognising that your approval is required because the area is Crown land.

A letter received from the lessees of the land, Messrs Murchison of Lake Coleridge, dated 10 March 1980 advised that they have no objection to a VHF repeater station being installed on their leasehold land. The following conditions to be observed by all Forest Service personnel when visiting the site on business are acceptable to them:

- 1 No dogs to be taken on to the property.
- 2 No fire arms to be carried.
- 3 No fires to be lit.
- 4 They will be informed before a visit is made. Visits will most likely be by helicopter only.

Copies of both letters are enclosed. Your consent is now sought for the erection of the VHF repeater station on Mt Olympus by the Forest Service.

*E. R. Crozier*

E R Crozier  
 for J W Levy  
 Conservator of Forests

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Nature Conservation Council

BOX 12 200, WELLINGTON NORTH  
NEW ZEALAND

NAME:

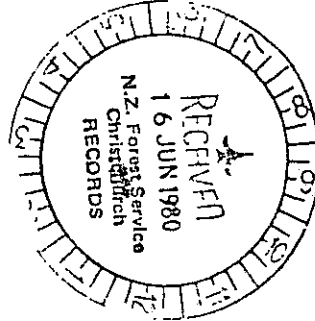
aw

Our ref:

Your ref: 37/1/22/1

11 June 1980

The Conservator of Forests  
NZ Forest Service  
PO Box 25-022  
Victoria  
CHRISTCHURCH



ATTENTION MR K M LAMB

Dear Sir

PROPOSED REPEATER SITE : MT OLYMPUS

Your letter of 18 April 1980 was referred to the Council at its recent meeting.

The Council does not oppose the proposed siting of a VHF radio repeater station on Mt Olympus, Canterbury as proposed. This Council realises that the approval of the Commissioner of Crown Lands is required because the area is Crown land and if further installations are applied for by other agencies in this general locality, this Council would then recommend that co-siting be discussed and if possible implemented.

Yours sincerely

*K A Hoskin*

K A Hoskin  
Secretary



Murchison Bros  
LAKE COLERIDGE

10<sup>th</sup> March 1980

The Conservator of Forests  
New Zealand Forest Service  
P O Box 25022  
Victoria Street  
CHRISTCHURCH 1

Dear Sir

We have no objection to your installing a VHF repeater station on our leasehold land at Mt Olympus.

The conditions set out in your letter FS 37/1/22/1 of 5 March 1980 are acceptable to us.

Yours faithfully

A handwritten signature in cursive script, appearing to read "John Murchison".

for Murchison Bros

P.50

FS 37/1/22/1

r Savage

RS

799 760

Private Bag  
CHRISTCHURCH

25 March 1980

~~The Conservator of Forests  
New Zealand Forest Service  
P.O. Box 25 022 Victoria  
CHRISTCHURCH~~

PROPOSED REPEATER SITE : MT OLYMPUS

I acknowledge your memorandum of 5 March 1980 seeking approval to the installation of a Radio Repeater Station on Mt Olympus and advise that the application is being investigated. However, the Nature Conservation Council's comments and recommendations are also necessary for hilltop installations and should be obtained; the address to write to being:

The Secretary  
Nature Conservation Council  
P.O. Box 5014  
WELLINGTON.

E.J. Davies  
Commissioner of Crown Lands

Per *22A 25/3*

DFO  
OFFICE

... Above copy for your information. The attached copy of NZFS application also refers.

Could you please arrange for an inspection/report accordingly.

E.J. Davies  
Commissioner of Crown Lands

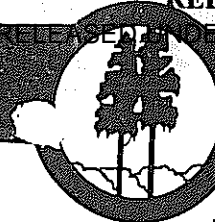
Per *22A 25/3*

enc

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# New Zealand Forest Service

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FS 37/1/22/1  
 YR P.50  
 KML:SJB  
 5 March 1980

LANDS & SURVEY
CHRISTCHURCH
- 7 MAR 1980
RECEIVED

Commissioner of Crown Lands  
 Department of Lands and Survey  
 Private Bag  
 CHRISTCHURCH

*MA ✓*

PROPOSED REPEATER SITE: MT OLYMPUS

It is proposed to place a repeater station for the Forest Service VHF radio network on Mt Olympus. The area required will be of the order of a few square metres only, for a cabinet, aerial and solar panel. The location is at map reference on NZMS1 Sheet 566, 097990.

The land is leased to Messrs Murchison of Lake Coleridge, and is registered in Vol 529 folio 90, Canterbury Registry.

Subject to consent being granted by the lessee, would you give your consent to the erection of a VHF repeater station on Mt Olympus by the Forest Service?

An agreement similar to that for Wallace Peak, near Hanmer (your reference DPF 587 of 26 March 1976) would be drawn up.

*[Signature]*  
 K M Lamb  
 for J W Levy  
 Conservator of Forests

*Nature Consent: Council comments as this is a hilltop installation?*

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P.50

FS 37/1/22/1

r Savage

RS

799 760

Private Bag  
CHRISTCHURCH

25 March 1980

~~The Conservator of Forests  
New Zealand Forest Service  
P.O. Box 25-822 Victoria  
CHRISTCHURCH~~

PROPOSED REPEATER SITE : MT OLYMPUS

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The Secretary  
Nature Conservation Council  
P.O. Box 5014  
WELLINGTON.

E.J. Davies  
Commissioner of Crown Lands

Per *PPA 25/3*

DFO  
OFFICE

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Could you please arrange for an inspection/report accordingly.

E.J. Davies  
Commissioner of Crown Lands

Per *PPA 25/3*

enc

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Murchison Bros  
LAKE COLERIDGE

11 March 1980

The Conservator of Forests  
New Zealand Forest Service  
P O Box 25022  
Victoria Street  
CHRISTCHURCH 1

Dear Sir

We have no objection to your installing a VHF repeater station on our leasehold land at Mt Olympus.

The conditions set out in your letter FS 37/1/22/1 of 5 March 1980 are acceptable to us.

Yours faithfully

A handwritten signature in cursive script that reads "John Murchison".

for Murchison Bros

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TELEPHONE:

735

aw

Our ref:

Your ref: 37/1/22/1

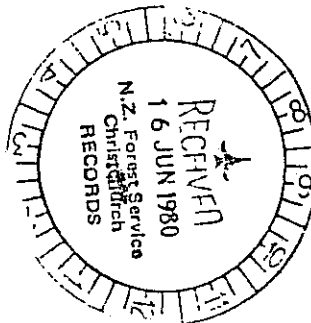
Nature Conservation Council

BOX 12 200, WELLINGTON NORTH

NEW ZEALAND

11 June 1980

The Conservator of Forests  
NZ Forest Service  
PO Box 25-022  
Victoria  
CHRISTCHURCH



ATTENTION MR K M LAMB

Dear Sir

PROPOSED REPEATER SITE : MT OLYMPUS

Your letter of 18 April 1980 was referred to the Council at its recent meeting.

The Council does not oppose the proposed siting of a VHF radio repeater station on Mt Olympus, Canterbury as proposed. This Council realises that the approval of the Commissioner of Crown Lands is required because the area is Crown land and if further installations are applied for by other agencies in this general locality, this Council would then recommend that co-siting be discussed and if possible implemented.

Yours sincerely

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K A Hoskin  
Secretary

The Regional Officer  
Civil Aviation Division  
Ministry of Transport  
Private Bag  
CHRISTCHURCH

Above copy for your information.

E.J. Davies  
Commissioner of Crown Lands

Per *PCO 20/10*

The Secretary  
Nature Conservation Council  
P.O. Box 5014  
WELLINGTON

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E.J. Davies  
Commissioner of Crown Lands

Per *PCO 20/10*

Encl

The Director-General of Lands  
HEAD OFFICE

Above copy for your information.

E.J. Davies  
Commissioner of Crown Lands

Per *PCO 20/10*

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# New Zealand Forest Service

Telegrams "Forestry" - Telex 4410 - P.O. Box 25022, Victoria, CHRISTCHURCH

FS 37/1/22/1  
 Your P50  
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 23 July 1980

LANDS & SURVEY
CHRISTCHURCH
25 JUL 1980
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Commissioner of Crown Lands  
 Department of Lands and Survey  
 Private Bag  
 CHRISTCHURCH

*407A ✓*

## PROPOSED REPEATER SITE ; MT OLYMPUS

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*E. R. Crozier*

E R Crozier  
 for J W Levy  
 Conservator of Forests

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FOLIO	DATE	TO	FROM	DETAILS
<b>PC/050 – SCH – 01 (September 1895 – August 1964) – Volume 1 (folios 1 - 137)</b>				
97	3.2.1954	-	-	<p>LSB Case No 4057 of 03/02/1954 approved issue of pastoral lease to IRC &amp; DS Murchison from 1.7.1954 over part Run 179 "Mt Olympus" comprising 12,500 acres for a term of 33 years at an annual rent of £40 based on stock limitation of 1000 wethers (summer grazing value). Balance Pt Run 179 to be declared State Forest.</p> <p>Lease offered 26/02/1954 and accepted</p> <p>Lease CL 529/90 registered 22/05/1953.</p> <p><b>ACTION COMPLETED</b></p>
101	11.3.1955	CCL	Murchison & Wood Solicitors	<p>Application to transfer ECS Murchison 1/10 share in partnership to JN Murchison &amp; MR Murchison.</p> <p>CCL Case No 1768 of 21/3/1955 approved transfer of ECS Murchison's 1/10 share to JN &amp; MR Murchison. (f102)</p> <p>[New lease registered on 22.5.1954 Vol 529 folio 90 in names of shareholders including JN &amp; MR Murchison (3/20ths share each)]</p> <p><b>ACTION COMPLETED</b></p>
107	22.8.1955	CCL	Windwhistle Winter Sports Club	<p>Application to erect another ski hut and extend access road for Mt Olympus skifield (Windwhistle Winter Sports Club Inc).</p> <p>CCL Case No 2000/539 of 13 July 2000 approved issue of Recreation Permit over 350 ha to Windwhistle Winter Sports Club Limited (Inc) to operate and maintain a skifield including accommodation (and the access road) for a term of 5 years from 01/01/2000 at the minimum annual fee of \$250 plus additional fees of 2.5% of gross revenue.</p>

"RELEASED UNDER THE OFFICIAL INFORMATION ACT"

				<p>Lessee advised of approval 9 August 2000 and subsequently made minor changes to the draft Permit.</p> <p>Permit fully executed 11 August 2000.</p> <p><b>ACTION COMPLETED</b></p>
129	19.8.1958	CCL	Weston Ward & Lascelles Solicitors	<p>Notice of re-arrangement of existing partnership.</p> <p>CCL confirmed formal application not necessary (f130).</p> <p>[T446772 registered on 2.3.1959 records the transfer to IRC Murchison 99/38 share) CM Guthrie &amp; WR McCallum (jointly 2/38 share) JN Murchison (3/38 share) MR Murchison (9/38 share) as tenants in common.</p> <p><b>ACTION COMPLETED</b></p>
136	29.7.1964	DLR	CCL	<p>Notice of transmission pursuant to Sect 91 of the Land Act 1948.</p> <p>[T632721 registered on 21.8.1964 records the transmission of IRC Murchison's interest to JN &amp; MR Murchison as executors.</p> <p><b>ACTION COMPLETED.</b></p>

**PC/050 – SCH – 02 (September 1964 – December 1985) – Volume 2 (folios 138 - 259)**

138	8.9.1964	DLR	CCL	<p>Notice of transmission pursuant to Sect 91 of the Land Act 1948.</p> <p>[T 634672 registered on 15.9.1964 records the transmission of joint share of WR McCallum &amp; CM Guthrie to latter as survivor].</p> <p><b>ACTION COMPLETED.</b></p>
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139	10.9.1964	DLR	CCL	<p>Notice of transfer of 12/38<sup>th</sup> interest of CM Guthrie etc</p> <p>[T 634673 registered on 15.9.1964 records the transfer of CM Guthrie's share to same and IRC Guthrie &amp; J Brabazon].</p> <p><b>ACTION COMPLETED</b></p>
142				<p>Proposed run plan for retirement of Mt Olympus and balance area of Lake Coleridge Station (f142 &amp; f143).</p> <p>SWCP No 35 Coleridge approved by SW Council 1965 (under f160)</p> <p>[No 677166/1 registered on 27 April 1987 records existence of operative land improvement agreement]</p> <p><b>ACTION COMPLETED</b></p>
177	5.3.1980	CCL	NZFS	<p>Application from NZ Forest Service for VHF repeater site at NZMS 1 sht 566, 097990 (f177).</p> <p>CCL Case No 80/522 of 20.10.1980 approved VHF repeater site for NZFS on part Mt Olympus subject to lessee's consent, Nature Conservation Council approval etc (f183), all conditions of approval complied with (f179, 184, 185 &amp; 187)</p> <p><b>AN EASEMENT REQUIRED TO REGULARISE THIS FACILITY IF IT STILL EXISTS.</b></p>
216	4.4.1984	CCL		<p>Application to transfer JN &amp; MR Murchison, IR Guthrie &amp; NS Murchison to Ryton Station Ltd (f216)</p> <p>CCL Case No 84/267 of 8.5.1984 approved transfer to Ryton Station Ltd - stock limit to be further investigated – Dept desires retired land to be surrendered "as opportunities permit" (f221, 222)</p>

				[T536342/1 registered on 19.3.1995 records transfer to Ryton Station Ltd]  <b>ACTION COMPLETED</b>
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**PC/050 – SCH – 03 (Jan 1986 – August 1994) – Volume 3 (folios 260 - ....)**

264	01/10/1986	-	-	CCL Case No 86/585 of 1.10.1986 approved renewal of lease – impts \$7700 LEI \$13800 A/Rent first 11 years \$207 stock limit 1000 sheep + 10%.  Among other things the approval required that immediate negotiations be taken to surrender the 4933.5 ha of retired land under the Run Plan. Advice of values and request for consideration of surrender (f 265)  [749840/1 Memorandum of Renewal registered on 5.7.1988 extending lease for 33 years from 1.7.1987]  <b>RENEWAL ACTION COMPLETED BUT SURRENDER ACTION STILL O/S</b>
392	09/12/1991	CCL	Lane Neave Ronaldson Solicitors	Advice that Trustees of RT Bryant Trust (25% owner) is to transfer its shares to A Czura.  CCL on 7 January 1992 approved transfer of shares in Ryton Station to A.M. Czura (f399).  <b>ACTION COMPLETED</b>
-	04/12/1992	Landcorp	Windwhistle Winter Sports Club	Application to realign skifield access road.  CCL approved realignment skifield access road – (f410) 26.11.1992 approx Sports Club advised of approval and conditions inc bulldozing 400 metres, improving grade in two places etc.  <b>ACTION COMPLETED</b>

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PC/050 – SCH – 04 (March 1995 – Dec 1999) – Volume 4

-	06/03/1995	Landcorp	Glassford Accts	<p>Application to transfer 5% of shares from Helen McGill to Czura.</p> <p>CCL Case No 1995/299 of 23 March 1995 approved transfer of shares.</p> <p>Solicitors advised of approval 27 March 1995.</p> <p><b>ADMIN ACTION COMPLETED.</b></p>
-	04/12/1996	KFL	Mackintosh Bradley Price Sols	<p>Application to transfer balance of Helen McGill's shares to Czura.</p> <p>CCL Case No 1997/161 of 12 December 1997 approved transfer of shares.</p> <p>Solicitors advised of approval 13 December 1997.</p> <p><b>ADMIN ACTION COMPLETED.</b></p>
-	20/12/1996	KFL	Glassford Accts	<p>Application to transfer Coalgate Transport Ltd shares to M.S. Meares</p> <p>CCL Case No 1997/176 of 23 December 1997 approved transfer of shares.</p> <p>Accts advised of approval 29 January 1997.</p> <p><b>ADMIN ACTION COMPLETED.</b></p>
-	10/07/1997	KFL	Bradley Mackintosh Solss	<p>Application for major restructuring of shareholding received.</p> <p>CCL Case No 1998/23 of 23 July 1997 approved restructuring of shareholding whereby Czura holds 90% of shares and M and K Meares hold 10% of shares.</p>

				<p>Sols advised of approval 29 July 1997.</p> <p><b>ADMIN ACTION COMPLETED.</b></p>
-	24/09/1997	-	-	<p>CCL approved rent review values by Case No 1998/93 of 24 September 1997 – Impts \$20,000 LEI \$25,000 Annual Rent \$562.50 (review due 1.7.1998).</p> <p>Advised lessee 24/09/1997.</p> <p>On 17 November 1997 lessee elected to have values determined by Land Valuation Tribunal.</p> <p>On 6 November 1998 lessee withdrew and accepted values.</p> <p><b>ADMIN ACTION COMPLETED.</b></p>
-	23/04/1999	KFL	Glassford Accts	<p>Advice that Maeares looking to increase shareholding to 20% and Czura to transfer to a Family Trust.</p> <p>CCL Case No 2000 436 of 9 February 2000 declined the transfer of shares to the Tony Czura Family Trust 1997/176 of 23 December 1997 approved transfer of shares.</p> <p>Solicitors advised of approval 11 February 2000.</p> <p><b>ADMIN ACTION COMPLETED.</b></p>

**LAND STATUS REPORT**

**for  
Tenure Review**

**RYTON STATION (MT OLYMPUS)**

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

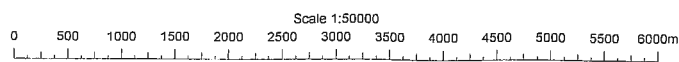
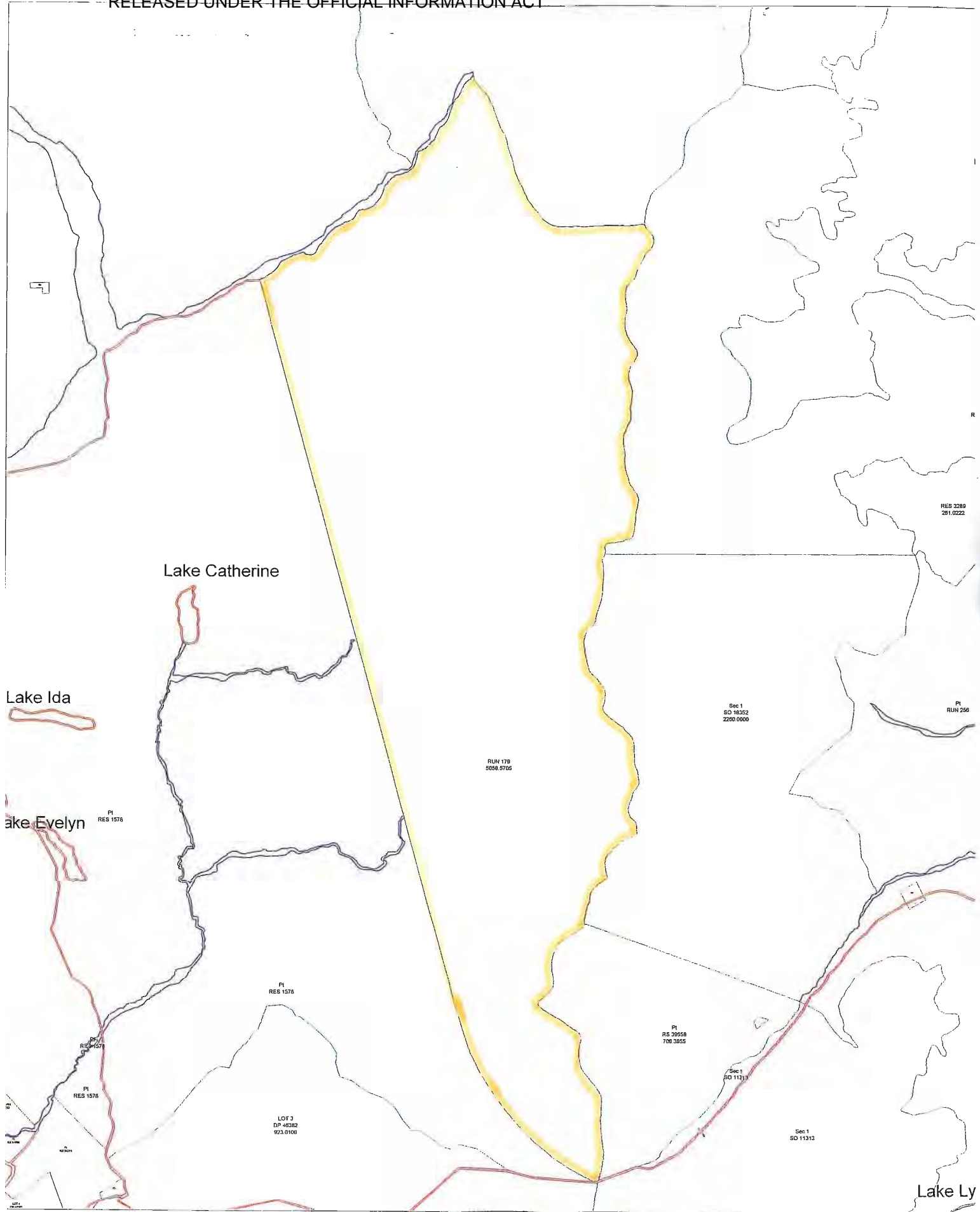
**March 2002**

## **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)**



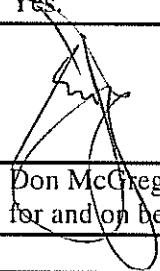
**Project No: QVV: 366**

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.

<b>LAND STATUS REPORT for Ryton Station (Mt Olympus Tenure Review</b>	LIPS Ref: 12755
<b>Property 1 of 1</b>	

<b>Land District</b>	Canterbury.
<b>Legal Description</b>	Run 179, situated in Blocks X XI XIV and XV, Harper and II III VI and VII, Coleridge Survey Districts.
<b>Area</b>	5058.5705 hectares
<b>Status</b>	Crown land subject to the Land Act 1948.
<b>Instrument of title / lease</b>	Computer Interest Register (Pastoral Lease) CB529/90 pursuant to Section 66 and registered under Section 83 of the Land Act 1948 as varied by Memorandum of Renewal 749840.1.
<b>Encumbrances</b>	Subject to:  1) Part IVA of the Conservation Act 1987, upon disposition.  2) 677166.1 Land Improvement Agreement pursuant to Section 30A Soil Conservation and Rivers Control Act 1941.
<b>Mineral Ownership</b>	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.
<b>Statute</b>	Land Act 1948 and Crown Pastoral Land Act 1998.

<b>Data Correct as at</b>	2 May 2002.
<b>[Certification Attached]</b>	Yes.



<b>Prepared by Crown Accredited Supplier</b>	Don McGregor, McGregor Property Services Limited, Christchurch for and on behalf of Q.V. Valuations.
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<b>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</b>	Computer Interest Register (Pastoral lease) CB529/90 does not but S.O.s 11026 and 11388 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. <b>However such strips are 'notional' only pending disposition of the land.</b>
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<b>LAND STATUS REPORT for Ryton Station (Mt Olympus) Tenure Review</b>	LIPS Ref: 12755
<b>Property 1 of 1</b>	

Research Data: *Some Items may not be applicable*

<b>SDI Print Obtained</b>	Yes.
<b>NZMS 261 Ref</b>	K 34/35.
<b>Local Authority</b>	Selwyn District Council.
<b>Crown Acquisition Map</b>	Kemp Deed of Purchase.
<b>SO Plans</b>	<p><b>SO 113– Plan of Harper &amp; Coleridge Survey Districts (area 1880's)</b></p> <p><b>SO 8759– Plan of Reserve 4761 (Approved 23<sup>rd</sup> September 1954)</b></p> <p><b>SO 10995 – Plan of Broken River area – including Run 179 "Mt Olympus". (Approved 15 May 1968).</b></p> <p><b>SO 11174 - Plan of R.S. 39658 adjoining area showing part of Run 179 "Mt Olympus" (Approved 30 January 1969).</b></p> <p><b>SO 11313 - Plan of adjoining Runs 332 "Brooksdale" and Run 332A showing Run 179 " Mt Olympus" (Approved 6 November 1969).</b></p> <p><b>SO 13999 - Plan of RS's 40657 and 40658- including Run 179 "Mt Olympus" (Approved 2 February 1977).</b></p> <p><b>SO's 17120 and 17121 – DOC Allocation plans.</b></p> <p><b>SO 18352 – Plan of Section 1- adjoining showing Run 179 "Mt Olympus"(Approved 20 September 1990).</b></p>
<b>Gazette Notices</b>	<b>N.Z Gazette 1956 p.234</b> set apart Reserve 4761 as State Forest (part formerly Part Run 179). Reserve 4761 is now RS's 40657, 40658 and 41164.
<b>Lease Ref</b>	Computer Interest Register (Pastoral Lease) CB529/90 pursuant to Section 66 and registered under Section 83 of the Land Act 1948 as varied by Memorandum of Renewal 749840.1.
<b>Legalisation Cards</b>	Searched. Not applicable.
<b>CLR</b>	Confirms Pastoral Lease tenure.
<b>Allocation Maps (if applicable)</b>	<p>Searched. No DoC, SOE or UCL Allocations within the periphery of the lease.</p> <p>Adjoining DoC Allocations are K34-11 (SO 17120) and, K35-2 (SO 17121) - Stewardship Land subject to Section 62 of the Conservation Act 1987.</p> <p>Extracts of Schedules and Allocation Maps attached.</p>
<b>VNZ Ref – if known</b>	V.R. 24260/2700.
<b>Crown Grant Maps</b>	Not applicable.

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<b>Subject Land Marginal Strip:</b>	
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.

<b>LAND STATUS REPORT for Ryton Station (Mt Olympus) Tenure Review</b>	LIPS Ref 12755
<b>Property 1 of 1</b>	

If Crown land – Check Irrigation Maps	Searched – Not applicable.
Mining Maps	Searched – Not applicable.
<b>If Road</b> a) Is it created on a Block Plan – Section 43(1)(d) Transit NZ 1989  b) By Proclamation  c) Gazette Ref:	a) <sup>Topo</sup> SO Plans 11026 and 11313 21G denote abutting Roads coloured burnt sienna as legal by Section 110A of the Public Works Act 1928.  b) Not applicable.  c) Not Applicable.
<b>Other relevant information</b> a) Concessions – Advice from DOC or DTZ New Zealand Limited.  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 Marginal Strips yet to be defined.  DTZ (NZ) Limited administers a Recreation permit over 350 hectares of the lease issued to the Windwhistle Winter Sports Club (Incorporated) to operate and maintain a ski-field including accommodation facilities (and the access road) for a term of 5 years from 1 January 2000 (expiring 31 December 2004) at the minimum annual fee of \$250 plus additional fees of 2.5% of the gross revenue derived from the permitted activities.  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.

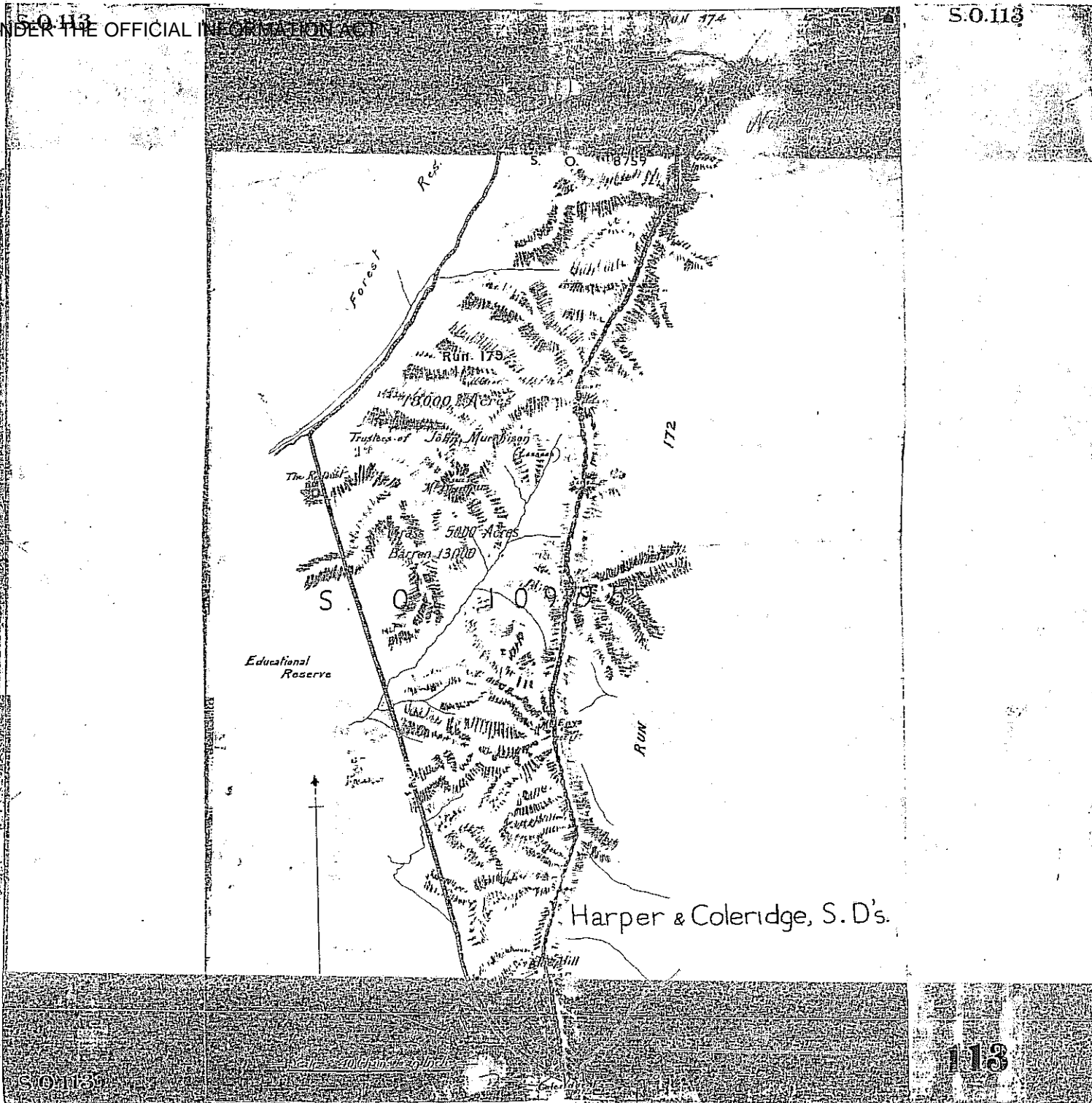
**SO Plans (Additional)**

**"RELEASED UNDER THE OFFICIAL INFORMATION ACT"**

RELEASED UNDER THE OFFICIAL INFORMATION ACT

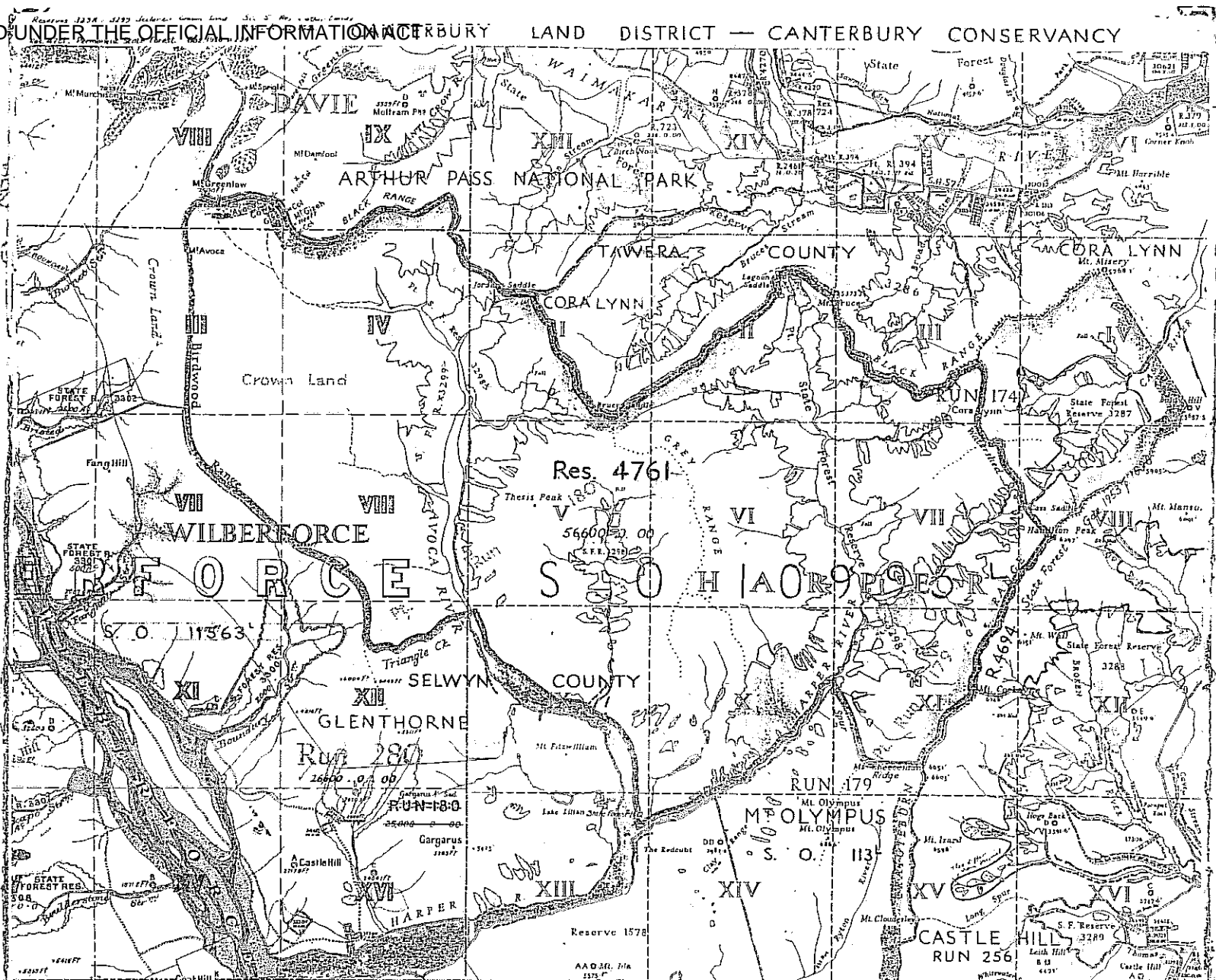
S.O.113

S.O.113



S.O.113

113



File 3/4  
 Received 16/7/54 R.H.F.  
 Exd. 22 5/11/54  
 Recorded 23/9/54  
 Indexed 23/9/54

Plan of  
 Res. 4761

Boundary Reference  
 County boundary shown thus  
 Reserve boundary " "  
 Run boundaries " "



Approved for Record  
 Purposes

formerly Pt. Run 174 (Cora Lynn) Pt. Run 179 (Mt. Olympus) Pt. Run 180 (Glenthorne),  
 Res. 3298, Pt. Res. 3299 and Crown Land,  
 and showing new boundaries of adjoining Pastoral Runs.

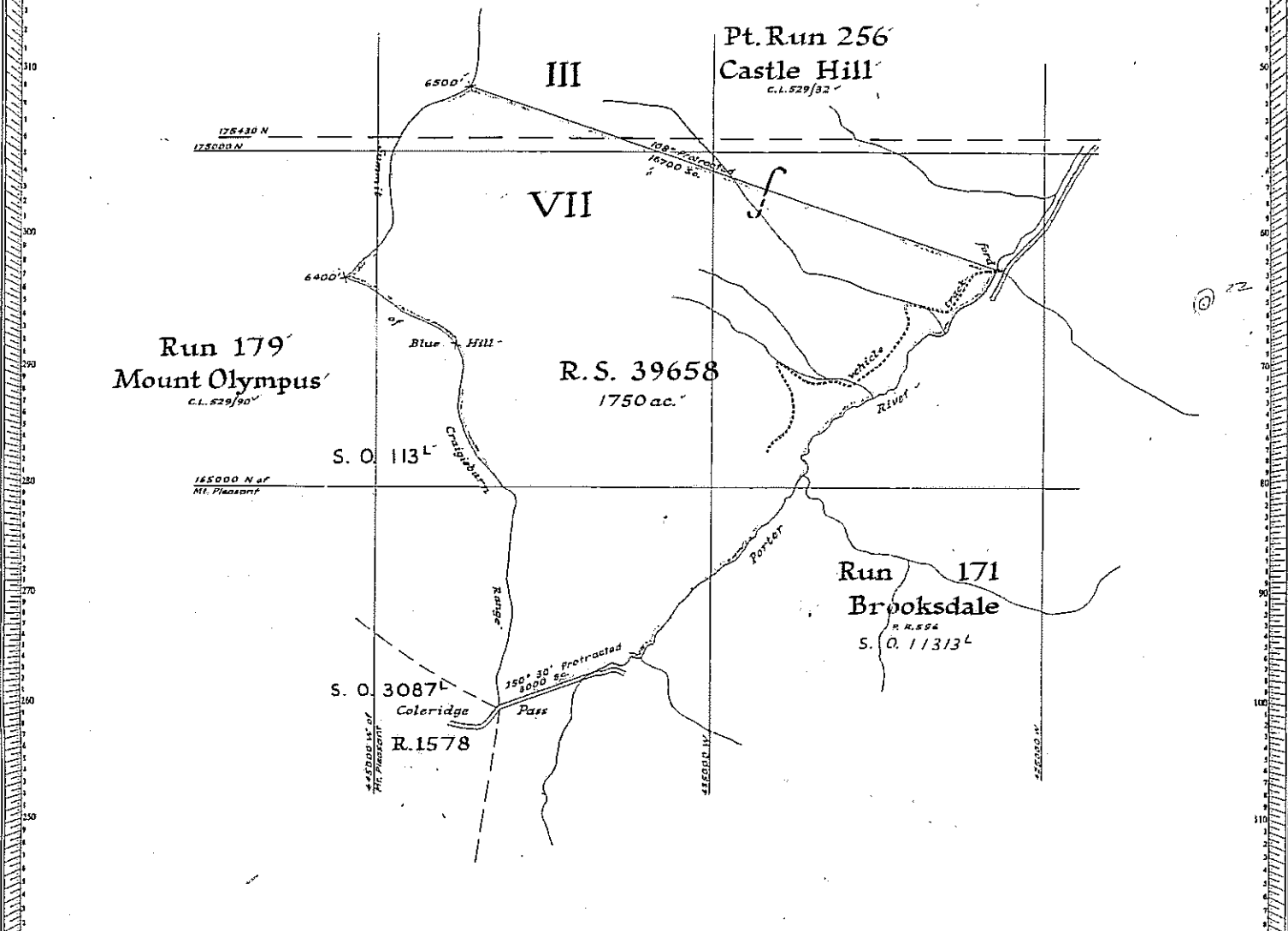
Chief Surveyor  
 Date: 22.9.1954

Blks. VII, IX, Davie S.D., III, IV, VII, VIII, XII, Wilberforce S.D., I, II, III, V, VI, VIII, IX, X, XI, XIII, XIV, Harper S.D. Selwyn County.

2750

RELEASED UNDER THE OFFICIAL INFORMATION ACT





Pt. Run 256  
Castle Hill  
c.l. 529/92

Run 179  
Mount Olympus  
c.l. 529/90

R.S. 39658  
1750 ac.

Run 171  
Brooksdale  
S.O. 11313<sup>L</sup>

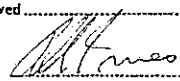
R.S. 39658

Note: Roads are 1 chain wide, legal  
by Sec 110A P.W. Act 1928 (Topo 7 F.)

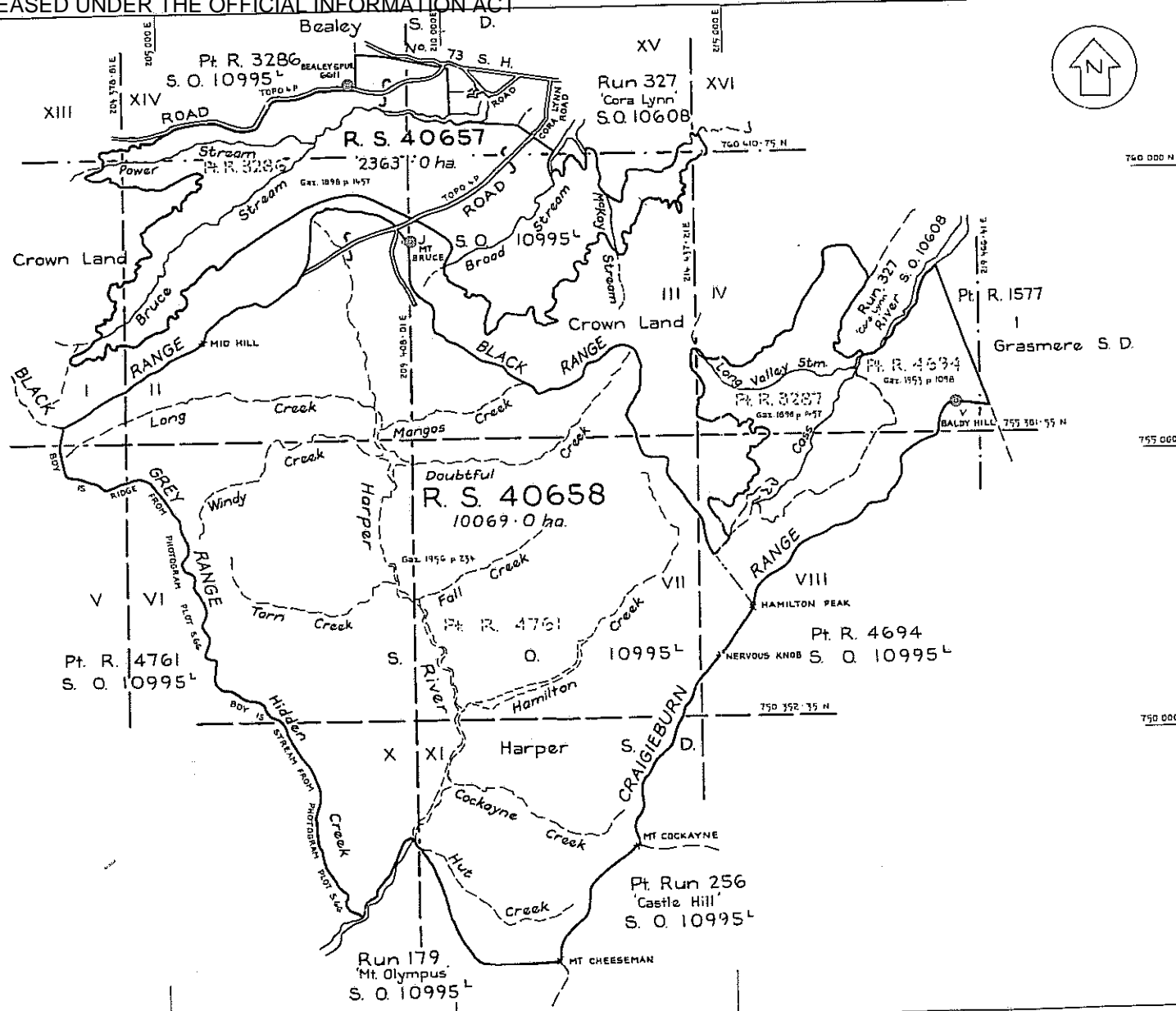
Note: - Topo detail from  
aerial photograph, plan  
S. 74 Springfield

Received by	0.12.68
File	228
Instruction	
Reference Plans	S.O. 113 <sup>L</sup> , 3087 <sup>L</sup>
Field book	
Traverse book	
Examined by	Av. G.A. 349
Recorded by	24.12.68
Plan in order for approval	

Survey Block & District III & VII Coleridge  
 Land District Canterbury Local Body Malvern County  
 Scale 20 chains to an inch Surveyed by Compiled in Survey Office Date December 1968

1174  
 Approved  
  
 Chief Surveyor 3011/68  
 This space reserved for plan numbers

11174



Approved as to definition  
*W. Cunningham*  
 Conservator of Forests  
 1/2/77

All work is adopted and is adopted from S.O. 10995<sup>L</sup> unless shown otherwise.  
 ALL ROADS ARE LEGAL AND 20'12" WIDE.

Datum: Old Cadastral  
 Mt. Pleasant Circuit Coordinates  
 Origin: Mt. Pleasant 700 000 m N  
 300 000 m E

Total Area 12432.0 ha.  
 Comprised in Gaz. 1898 p. 1457, Gaz. 1953 p. 1098  
 Gaz. 1956 p. 234 State Forest

I, *W. Cunningham*, Registered Surveyor and holder of an annual practising certificate hereby certify that this plan has been made from surveys executed by me or under my direction, that both plan and survey are correct and have been made in accordance with the regulations under the Surveyors Act 1956.

Dated at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_  
 Signature \_\_\_\_\_

Field Book \_\_\_\_\_ p. \_\_\_\_\_ Traverse Book \_\_\_\_\_ p. \_\_\_\_\_  
 Reference Plans: S.O.s. 10995<sup>L</sup>, 10606, TOPO 4 P, PHOTOGRAM. PLOTS 64.

Examined L. May \_\_\_\_\_ Correct *W. Cunningham*

Approved as to Survey  
*W. Cunningham*  
 Chief Surveyor

Deposited this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_

District Land Registrar

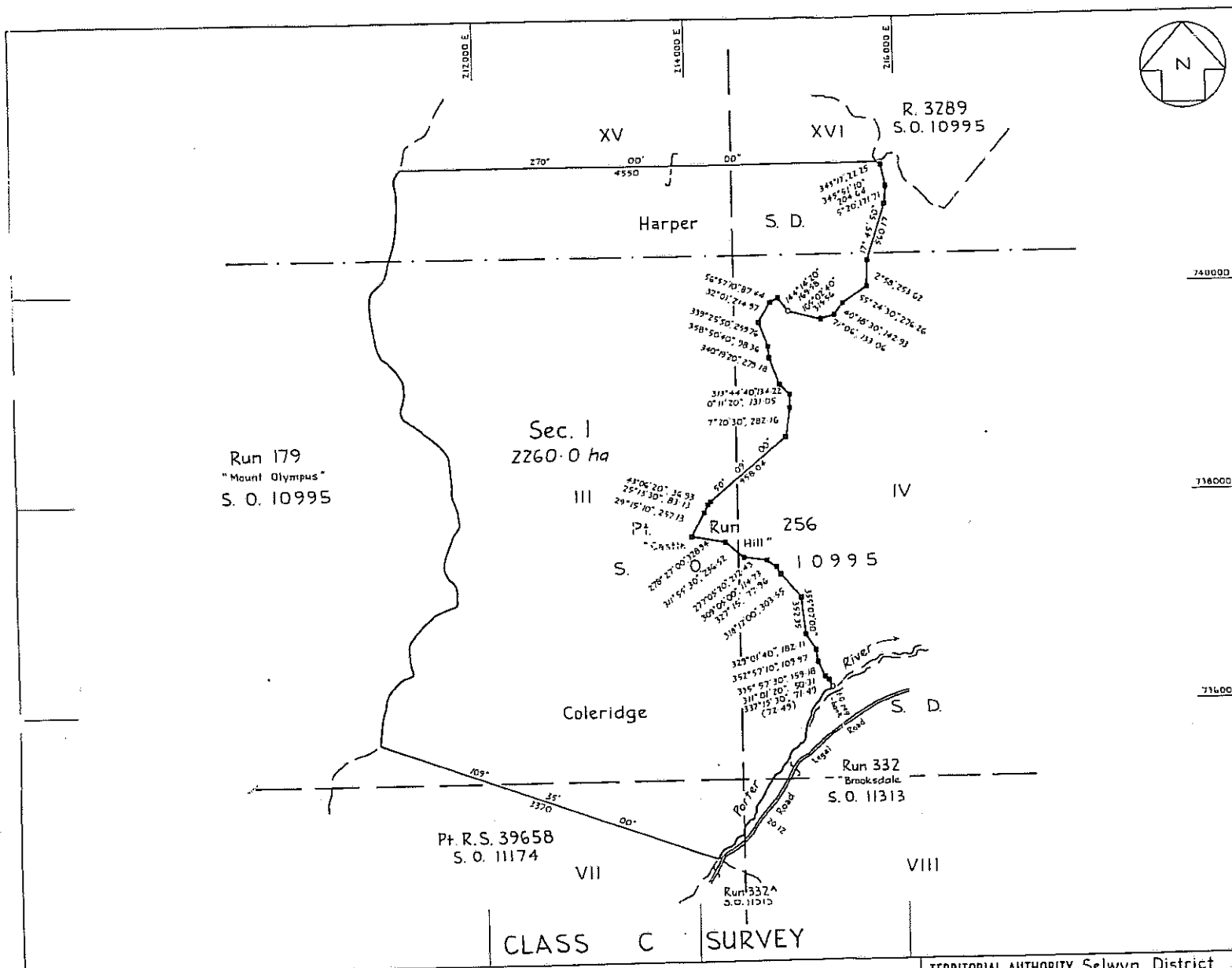
LAND DISTRICT CANTERBURY  
 SURVEY BLK. & DIST. XIII, XIV, XV, XVI BEALEY, I, II, III, IV, V, VI, VII, VIII, X, XI HARPER, GRASMERE  
 NZMS 177 SHEET No. S. 66

R. S.'s 40657 & 40658

LOCAL AUTHORITY MALVERN COUNTY  
 Compiled in Survey Office  
 Scale 1:50,000 Date May 1976

File 15/9  
 Received at *Cunningham* 30-74  
 Instructions SO 13999

"RELEASED UNDER THE OFFICIAL INFORMATION ACT"



Approvals: *[Signature]*  
 Lessee: *[Signature]*

740000 N  
 Lessor:  
 Dated this 12th day of September 1990  
 SIGNED for and on behalf of  
 HER MAJESTY THE QUEEN pursuant  
 to an Agreement lodged with the  
 District Land Registrar as No. 85674-B/1  
 by its Attorney DAVID WILLIAM  
 HEWARD *[Signature]*

718000 N  
 Total Area 2260.0 ha  
 Comprised in Pt. C.L.29K/787

716000 N  
 I, Alan John Davey  
 Registered Surveyor and holder of an earnest practicing certificate for who  
 may act as a registered surveyor pursuant to section 25 of the Survey Act  
 1981 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 Christchurch this 27th day of  
 April 1990 Signature *[Signature]*

Field Book *[ ]* Traverse Book *[ ]*  
 Reference Plans S.O.s 113, 10775, 11174, 11313, Topo 7, P. *[ ]*  
 NZMS 210 Photogram Topoplots K34.D & K35.B *[ ]*  
 Examined *[ ]* Correct *[ ]*

Approved as to Survey  
 20.9.1990 *[Signature]* Deputy Chief Surveyor  
 Deposited this *[ ]* day of *[ ]* 19*[ ]*  
 District Land Registrar

LAND DISTRICT Canterbury  
 Survey Blk. & Dist. XV, XVI Harper  
 III, IV, VII, VIII Coleridge  
 NZMS 261 Sheet K34, K35 Record Map No. 10,000/7.1

Section I

TERRITORIAL AUTHORITY Selwyn District  
 Surveyed by Dept. of Survey & Land Information  
 Scale 1:25,000 Date Nov. 1989

File G275-07-07-03  
 Received 2.5.90  
 Instructions 840171

S018352

DOSL FORM 015

"RELEASED UNDER THE OFFICIAL INFORMATION ACT"

K 22, K 17/1