

Crown Pastoral Land Tenure Review

Property: Mt Oxford

Due diligence report (including status report)

This report and attachments results from a pre tenure review assessment of the land 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.

Copied June 2003

DUE DILIGENCE REPORT
CPL PRE TENURE REVIEW ASSESSMENT STANDARD 6:

File Ref: CON /50231/09/12771/A - ZNO Report No: QVV 518

Report Date: 28/08/2002

Office of Agent: CHRISTCHURCH LINZ Case No: 02/

Date sent to LINZ: 30/08/2002


RECOMMENDATIONS

1. That the Commissioner of Crown Lands or his delegate note this Due Dilligence Report which has been prepared in accordance with the Pre Tenure Review Assessment Standard;
2. That the Commissioner of Crown Lands or his delegate note that there are no incomplete actions as the result of the file search.
3. That the Commissioner of Crown Lands or his delegate note that a potential liability identified as a result of the file search relates to the likely need to provide both practical and legal access to the property as an extension to an existing recent access arrangement with adjoining owners.
4. The Commissioner of Crown Lands or his delegate note that:
 - a) The siting of a Radio Repeater at Oxford Hill, approved by the then Commissioner of Crown Lands on 6 June 1972 at the request of the North Canterbury Power Board (now Mainpower) was subsequently, according to Mainpower, erected but later resited at Mt Thomas.
 - b) The interests registered against Pastoral Lease CL 529/205 were extinguished on forfeiture.

Signed by Sub-Contractor:

Signed by Contractor


Name: D. McGregor
McGregor Property Services Limited
Accredited Supplier


Name: B. Dench
Team Leader for Tenure Review
Quotable Value (Valuations)

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

Name:

Date of Decision: / /

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OFFICIAL INFORMATION ACT**

1. Details of Property:

Property Name: Mt Oxford .

Location: Situated east of the Mt Oxford Conservation Area comprising three catchments draining into the Ashley River at the Ashley Gorge. Legal but not practical access is off Mountain and Sladdens Roads approximately 9 kilometres north west of Oxford and 65 kilometres from Christchurch.

Legal Description: Run 225 and Rural Sections 36848 and 42115, situated in Blocks XIV and XV Upper Ashley and Blocks II and III, Oxford Survey Districts.

Area: 1779.8833 hectares.

Owner / Occupier: HER MAJESTY THE QUEEN.

Tenure: Crown land subject to the Land Act 1948.

Instrument : Document A 385469.1 (New Zealand Gazette 1998 p.1884) registered 14 January 1999 forfeiting both Pastoral lease 529/205 and Licence to Graze (LG 565) pursuant to Section 146 of the Land Act 1948 with effect from 29 May 1998.

2. File Search

Files held by agent DTZ (New Zealand) Limited on behalf of LINZ:

File Reference	Volume	First Folio Number	Date	Last Folio Number	Date
Pc 086-SCH-01	1	326	27/11/1933	576	20/12/1988
Pc 086-SCH-02	2	1	26/01/1989	2.116	14/05/1997
Pc 086-SCH-03	3	228	March 1997	3.94	15/09/1993
Pc 086-SCH-04	4	322	16/09/1993	376	08/06/1995
Pc 086-SCH-05	5	377	09/06/1995	479	25/11/1996
Pc 086-SCH-06	6	480	12/12/1996	562	26/05/1997
Pc 086-SCH-07	7	563	27/05/1997	641	30/07/1997
Pc 086-SCH-08	8	642	01/08/1997	8.78	18/12/1997
Pc 086-SCH-09	9	696	01/01/1998	730	28/02/1998
Pc 086-SCH-10	10	731	01/03/1998	10.103	22/10/1998
Pc 086-SCH-11	110	11.1	23/10/1998	11.22	Current
Pc 086A-SCH		Plans ONLY			
CPL/04/10/12771	1	-	01/03/1997	-	Current
LGc 565-SCH-01	1	112	March 1927	103	28/10/1978
LGc 565-SCH-02	2	104	01/08/1990	14.61	05/10/1998
LGc 565-SCH-03	3	15.1	06/10/1998	15.6	Current

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

File Reference: CON/50231/09/12771/A-ZNO
Volume: 1
First folio: 1 **Date:** June 2002.
Last folio note: File current. **Date:** -

3 Registered/Unregistered Property interests

3.1 Registered Interests

Legal advice has confirmed that the registered interests over the lands were extinguished on forfeiture of the Pastoral lease and Licence to Graze.

It should be noted that Variation of Lease 852649.1 had, with the agreement of the former lessee, provided for the retirement of 694 hectares of the now forfeited Pastoral lease area.

A copy of this Variation and the Caveat that protected the Crown's interests in the unregistered Land Improvement Agreement are attached as *Appendix 2*.

3.2 Unregistered Interests

Grant of temporary rights of access to Wilder Transport Limited over track on Run 225 to adjoining freehold land as consented to by the Commissioner of Crown lands on 26 October 1998 subject to conditions, including reciprocal access across freehold land to the Run boundary.

Refer also to Clause 8.1.

4 Summarise any Government programmes approved for the lease:

Prior to forfeiture of the Pastoral lease Caveat A182156.1 was registered against it to protect the Crown's interests in an unregistered Land Improvement Agreement dated 1 April 1987. This was extinguished on registration of the forfeiture notice (A385469.1 registered 14 January 1999).

The property is not part of a Rabbit and Land Management programme.

5 Summary of Land Status Reports:

The Land Status Reports by D. McGregor, McGregor Property Services Limited, for and on behalf of Q.V. Valuations on 8 August 2002, confirmed the status as Crown land under the Land Act 1948.

Report 1 of 2 is relative to the forfeited Pastoral lease area (Run 225 and RS 36848) and Report 2 of 2 is relative to the forfeited Licence to Graze (RS 42115).

Both areas are subject to Part 9 of the Ngai Tahu Claims Settlement Act 1998 and Part IVA of the Conservation Act 1987, upon disposition.

The minerals remain with the Crown because the land has never been alienated since the original acquisition for settlement purposes from the original Maori owners under the 1848 Kemp and 1857 North Canterbury Deeds of Purchase.

Report 1 of 2 noted that the renewal of the forfeited Pastoral lease in 1994 (A 153592.1 of 15 January 1995) did not record the effect of the Marginal strips created by SO 19023. This was at the insistence of the lessees.

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

6 Review of Topographical and Cadastral Data:

Both maps attached to the Land Status Report show that there are no historic sites, airstrips, transmission or local power lines, water races, dams, huts, telecommunication or other such installations on the lease.

6.1 Marginal Strips:

The cancelled Pastoral lease contained a notation subject to Section 58 of the Land Act 1948 as did SO's 10866 applying in respect of all rivers and streams in excess of 3 metres in width.

However SO 5445 did lay off a Section 58 strip along the Ashley River. At renewal the lessee insisted on the renewal lease not carrying a clause relative to Part IV of the Conservation Act 1987 notwithstanding that SO 19023 defined the applicability of Section 24(9) Conservation Act 1987 (Marginal strips) along both sides of the Big Ben Stream within Run 225.

The full effect of Part IV of the Conservation Act 1987 will apply to any future disposition of the land.

6.2 Legal Roads – formed and paper

The Land Status Report indicates that S.O. Plans 5969 and 10866 (as supported by Topo Plan 52P) denote the roads that are legal by Section 110A of the Public Works Act 1928.

Four- wheel drive access is available to RS 42115 along the route of the unformed Mountain Road.

Similarly until recently four – wheel drive access has been available along the route of the unformed Sladdens Road. However recently an adjoining owner of commercially forested freehold land advised that the track on the Sladdens Road route had been washed out in some areas and that a new track had been formed that would provide access to the Run boundary.

Refer also Clause 8.1.

6.3 Fenced Boundaries v Legal Boundaries (peripheral):

The topographical plan does not reveal any significant boundary discrepancies.

7 Details of any neighbouring Crown or Conservation land:

North-Western Boundary	<i>Part Run 300 - (Lees Valley Pastoral Lease)</i>
South Western	<i>Reserve 4699 – Part Oxford Conservation Area (Stewardship land held pursuant to Section 62 of the Conservation Act 1987).</i>

8 Uncompleted actions or potential liabilities:

8.1 Access over Crown land and over freehold land in favour of Crown land – Potential liability

In October 1998 Wilder Transport Limited (then owner of the adjoining RS 36971 – Part CT CB39C/850) wrote to Knight Frank seeking approval for access across part of Run 225 to enable ongoing inspection of trees and the mustering of wandering stock. In doing so the company advised that the legal (but unformed) extension to Sladdens Road (rough four - wheel drive access route) had washed out and was overgrown. A new track had been formed by it and another adjoining owner, Sladdens Bush Forest Limited (RS 35409 – Part CT CB39D/924) through RS 35409 to enable continuous forest management and this track is being maintained by Wilder.

The Commissioner on 26 October 1998 granted a right of access under the Land Act 1948 along the track on Run 225 until Court action in respect of the property was resolved subject to:

- a) Access being provided to the Crown across his (and presumably the other owners) via the new track.
- b) The gates within Run 225 being locked when not in use, and

- c) Use of the land being restricted to access only.

The above access arrangement is a temporary one and the Crown could be faced with the potential liability of having to provide practical and legal access if disposition is not to an adjoining owner as the existing four wheel drive access legal road is unsatisfactory and/ or impassible.

Consequently a more permanent arrangement with the freehold owners could provide the opportunity for an access easement over the new track.

It is noted on the title to Wilders freehold land that Forestry Right was very recently surrendered but that may not necessarily influence the situation.

Copies of the relevant folios are attached as *Appendix 3*.

APPENDICES

Schedule A – Land Status Report.

1. Copy of forfeiture notice and cancelled Pastoral lease.
2. Copies of Variation and Caveat.
3. Copies of relevant folios – Access over formed track.

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Schedule A

RELEASED UNDER THE
OFFICIAL INFORMATION ACT

LAND STATUS REPORT

**for
Tenure Review**

**MT OXFORD
(Crown land)**

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

August 2002

CONTENTS

PROPERTY 1 OF 2

Land Status Report (and Supporting plans).

- SO Plans (Additional)
- Extract of CLR
- DOC Consultation
- Information supporting Mineral investigation
- Other information

PROPERTY 2 OF 2

Land Status Report (and Supporting plans).

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

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PROPERTY 1 of 2

RELEASED UNDER THE
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LAND STATUS REPORT
(and supporting plans)

**Q.V. VALUATIONS
CHRISTCHURCH OFFICE**

**RELEASED UNDER THE
OFFICIAL INFORMATION ACT**

Project No: QVV 509

This report has been prepared on the instruction of Land information New Zealand as a variation to Contract No. 50231 (dated 24 June 2002) and is undertaken for the purposes of the Crown Pastoral Land Act 1998.

LAND STATUS REPORT for Mt Oxford (Crown Land) Tenure Review	LIPS Ref: 12771
Property 1 of 2	

Land District	Canterbury.
Legal Description	Run 225 and Rural Sections 36848, situated in Blocks XIV and XV Upper Ashley and III Oxford Survey Districts.
Area	1655.9736 hectares.
Status	Crown land subject to the Land Act 1948.
Instrument	Document A 385469.1 (N.Z Gazette 1998 p.1884) registered 14 January 1999 forfeited Pastoral lease 529/205 (effective 29 May 1998) pursuant to Section 146 of the Land Act 1948.
Encumbrances	Subject to: 1) Part 9 of the Ngai Tahu Claims Settlement Act 1998. 2) 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 and 1857 North Canterbury Deeds of Purchase.
Statute	Land Act 1948 and Crown Pastoral Land Act 1998.

Data Correct as at	8 August 2002.
[Certification Attached]	Yes.

Prepared by Crown Accredited Supplier	Don McGregor, McGregor Property Services Limited, Christchurch for and on behalf of Q.V. Valuations.
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NOTES: This information does not affect the status of the land but was identified as possible requiring further investigation at the due diligence stage: See Crown Pastoral Standard 6	It should be noted that the renewal of the now forfeited Pastoral lease in 1994 (A 153592.1 of 15 January 1995) did not record the effect of the Marginal Strips created by SO 19023. This was the insistence of the lessees.
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LAND STATUS REPORT for Mt Oxford (Crown land) Tenure Review	LIPS Ref: 12771
Property 1 of 2	

Research Data: *Some Items may not be applicable*

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SDI Print Obtained	Yes.
NZMS 261 Ref	L34.
Local Authority	Waimakariri District Council.
Crown Acquisition Map	Kemp and North Canterbury Deeds of Purchase.
SO Plans	<p>Topo 52P – Plan of Runs 222-226 (October 1898).</p> <p>SO-5445 - Plan of Blocks IX, X, XI, XIV and XV Upper Ashley Survey District. (Approved 18 October 1918).</p> <p>SO 10866 - Plan of Ashley Area – including Run 225 (Approved 15 May 1958).</p> <p>SO 19023 – Plan of Waterways in Pastoral lease 509/205 along which Section 24 of the Conservation Act applies (Approved 21 June 1993).</p>
Gazette Notices	N.Z. Gazette 1998 p.1884 forfeited Pastoral lease 509/205.
Lease Ref	Former Pastoral lease 529/205 was forfeited by A 385469.1 (N.Z. Gazette 1998 p.1884) registered 14 January 1999 pursuant to Section 146 of the Land Act 1948 and with effect from 29 May 1998.
Legalisation cards	No legalisation cards or outstanding actions.
CLR	Confirms Pastoral Lease tenuro over Run 225 and RS 36848 (prior to forfeiture action).
Allocation Maps (if applicable)	<p>Searched. No SOE or DOC Allocations within this area.</p> <p>Adjoining Rural Section 42115 (held on LG 565 prior to forfeiture) initially allocated to Landcorp by L34*4 then re-allocated to DOC L34*19 (S.O. 17128) before being re-allocated to the Commissioner as U*L34*10*Co.</p> <p>Extracts of Allocation Schedules and plans attached. to Report 2 of 2.</p>
VNZ Ref – if known	VR 21553/51600.
Crown Grant Maps	Not applicable.
Subject Land Marginal Strip:	
a) Type [Sec 24(9) or Sec 58]	a) Part Ashley River abutting RS 36848 (Section 24(3) strips). Big Ben Stream – Section 24(9) applies.
b) Date Created	b) Part Ashley River – 18 October 1918. Big Ben Stream – 21 June 1993 (not acknowledged at renewal).
c) Plan Reference	c) Part Ashley River - SO 5445. Big Ben Stream – SO 19023.

LAND STATUS REPORT for Mt Oxford (Other Crown land) Tenure Review	LIPS Ref 12771
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) Topo Plan 52P and SO Plans 10886 denoted 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 Limited b) Subject to any provisions of the Ngai Tahu Claims Settlement Act 1998 c) Mineral Ownership d) Other Info	a) There are no known current DOC or other concessions within the lease boundaries. Following forfeiture the Commissioner of Crown Lands authorised a short term Grazing permit to Wharfedale Farming Limited from 15 September to 17 December 2001 at the Rental of \$7465. The existence of subsequent grazing arrangements is unknown. b) Part 9 of the Ngai Tahu Claims Settlement Act 1998, upon disposition. 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 and 1857 North Canterbury Deeds of Purchase. d) Not applicable.

**Q.V. VALUATIONS
CHRISTCHURCH OFFICE**

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Project No: QVV 509

This report has been prepared on the instruction of Land information New Zealand as a variation to Contract No. 50231 (dated 24 June 2002) and is undertaken for the purposes of the Crown Pastoral Land Act 1998.

LAND STATUS REPORT for Mt Oxford (Crown Land) Tenure Review	LIPS Ref: 16049
Property 2 of 2	

Land District	Canterbury.
Legal Description	Rural Sections 42115, situated in Blocks II and III, Oxford Survey Districts.
Area	123.9097 hectares.
Status	Crown land subject to the Land Act 1948.
Instrument	Document A 385469.1 (N.Z.Gazette 1998 p.1884) registered 14 January 1999 forfeited Licence to Graze (LG565) pursuant to Section 146 of the Land Act 1948 with effect from 29 May 1998.
Encumbrances	Subject to: 1) Part 9 of the Ngai Tahu Claims Settlement Act 1998. 2) 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 and 1857 North Canterbury Deeds of Purchase.
Statute	Land Act 1948.

Data Correct as at	8 August 2002.
[Certification Attached]	Yes.

Prepared by Crown Accredited Supplier	Don McGregor, McGregor Property Services Limited, Christchurch for and on behalf of Q.V. Valuations.
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NOTES: This information does not affect the status of the land but was identified as possible requiring further investigation at the due diligence stage: See Crown Pastoral Standard 6	Not applicable.
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LAND STATUS REPORT for Mt Oxford (Crown land) Tenure Review

LIPS Ref: 16049

Property 2 of 2

Research Data: Some Items may not be applicable

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SDI Print Obtained	Yes.
NZMS 261 Ref	L34.
Local Authority	Waimakariri District Council.
Crown Acquisition Map	Kemp and North Canterbury Deeds of Purchase.
SO Plans	<p>SO 5969 - Plan of Part Reserve 3739 (now RS 42115) - (Approved 25 March 1925).</p> <p>SO 8527 - Plan of RS 37961 (formerly Part Res 3739) - (Approved 10 November 1952).</p> <p>SO 8586 - Plan of Reserve 4699 (formerly Part Res 3739) - (Approved 22 April 1953).</p> <p>SO 10866 - Plan of Ashley Area - shows Pt Reserve 3739 (by then RS 42115) (Approved 15 May 1958).</p>
Gazette Notices	<p>N.Z. Gazette 1907 p.1370 temporarily reserved 3850 acres of land (Reserve 3739) for Forest and Climatic purposes.</p> <p>N.Z. Gazette 1907 p.2763 permanently reserved 3850 acres of land (Reserve 3739) for Forest and Climatic purposes.</p> <p>N.Z. Gazette 1953 p.299 revoked the vesting of control of 3544 acres of Reserve 3739 in the Oxford County Council.</p> <p>N.Z. Gazette 1953 p.1146 revoked the reservation over 4031 acres 16 perches of Reserve 3739, vested the land in the Crown and deemed it to be Crown land subject to the Land Act 1948. Part was subsequently redescribed as RS 42115.</p> <p>N.Z. Gazette 1998 p.1884 forfeited Licence to Graze (LG 565).</p>
Lease Ref	Former Licence to Graze (LG 565) forfeited by Document A 385469.1 (N.Z. Gazette 1998 p.1884) registered 14 January 1999 pursuant to Section 146 of the Land Act 1948 and with effect from 29 May 1998.
Legalisation cards	No legalisation cards or outstanding actions.
CLR	Confirms RS 42115 held on Licence to Graze 565 (prior to forfeiture action).
Allocation Maps (if applicable)	<p>Searched. No SOE or DOC Allocations within this area.</p> <p>Rural Section 42115 (held on LG 565 prior to forfeiture) initially allocated to Landcorp by L34*4 then re-allocated to DOC L34*19 (S.O. 17128) before being re-allocated to the Commissioner as U*L34*10*Co.</p> <p>Extracts of Allocation Schedules and plans attached.</p>

CERTIFICATION

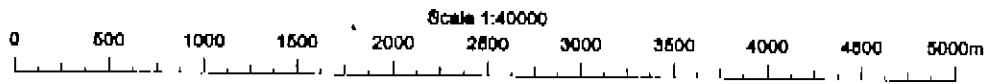
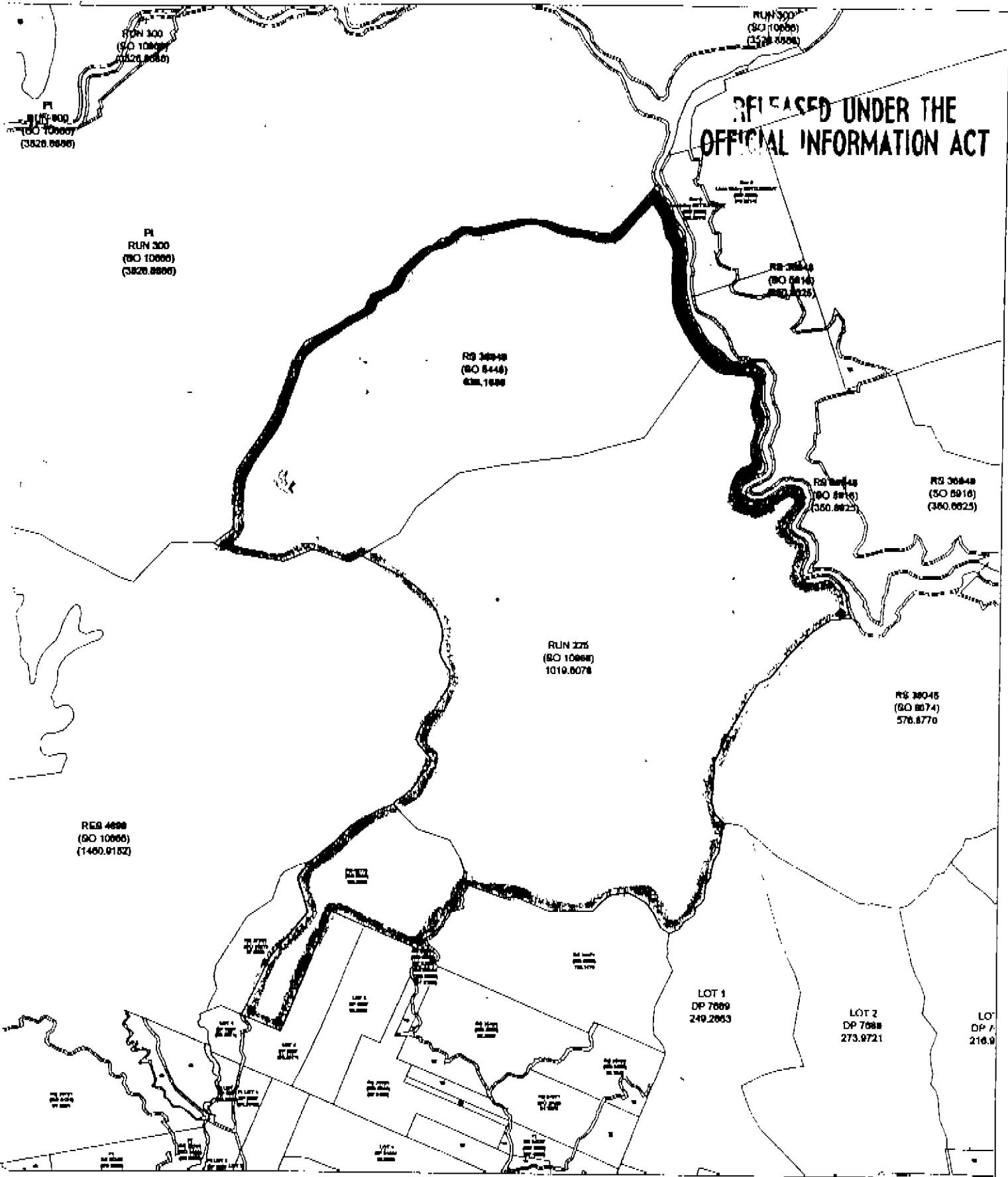
Report to the Commissioner of Crown Lands, or his delegate, for certification of Status Investigation for MT OXFORD Pastoral Lease Tenure Review.

1. I, Donald McGregor of McGregor Property Services Limited, acting for and on behalf of Q.V. Valuations, certify that the status report enclosed for certification is in order for signature.
2. In giving this certification I, Donald McGregor of McGregor Property Services Limited, acting for and on behalf of Q.V. Valuations, undertake that the status report has been completed in compliance with all relevant policy instructions and in particular, OSG Standard 1999/05 and the Regulatory Chiefs' Land Status Investigations Guidelines 1999/01.

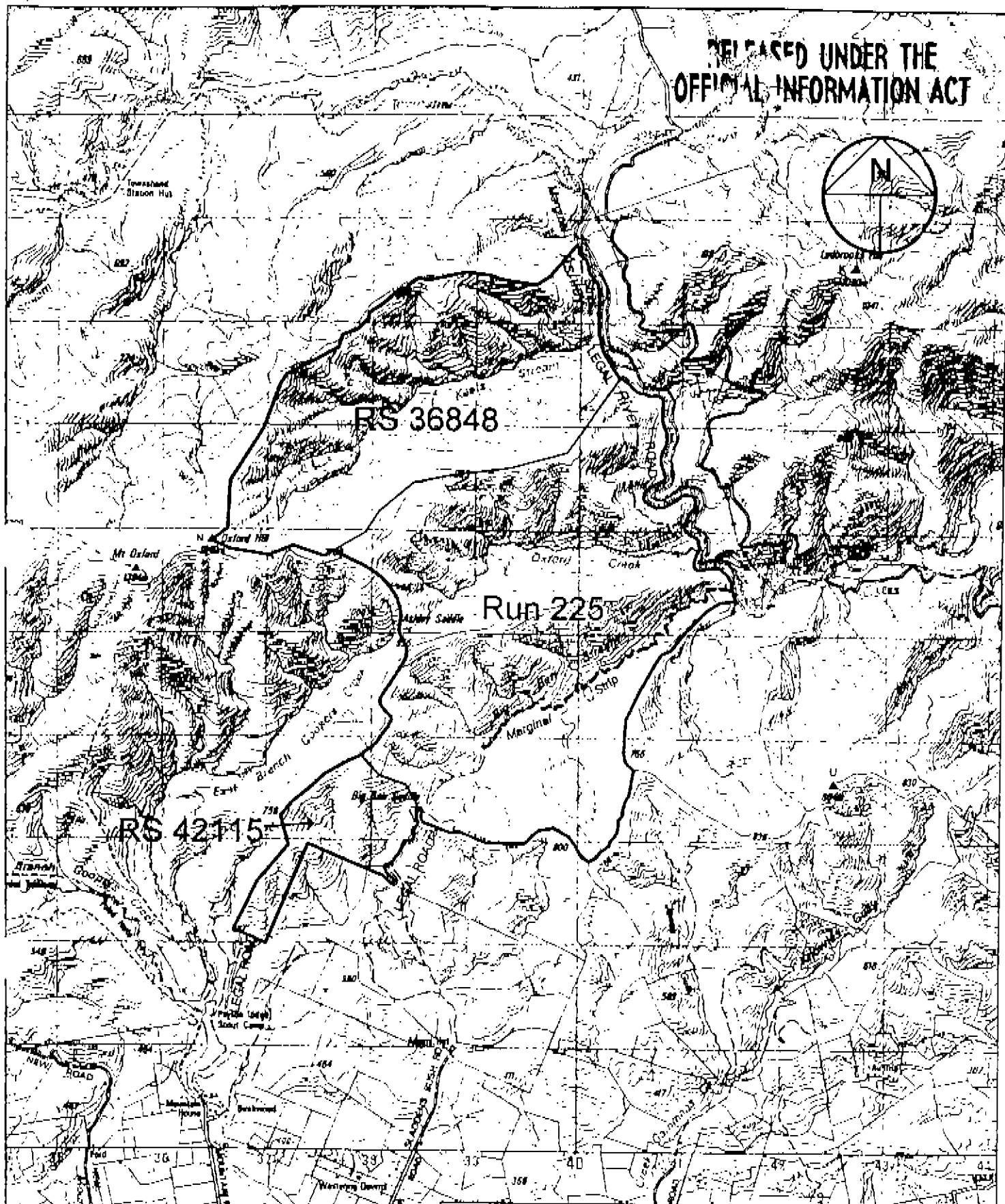
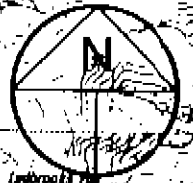


D McGregor
McGregor Property Services Limited
Accredited Supplier
9 August 2002

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

Version	1	2	3	4	5
Canterbury Land District					
Topographic Map 260 - L34					
Sheet 1 of 1					
Date 08/07/02					


ANDERSEN & ASSOCIATES
REGULATED SURVEYORS
PO Box 13 343
Christchurch
Ph. 370 9913

Mt Oxford

Scale 1:50000

0 500 1000 1500 2000 2500 3000 3500 4000 4500 5000

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LAND STATUS REPORT
(and supporting plans)

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PROPERTY 2 of 2

**Q.V. VALUATIONS
CHRISTCHURCH OFFICE**

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Encumbrances	Subject to: 1) Part 9 of the Ngai Tahu Claims Settlement Act 1998. 2) 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 and 1857 North Canterbury Deeds of Purchase.
Statute	Land Act 1948.

Data Correct as at	8 August 2002.
[Certification Attached]	Yes.

Prepared by Crown Accredited Supplier	Don McGregor, McGregor Property Services Limited, Christchurch for and on behalf of Q.V. Valuations.
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NOTES: This information does not affect the status of the land but was identified as possible requiring further investigation at the due diligence stage: See Crown Pastoral Standard 6	Not applicable.
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Property 2 of 2

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Gazette Notices	<p>N.Z. Gazette 1907 p.1370 temporarily reserved 3850 acres of land (Reserve 3739) for Forest and Climatic purposes.</p> <p>N.Z. Gazette 1907 p.2763 permanently reserved 3850 acres of land (Reserve 3739) for Forest and Climatic purposes.</p> <p>N.Z. Gazette 1953 p.299 revoked the vesting of control of 3544 acres of Reserve 3739 in the Oxford County Council.</p> <p>N.Z. Gazette 1953 p.1146 revoked the reservation over 4031 acres 16 perches of Reserve 3739, vested the land in the Crown and deemed it to be Crown land subject to the Land Act 1948. Part was subsequently redescribed as RS 42115.</p> <p>N.Z. Gazette 1998 p.1884 forfeited Licence to Graze (LG 565).</p>
Lease Ref	Former Licence to Graze (LG 565) forfeited by Document A 385469.1 (N.Z. Gazette 1998 p.1884) registered 14 January 1999 pursuant to Section 146 of the Land Act 1948 and with effect from 29 May 1998.
Legalisation cards	No legalisation cards or outstanding actions.
CLR	Confirms RS 42115 held on Licence to Graze 565 (prior to forfeiture action).
Allocation Maps (if applicable)	<p>Searched. No SOE or DOC Allocations within this area.</p> <p>Rural Section 42115 (held on LG 565 prior to forfeiture) initially allocated to Landcorp by L34*4 then re-allocated to DOC L34*19 (S.O. 17128) before being re-allocated to the Commissioner as U*L34*10*Co.</p> <p>Extracts of Allocation Schedules and plans attached.</p>

VNZ Ref - if known	VR 21533/08901.
Crown Grant Maps	Not applicable.
Subject Land Marginal Strip: a) Type [Sec 24(9) or Sec 58] b) Date Created c) Plan Reference	a) Applicability of Marginal strips not yet determined. b) Not applicable. c) Not applicable.

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LAND STATUS REPORT for Mt Oxford (Crown land) Tenure Review	LIPS Ref 16049
Property 2 of 2	

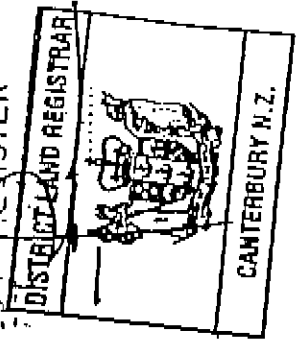
If Crown land – Check Irrigation Maps	Searched – Not applicable.	RELEASED UNDER THE OFFICIAL INFORMATION ACT
Mining Maps	Searched – Not applicable.	
If Road a) Is it created on a Block Plan – Section 43(1)(d) Transit NZ 1989 b) By Proclamation c) Gazette Ref:	a) SO Plans 5969 and 10886 denoted Roads 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 Limited b) Subject to any provisions of the Ngai Tahu Claims Settlement Act 1998 c) Mineral Ownership d) Other Info	a) There are no known current DOC concessions within the lease boundaries. Following forfeiture of the Licence to Graze the Commissioner of Crown Lands authorised a short term Grazing permit to Wharfedale Farming Limited from 15 September to 17 December 2001 at the Rental of \$7465. The existence of subsequent grazing arrangements is unknown. b) Part 9 of the Ngai Tahu Claims Settlement Act 1998, upon disposition. 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 and 1857 North Canterbury Deeds of Purchase. RS 42115 was formerly part of Reserve 3937 reserved after having been acquired from the former Maori owners under the above Deeds of Purchase. d) Not applicable.	

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APPENDIX 1

9.0 14.JAN99 A 385488.1

PATRICIA M. ...
LAND REGISTRAR
A...



RECALL FILE LABEL



F5000000539063

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OFFICIAL INFORMATION ACT

Land in Canterbury Land District Forfeited

Pursuant to section 146 of the Land Act 1948 notice is hereby given that I, Samuel Dawson Brown, Commissioner of Crown Lands, with the approval of the Minister of Lands, have by resolution declared the lease and licence to occupy described in the Schedule hereto forfeited, and that the land is thereby reverted to Her Majesty the Queen.

Schedule

Tenure: Licence to Occupy No. LG565.

Legal Description: Part Reserve 3739 Blocks II and III Oxford Survey District.

Area: 123.9097 hectares.

Lessees: Mark Stafford Feary and Karen Anne Feary both of Oxford, farmers.

Date of forfeiture: 29 May 1998.

AND

Tenure: Pastoral lease No. P86.

Legal Description: Run 225 and Rural Section 36848, situated in Blocks XIV and XY Upper Ashley and Block III Oxford Survey Districts.

Area: 1655.9736 hectares.

Register-Book: 529/205 Canterbury Land Registry.

Lessees: Mark Stafford Feary and Karen Anne Feary both of Oxford, farmers.

Date of forfeiture: 29 May 1998.

Dated at Wellington this 11th day of June 1998.

S. D. BROWN, Commissioner of Crown Lands.

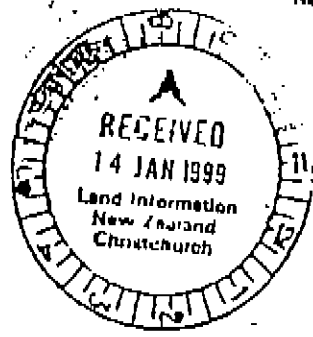
IN 4192

RELEASED UNDER THE
OFFICIAL INFORMATION ACT

Our Ref: CPR 01/10/00/11

Your Ref:

~~12 January 1999~~
21 December 1998



District Land Registrar
Land Information New Zealand
Christchurch

Dear Sir,

Notice of Forfeiture

On 29 June 1998 I forfeited, pursuant to section 146 of the Land Act 1948, the interest of the lessees of a pastoral lease registered in Canterbury register book as 529/205. This forfeiture was notified in NZ Gazette of 18 June 1998 No 83, page 1884.

Section 147 of the Land Act 1948 provides for the correction of the register and section 147(3) enables me to send you a copy of the notice and for you to enter a memorial upon the register.

I have attached a copy of the extract from the NZ Gazette which sets out the notice of forfeiture. Would you please enter a memorial against the register and let me know when this has been carried out.

Should you have any queries about this would you please contact David Gullen or Cathy Trewby of this office.

Yours sincerely

Sam Brown
Commissioner of Crown Lands

National Office
Lambton House
160 Lambton Quay
PO Box 5501
Wellington
New Zealand
Tel 64-4-460 0110
Fax 64-4-472 2244
Internet
<http://www.linz.govt.nz>

NOT REGISTERED UNDER THE TRANSFER ACT

TRANSFER ACT

18 and 19-1

NEW ZEALAND

Entered in the Register, Vol. 529, p. 205

the 16th day of March

Land as a Record of (or in Exchange for) Lease

registered in Vol. 529, p. 205

CANTERBURY

Not Registered under Land Transfer Act, 1908
Registered under Section 83,
Land Act, 1948

LAND DISTRICT

CANCELLED

Pastoral Lease of Pastoral Land under the Land Act,

No. 120



This Deed, made the 17th day of March, 1948, between THE UNIVERSITY OF Otago (who, with its heirs and assigns, is hereinafter referred to as "the Lessor"), of the one part, and JAMES YARROW (who, with his executors, administrators, and permitted assigns, is hereinafter referred to as "the Lessee"), of the other part, WITNESSETH that, in consideration of the sum hereinafter expressed, and of the covenants, conditions, and agreements herein contained or implied and on the part of the Lessee to be paid, observed, and performed, the Lessor doth hereby demise and let unto the Lessee, his heirs, assigns, or persons of law, containing by measurement four thousand, one hundred and forty-two acres and

one thousand nine hundred and thirty-two acres, situated in the Land District of Canterbury, and being Nos. 225 and 226 Rural Sections 225 and 226 of the Upper Ashley and 225 and 226 of the Oxford Survey Districts.

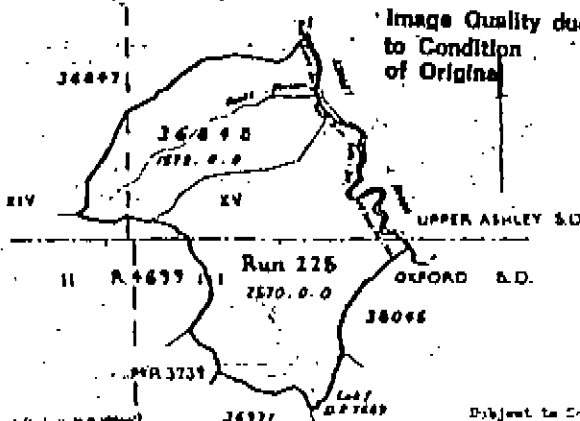


Image Quality due to Condition of Original

(hereinafter referred to as "the said land"), as the same is more particularly delineated in the plan drawn between and therein coloured and in outline together with the rights, easements, and appurtenances thereto belonging, TO HOLD the said premises hereunto to be lawfully demised unto the Lessee for the term of thirty-three years commencing on the first day of July 1948, together with one thousand nine hundred and thirty-two acres and one thousand nine hundred and thirty-two acres and one hundred and thirty-two acres and one hundred and thirty-two acres, a little more or less, situated in the Land District of Canterbury, and being Nos. 225 and 226 Rural Sections 225 and 226 of the Upper Ashley and 225 and 226 of the Oxford Survey Districts.

Subject to Section 55 of the Land Act 1948, by a deposit of £1655.9736 ha METRIC AREA: 1655.9736 ha

- AND the Lessor doth hereby covenant with the Lessee as follows, that he doth:-
1. THAT the Lessee will fully and punctually pay the rent hereinafter reserved on the first day of each month...
2. THAT the Lessee will within one year after the date of this lease take up his residence on the said land...
3. THAT the Lessee will not at any time...
4. THAT the Lessee will throughout the term of his term...
5. THAT the Lessee will clear and drain from weeds and keep open all drains...
6. THAT the Lessee will at all times during the said term...
7. THAT the Lessee will insure all buildings...
8. THAT the Lessee will not throughout the term...
9. THAT the Lessee shall not, except for the purpose of complying with any of the provisions of the Statute...
10. THAT the Lessee shall not, except for the purpose of complying with any of the provisions of the Statute...

- AND it is hereby agreed and declared by and between the Lessor and the Lessee:-
(a) THAT the Lessee shall have the exclusive right of passage over the said land...
(b) THAT the Lessee shall have no right, title, or claim whatsoever to any minerals...
(c) THAT upon the expiration of the term...
(d) THAT upon the expiration of the term...

529/205

CT

- (4) THAT the Lessee shall have no right of occupying the buildings of the said land,
- (5) THAT the Lessee may, with the prior consent in writing of the Commissioner given subject to such conditions as the Commissioner may deem necessary:
 - (a) Clear any portion of the said land for the purpose of growing wheat and for the stock dependent thereon;
 - (b) Crop such area of the said land as is sufficient for the use of himself and family and his employees;
 - (c) Plough and sow in grass any portion of the said land;
 - (d) Clear any portion of the said land by felling and burning back or scrub and use the land as desired in grass;
 - (e) Sowing seed in grass any portion of the said land;

Provided that the Lessee shall, on the termination of the lease, leave the whole of the area that has been ploughed or cultivated properly laid down in good permanent clover and grass to the satisfaction of the Commissioner.

- (6) THAT the Lessee shall exercise due care in stocking the said land and shall not overstock and, for the purpose of this clause it is hereby mutually declared and agreed between the Land Management Board and the Lessee that the number of sheep to be depastured on the said land during the eleven months shall not, without the prior consent of the Commissioner, exceed sheep on a basis of a count of one for a dry sheep and of one and a half for breeding ewes,
- (7) THAT if the Lessee shall have New Zealand or other sheep on the said land or if he cannot be found or if he shall neglect or fail to comply with the provisions and conditions herein expressed or implied by the satisfaction of the Land Management Board or the Commissioner, at the rate may be, or make default for not less than two months in the payment of rent, water levy, or other payments due to the Lessee, then the Land Management Board may, subject to the provisions of section 104 of the Land Act, 1949, declare this lease to be forfeit, and that without derogation of the Lessee from liability for rent due or accruing due or for any other breach of any covenant or condition of the lease.
- (8) THAT these provisions are intended to take effect as a grant under the Land Act, 1949, and the provisions of the said Act and of the regulations made thereunder applicable to such lease shall be binding in all respects upon the parties hereto in the same manner as if such provisions had been fully set out herein.

SCHEDULE

IMPROVEMENTS BELONGING TO THE CROWN AND BORNS PURCHASED BY THE LESSEE

nil

In witness whereof the Commissioner of Crown Lands for the Land District of Otago, and three persons have also been executed by the said Lessee.

Otago

in behalf of the Lessee, both private and his

Signed by the said Commissioner, in behalf of the Lessee, in the presence of:-

Witness: [Signature]
 Occupation: Public Officer, O.T.C.
 Address: [Address]

[Signature]
 Assistant Commissioner of Crown Lands.

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

Witness: [Signature]
 Occupation: Postmaster
 Address: Oxford

[Signature]
 Lessee

(5) That the Lessee shall exercise due care in stocking the said land and shall not overstock and, for the purpose of this clause, the Lessee shall be deemed not to have failed to use due care in stocking or to have overstocked so long as the number of sheep depastured on the said land does not exceed 1,400 sheep (on which is based the rent heretofore reserved) but, such number is hereby increased to 2,500 sheep plus 10% for six months from the date of this lease. The Commissioner may, by notice in writing, permit the Lessee to depasture thereon any greater number than that on which is based the rent should he deem it advisable or expedient to do so. Any permission so granted shall be subject to revocation or amendment by the Commissioner at any time and in particular in the event of a transfer. Any variation connected to by the Commissioner shall not affect the rent payable hereunder.

(1) IN CONSIDERATION of the grant to the within named lessee PATRICIA ELEANOR FEARY wife of EDWARD WILLIAM FEARY, of Oxford, Farmer, of the within written Pastoral Lease comprising Four thousand one hundred and forty two acres being Run 225 and E.S. 3685 Blocks XIV and XV Upper Ashley and Block III Oxford Survey Districts, I, the aforesaid EDWARD WILLIAM FEARY, hereinafter referred to as the Guarantor do hereby guarantee to HER MAJESTY THE QUEEN as lessor the due faithful and punctual payment by the said lessee of all rent and other moneys reserved by the said lease AND also the due faithful and punctual observance and compliance by the said lessee of and with all covenants conditions and provisions therein expressed and/or implied and on the part of the said lessee to be observed and/or performed AND I HEREBY DECLARE that no indulgence, granting of time, waiver, or forbearance to sue upon the part of the lessor shall in any way release me or my personal representatives from liability hereunder.

SIGNED by the said EDWARD WILLIAM FEARY in the presence of:-

Witness: [Signature]
 Occupation: Postmaster
 Address: Oxford

[Signature]
 Guarantor

No. 852649/1 Variation of Terms of the within Lease - 25.1.1990 at 11.48am

[Signature]
 for A.L.R.

Transfer 931232/1 to Mark Stafford Feary and Karen Anne Feary both of Oxford, Farmers - 24.4.1991 at 11.48am

[Signature]
 A.L.R.

Mortgage 931232/2 Patricia Eleanor Feary - 24.4.1991 at 11.48am

[Signature]
 A.L.R.

over

No. 749659 Certificate of Alteration certifying that the contents of the within lease is 4092 acres - 2.10.1969 at 1.45pm



THIS REPRODUCTION (ON A REDUCED SCALE) IS TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF THE LAND TRANSFER ACT 1952.

[Signature]

16 MAR 69
 1969



No. A153592/1 Renewal of the within lease
for a term of 33 years commencing on
1.6.1993 - 16.1.1995 at 11.35am

C. H. Moore

for A.L.R.

X CAVEAT A182156/1 BY THE DEPARTMENT OF
SURVEY & LAND INFORMATION - 7.7.1995 at
1.13pm

R. Palmer

for A.L.R.

A385469.1 Forfeiture of the within Pastoral
Lease pursuant to Section 146 of the Land Act
1946 - 14.1.1999 at 9.00.

S. H. G.

for DLR

CANCELLED

RELEASED UNDER THE
OFFICIAL INFORMATION ACT

14-46 141

Our Ref: LG 565

c/ss222

6 April 1994



M S & K A Feary
Woodstock Road
R D
OXFORD

Dear Mr & Mrs Feary

Re: RENEWAL OF LICENCE TO GRAZE

NB
The original of this file
was removed on 2/10/97
and given to Cranham
Office (Lisa Hansen) for the
summary judgement
hearing
against
Lixley
&
Feary.

I refer to your Licence to Graze Part Reserve 3739, Blocks II and III, Oxford Survey District which expires on 30 June 1994.

With reference to your solicitor's letter of 22 March 1994, I would like to offer you renewal of your licence for a further term of 5 years from 1 July 1994 at the existing rental of \$1,254.54 per annum (plus GST). The renewal will be without prejudice to the claims against the Crown, Landcorp and the Department of Conservation.

The terms and conditions of the licence will remain unchanged from your existing licence. I have enclosed a photocopy of the most recent licence document for your information. This sets out the terms and conditions in place at present, which will be retained should you accept renewal.

If you wish to accept this offer of renewal, please sign the clause at the base of this letter and return the copy to this office as soon as possible. You should retain the original and treat it as forming part of the original licence document.

If you have any queries please do not hesitate to contact the writer.

Yours faithfully
LANDCORP PROPERTY LIMITED

*Phone updated.
2/11/94.*

R A CANT

I accept the offer of a renewed licence for a term of 5 years from 1/7/94 at an annual rental of \$1,411.35 (incl. GST).

Mark Feary Karen H Feary

Licencee LG 565

CHRISTCHURCH OFFICE
76 CARMEL STREET
PO BOX 142
CHRISTCHURCH 40
PHONE 0-3-379 9287
FAX 0-3-379 8440
DX 16828

RELEASED UNDER THE
OFFICIAL INFORMATION ACT

APPENDIX 2

RELEASED UNDER THE
OFFICIAL INFORMATION ACT

34

MEMORANDUM OF VARIATION

28

HER MAJESTY THE QUEEN

Lessor

PATRICIA ELEANOR FEARY

Lessee

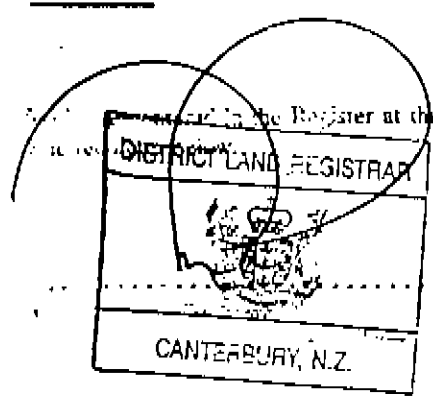
Particulars entered in the Register book,
Volume 529 folio 205

the day of

1986

at

o'clock



...in the Register at the date and at the

1148 25 JAN 90 C 352649
 PARTICULARS ENTERED IN REGISTER
 LAND REGISTRY CANTEBURY
 DISTRICT LAND REGISTRAR

Original doc. in
cabinet under "F"

W. Jones

Commissioner of Crown Lands
CHRISTCHURCH

RELEASED UNDER THE
OFFICIAL INFORMATION ACT

MEMORANDUM OF VARIATION OF LEASE

IN THE MATTER of the Land Transfer Act
1952 and the Land Act 1948

AND

IN THE MATTER of Lease No. P 86 registered
in Volume 529 folio 205
Canterbury Land Registry,
from HER MAJESTY THE QUEEN
to PATRICIA ELEANOR FEARY
wife of Edward William Feary,
Farmer

The covenants conditions and restrictions contained or implied in the above-mentioned Lease registered in Volume 529 folio 205 Canterbury Land Registry are hereby varied as follows:

1. THAT the Lessee shall progressively withdraw stock from that part of the said land containing approximately 694 hectares (hereinafter referred to as "the retired area") being that part of the said land outlined with bold black lines on the diagram hereon.
2. THAT upon completion of the agreed off-site grazing under the North Canterbury Catchment Board Soil & Water Conservation Plan No. 703650 or at the 30th day of June 1992 whichever is the sooner the Lessee shall destock the retired area and surrender the retired area effective from the date of completion as aforesaid or the said 30th day of June 1992.
3. THAT the Lessor shall survey the retired area and as soon as the plan of survey has been approved shall deliver to the Lessee for execution by him a Memorandum of Partial Surrender surrendering the retired area from the Lease. The said Memorandum to be registered by the Lessor.
4. SAVE as hereby expressly varied all the covenants conditions and restrictions contained or implied in the said Deed of Lease shall remain in full force.

IN WITNESS WHEREOF the parties have hereunto subscribed their name this

20th day of April 1986. *W*

~~SIGNED by the Commissioner of Crown
Lands for the Land District of
Canterbury acting for and on behalf
of HER MAJESTY THE QUEEN in the
presence of:~~

~~_____
Commissioner of Crown Lands~~

Witness: _____

Occupation: _____

Address: _____

SIGN by the above-named
PATRICIA ELEANOR FEARY as
Lessee* in the presence of:

By Perman of Attorney
E.W. Feary
Lessee

Witness: *Edward William Feary*

Occupation: PROPERTY OFFICER

Address: LANDCORP
CHRISTCHURCH

* by her Attorney Edward William Feary

~~SIGNED for and on behalf of HER
MAJESTY THE QUEEN pursuant to
a Deed lodged with the District
Land Registrar as No. 686366/1
by Land Corporation Limited in
the presence of:~~

~~Land Corporation Limited by its Attorney~~

~~Witness: _____~~

~~Occupation: _____~~

~~Address: _____~~

SIGNED for and on behalf of HER
MAJESTY THE QUEEN pursuant to a Deed
lodged with the District Land
Registrar as No. 686366/1 by LAND
CORPORATION LIMITED by its attorney
ROBERT ALAN CANT in the presence of:

Land Corporation Limited by it's attorney

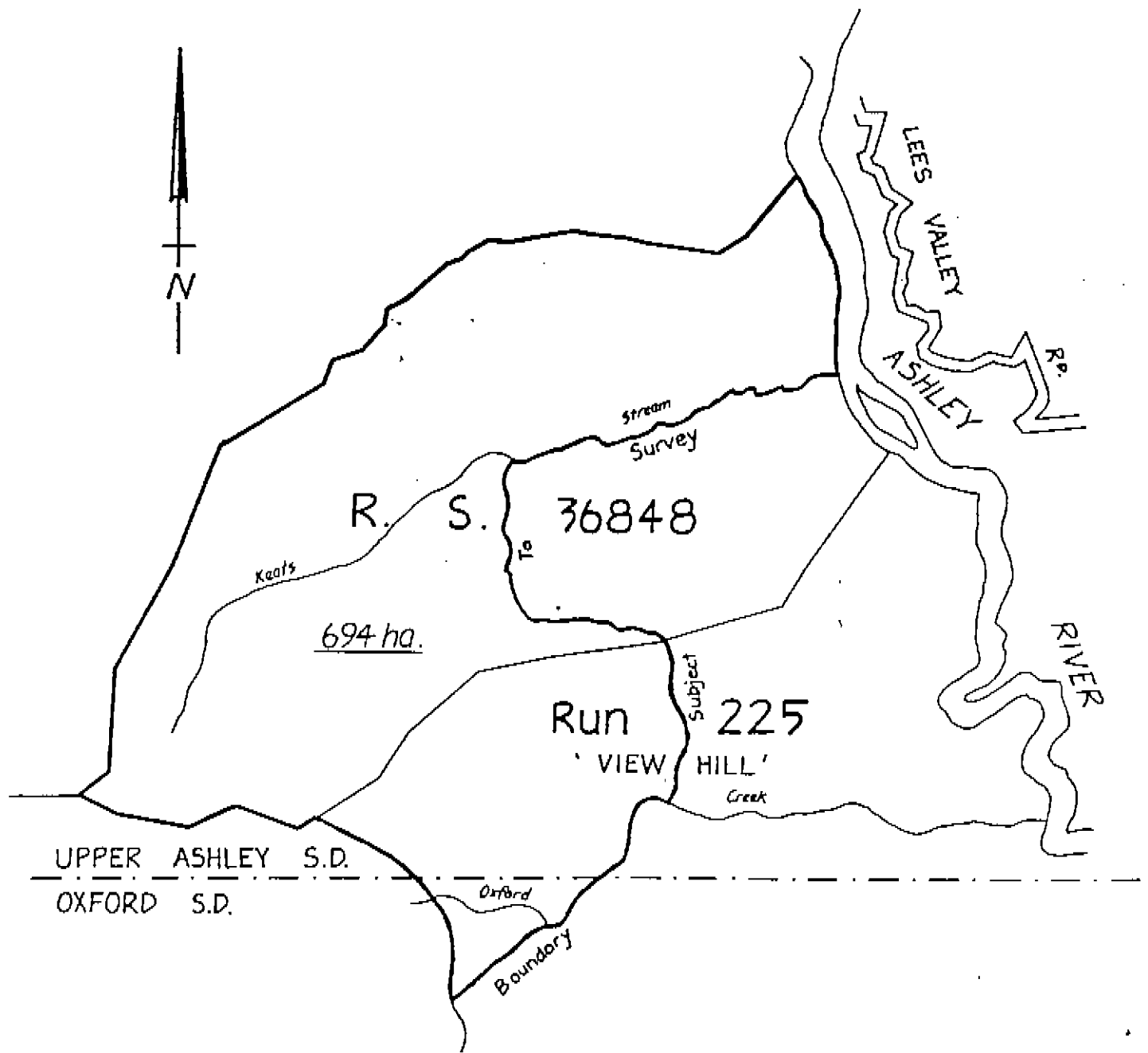
Witness: *Edward William Feary*

Occupation: PROPERTY OFFICER

Address: LANDCORP, CHRISTCHURCH

Robert Alan Cant

Canterbury Land District



AREA TO BE SURRENDERED BEING
P+ R.S.36848 &
P+ RUN 225 'VIEW HILL'
TOTAL AREA : 694ha (Subject to Survey)
•====•
Certified as being correct for the
purposes of Sec.87 Land Act 1948
H. V. Lee
Chief Surveyor 8/9/89

32

CAVEAT

HEREMITH

Correct for the purposes of the Land

[Handwritten Signature]

Solicitor for the Caveator.

RELEASED UNDER THE
OFFICIAL INFORMATION ACT

Notice sent on

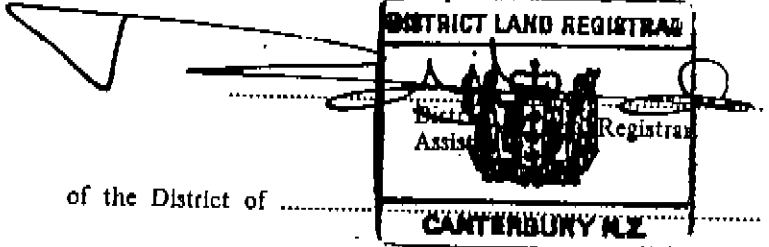
MS & KA FEARM.

C/- CHCH Legal Search Bureau.

P. O Box 4699.

CHCH

Particulars entered on the Certificates of Title set out herein on the date and at the time stamped below



of the District of

1.13 07 JUL 95 A 182156
PARTICULARS ENTERED IN REGISTER
LAND REGISTRY CANTERBURY
ASST. LAND REGISTRAR

RECALL FILE LABEL



F5000000539070

FEES PAID HEREON

AVAILABLE

TOS 19 1985

A. J. F.

(N)

CAVEAT FORBIDDING REGISTRATION OF DEALING WITH ESTATE OR INTEREST

RELEASED UNDER THE OFFICIAL INFORMATION ACT

To

The District Land Registrar of the District of Canterbury.

(1) Name of Caveator.

TAKE NOTICE that I,⁽¹⁾ WILLIAM ALEXANDER ROBERTSON, DIRECTOR-GENERAL

(2) Occupation and address.

of⁽²⁾ the Department of Survey & Land Information, Wellington

(3) Here state the nature of the estate or interest on the strength of which the caveat is lodged; connecting back to the registered proprietor of the

claiming estate or interest⁽³⁾ as Director-General responsible for moneys paid to Mark Stafford Feary and Karen Anne Feary the registered proprietors pursuant to an unregistered Land Improvement Deed pursuant to the Soil Conservation & Rivers Control Act 1941 dated 1 April 1987 securing the performance of works under the Deed or if demanded the refund of those moneys

(4) Here describe the land.

in⁽⁴⁾ 1655.9736ha. being Run 225 and Rural Section 36848 Blocks XIV & XV Upper Ashley & II & III Oxford Survey Districts being all Pastoral Lease No. P86 registered as Volume 529 folio 205 (Canterbury Registry)

forbid the registration of any memorandum of transfer or other instrument affecting the said land until this caveat is withdrawn by me or by order of the Supreme Court, or until the same has lapsed under the provisions in that behalf contained in section 145 of the Land Transfer Act 1952 or any amendment thereof.

(5) Here provide an address within the registration district in which the land is situate.

AND I appoint⁽⁵⁾ LANDCORP PROPERTY LIMITED
LEVEL 4 76 CASHEL STREET (P.O. BOX 142)
CHRISTCHURCH

as the place at which notices relating hereto may be served.

Dated this

16 day of May 1995

Signed by the above-named
WILLIAM ALEXANDER ROBERTSON

as caveator, in the presence of-

Jo Peden
Team Member General Services Land
Dept of Survey & Land Information
Wellington

(6)

(6) Witness to sign here and add his occupation and address.

RELEASED UNDER THE
OFFICIAL INFORMATION ACT

APPENDIX 3

Facsimile

FAXED
PC 086

**Toitu to
Land whenua
Information**
New Zealand



To: Deve Wilder
Chairman

Company: Wilder Transport Ltd
CHRISTCHURCH

Fax No: 03 348 5303

From: David Gullen

Date: 26 October 1998

Page 1 of: 2

Our Ref: _____

Your Ref: _____

National Office
Lambton House
100 Lambton Quay
PO Box 8601
Wellington
New Zealand
Tel 64-4-480 0110
Fax 64-4-472 2244
Internet
<http://www.linz.govt.nz>

RELEASED UNDER THE
OFFICIAL INFORMATION ACT

Confidential

This facsimile message contains information which is confidential and may be subject to legal privilege. If you are not the intended recipient, you must not peruse, use, disseminate, distribute or copy this message. If you have received this message in error, please notify us immediately by facsimile or telephone and destroy the original message. Thank you.

Subject: Mt Oxford - Access

You wrote to Knight Frank on 5 October and I received the attached response on 21 October.

Please contact Roger Lough at Knight Frank's Christchurch Office and he will provide you with a set of keys.

The Commissioner of Crown Lands has granted you a right of access along the track identified in your letter of 5 October to Knight Frank. The right exists until Court action in respect of the property is resolved. The Commissioner has granted you that right under the Land Act 1948 subject to the following conditions:

1. you providing him and his agents with access across your land
2. you locking the gates when they are not in use
3. use of the land is restricted to access only

Please fax me your acceptance of those conditions.

David Gullen
for Commissioner of Crown Lands

Roger, Fiji + Interaction

Prof. 27/10

CONFIDENTIAL COPY PROVIDED TO
LINZ (CROWN PROPERTY MANAGEMENT)
CONTRACTOR FOR PURPOSES ASSOCIATED

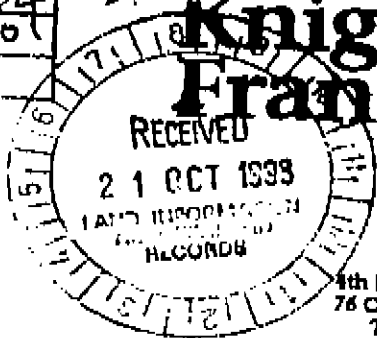
WITH CONTRACT 50 231 ONLY.
NOT TO BE FURTHER COPIED, REPRODUCED
OR DISTRIBUTED WITHOUT THE
PERMISSION OF LINZ

RECEIVED
21/10

**Knight
Frank**



Our Ref: Pc 086



4th Floor, Knight Frank House
76 Cashel Street, Christchurch
Telephone: (03) 379 8787
Facsimile: (03) 379 8440

19 October 1998

Commissioner of Crown Lands
Chief Crown Property Officer
Land Information New Zealand
Private Box 5501
WELLINGTON

RELEASED UNDER THE
OFFICIAL INFORMATION ACT

Attention: David Gellen

RE: ACCESS THROUGH FORMER MT OXFORD PASTORAL LEASE AND LG

Please refer to your fax of 11 October and the letter from Wilder Transport Ltd of 5 October 1998. From the map provided by Mr Wilder, it appears that he is seeking access through both the former LG and the former pastoral lease. He will therefore need to pass through all three of the gates locked by Knight Frank (NZ) Ltd. The keys to these three gates are held in our Christchurch office.

Yours faithfully
KNIGHT FRANK (NZ) LIMITED

RS LOUGH

- | | | | | |
|--------------------------|----------------------|-----------|--------------|--------------------------|
| Corporate Offices | International | | | |
| Auckland | Australia | Hong Kong | Nigeria | Tanzania |
| Wellington | Belgium | India | Portugal | The Netherlands |
| Christchurch | Botswana | Italy | Singapore | United Kingdom |
| | China | Japan | South Africa | United States of America |
| | France | Malawi | Spain | Zimbabwe |
| 13 Offices Nationwide | Germany | Morocco | Sweden | |

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

WILDER

WILDER TRANSPORT LTD

red
7/10/98

10-98

REGISTERED OFFICE - Jipcho Road
P O Box 11154 Sockburn
CHRISTCHURCH
Phone: 03-348 0959
Fax: 03-348 5303

5 October 1998

RELEASED UNDER THE
OFFICIAL INFORMATION ACTKnight Frank
76 Cashel Street
CHRISTCHURCH

Attention: Carolyn Mason,

Dear Carolyn,

Please find enclosed photocopies giving detail of track and property descriptions, which I have attempted to put a running commentary along with a chart explaining the various colours.

Essentially from the top end of Sladdens Bush Road there is a trackway travelling up through properties known as R3739 and the run no 225 (View Hill). From my point of view the property #36971 requires access from the paper road and private tracks to enable continual forest maintenance.

The orange line shows the paper road as per your maps, however this has washed out and been allowed to overgrow. In addition a small wooden bridge across Trout Stream has collapsed. On that basis the owner of Lot 35409 and ourselves have put in a track connecting with paper road at the junction of 36971 and 35409. This track is maintained on an on-going basis by myself, enabling access to the track referred to and the management of the forest in and around the lots 35409, 36964 and so on.

The extension of the red line running along the top of the hill is a track that has not had a lot in the way of maintenance, however I have at my expense had some work done to clear slips. At the same time, the fenceline, more visual by your colour photograph clearly shows that the track does in three areas in fact encompass my land as the fence has obviously been placed and repaired to suit logic, of which I am sure neither of us are concerned about when referring to rocky portions that are easier fenced around than through.

Referring to the photograph, which is marked with a white line showing obviously the land which the Crown have interest in, shows a road that starts from nowhere and finishes nowhere. But at the point marked, there is a lock which denies access. Unfortunately this impedes our ability to check our trees and to recover some stock that has been wandering your land and at some point we would like the opportunity to muster them.

IAS-ANZ

INTERNATIONAL
REGISTERED
QUALITY ASSURANCE

" The Driving Force Behind QUALITY "

ISO 9002 Accredited

TELARC
REGISTERED
QUALITY ASSURANCE

RELEASED UNDER THE
OFFICIAL INFORMATION ACT

[REDACTED] Red Line is where we need to travel to inspect trees

[REDACTED] This line shows paper road. Unfortunately road and wooden bridge has been washed out with no on-going maintenance.

[REDACTED] Blue lines show private road where new track has been put in by owner with myself maintaining in return for access

The owners of the land 35409; a consortium, have in the past permitted us to graze the land with sheep and give access through that land in return for an ongoing regular maintenance by way of pest control and general caretaker.

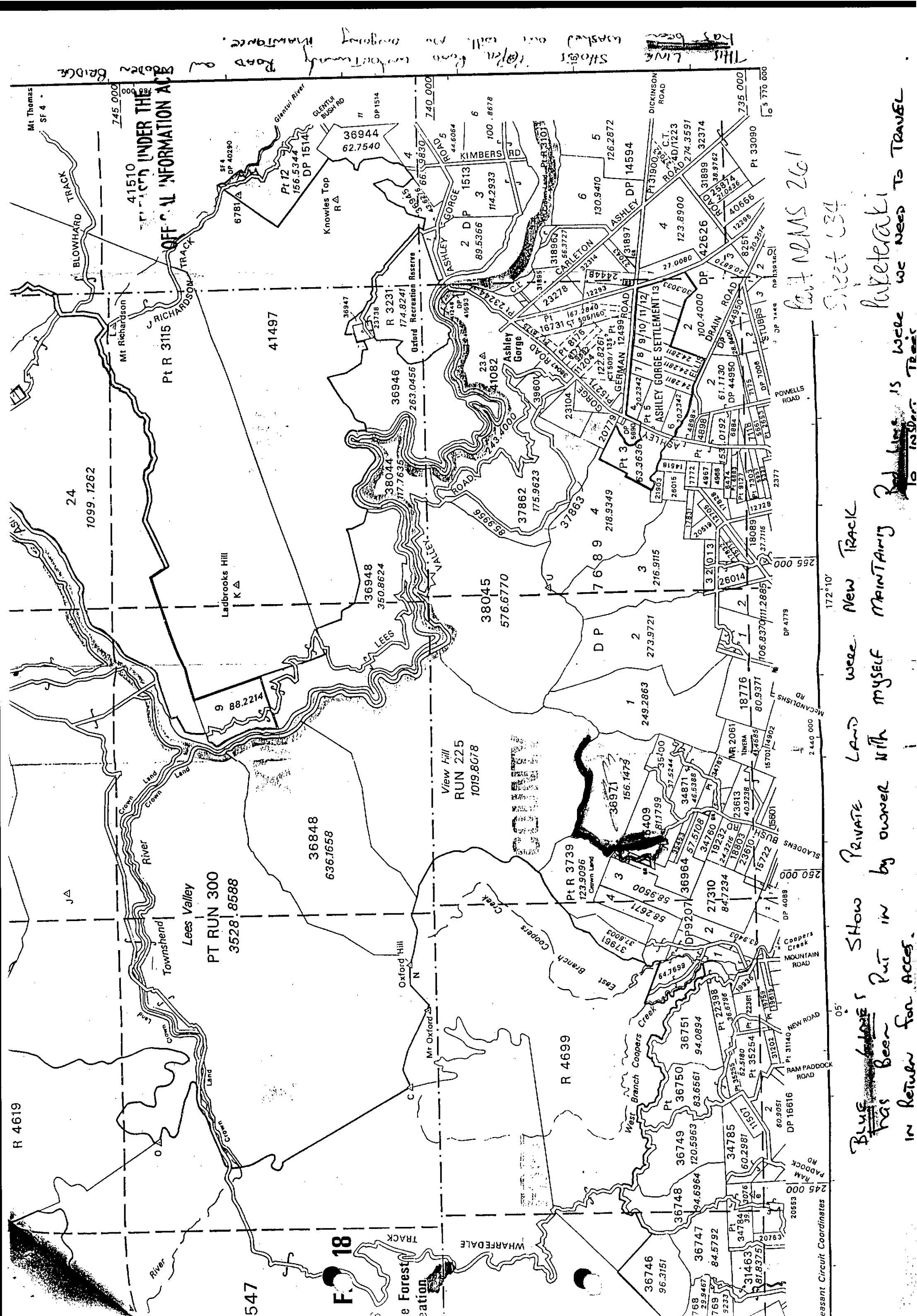
The access sought is obviously until such time as the property referred to is disposed of. We would again draw to your attention a willingness to the party to discussion with respect either purchase or ongoing lease of the land referred to as run 225 and any other that may be available. We trust that you will pass on our comments. We look forward to any further discussion to assist you in the near future.

Yours sincerely



Dave Wilder
CHAIRMAN

cc David Gullen



OFFICIAL INFORMATION ACT
 41510
 THIS LINE
 Shows (open from) boundary Road on
 washed out with no ongoing maintenance.

Part NMS 261
 Sheet 334

Blue lines show private land were New Track
 has been put in by myself maintaining Red lines is were we need to travel
 in return for access.

R 4619
 J.A.
 1099.1262
 24

Pt R 3115
 Mt Richardson
 41497

Ladbrooks Hill
 K.A.
 36948
 350.8624

Lees Valley
 PT RUN 300
 3528.8588

36848
 636.1658

547
 F. 18
 e Forest
 eation

Pt 12
 156.5344
 DP 1514

Knowles Top
 R.A.
 36944
 62.7540

Oxford Recreation Reserve
 R 3231
 174.8247

38044
 117.7635

View Hill
 RUN 225
 1019.8078

Pt R 3739
 123.9096
 Crown Land

36971
 156.1478

R 4699

36746
 96.3151

Pt 3
 89.5366
 2 D P 1513

Ashley Gorge
 23A
 41082

37862
 175.9623

38045
 576.6770

Pt 3
 53.3636

36971
 156.1478

R 4699

36748
 94.6964

36747
 84.5792

Pt 5
 122.8261

Ashley Gorge Settlement 13
 100.4000 DP

37863
 37863

38045
 576.6770

Pt 3
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36971
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R 4699

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Pt 6
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Ashley Gorge Settlement 13
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Pt 3
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R 4699

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Pt 4
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Ashley Gorge Settlement 13
 100.4000 DP

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Pt 3
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Pt 5
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Pt 3
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Ashley Gorge Settlement 13
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R 4699

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36747
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Pt 7
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Ashley Gorge Settlement 13
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Pt 3
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 156.1478

R 4699

36748
 94.6964

36747
 84.5792

Pt 8
 123.8900

Ashley Gorge Settlement 13
 100.4000 DP

37863
 37863

38045
 576.6770

Pt 3
 53.3636

36971
 156.1478

R 4699

36748
 94.6964

36747
 84.5792

RELEASED UNDER THE OFFICIAL INFORMATION ACT

Identifier

CB39C/850

References:
Prior C/T 9F/997, 422/90
Document No. A239720/4



REGISTERED

ETO 69

No 39C/850

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

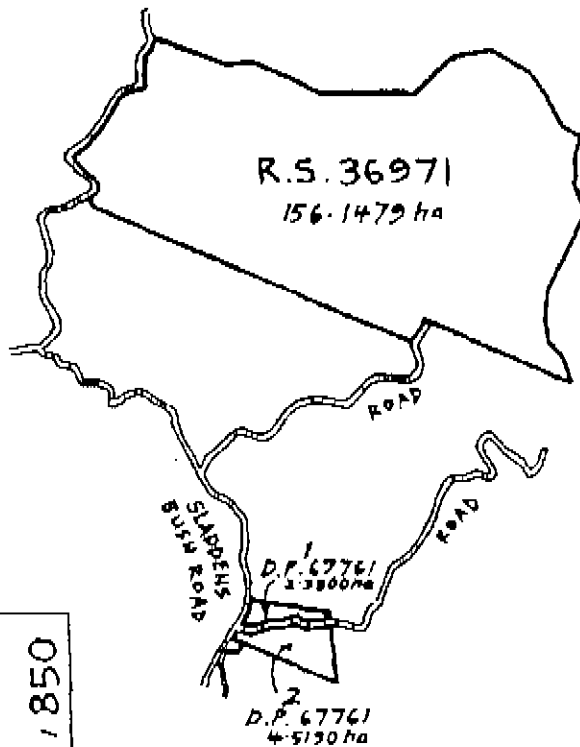
This Certificate dated the 28th day of May one thousand nine hundred and ninety six under the seal of the District Land Registrar of the Land Registration District of CANTERBURY WITNESSETH that SLADDEN'S BUSH FOREST LIMITED at Christchurch ---

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 163.0469 hectares or thereabouts being Lots 1 and 2 Deposited Plan 67761 and Rural Section 36971 ---

Waimakariri District

DISTRICT LAND REGISTRAR

ASSISTANT LAND REGISTRAR



No 39C/850

Total Area : 163.0469 ha.
For dimensions see S.O. 6066 & D.P. 67761

Subject to:

Section 241 and 242 Resource Management Act 1991

Subject to Lots 1 and 2 DP 67761:

Forestry right pursuant to the Forestry Rights Registration Act 1983 for a term of 30 years from 4.5.1993 granted by Transfer A65121/3

Subject to Rural Section 36971:

Mortgage A138281/4 [E.O. Westpac Banking Corporation - 7.10.1994] at 9.55am

A-302876 A.L.R.
Transfer A239720/5 to Wilder Management Limited at Christchurch - 28.5.1996 at 1.34pm

[Signature] A.L.R.

Cont'd over...

RELEASED UNDER THE
OFFICIAL INFORMATION ACT

Identifier

CB39C/850

CERTIFICATE OF TITLE No. 39C/850

A330726.1 Transfer to Hilder Equipment
Hire Limited
10.12.1997 at 1.20

[Signature]
for DLR

A335197.1 Mortgage to South Canterbury
Finance Limited
20.1.1998 at 1.16

[Signature]
for DLR

A401904.1 Mortgage to Anamoadle Nominees
Limited - 27.4.1999 at 1.20

[Signature]
for RGL



RELEASE UNDER
OFFICIAL INFORMATION ACT



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



Historical Search Copy

R. W. Muir
Registrar-General
of Land

Identifier CB39D/924
Land Registration District Canterbury
Date Issued 28 May 1996

Prior References
CB432/90

Estate	Fee Simple
Area	109.5088 hectares more or less
Legal Description	Rural Section 34760, Rural Section 35409, Rural Section 35453 and Rural Section 35459

Original Proprietors
Sladdens Bush Forest Limited

Interests

A65121.3 Forestry Right pursuant to the Forestry Rights Registration Act 1983 for a term of 30 years from 4.5.1993

RELEASED UNDER THE OFFICIAL INFORMATION ACT

Identifier

CB39D/924

LTO 09

References:
Prior C/T 422/90
Document No. A239720/5



REGISTER

No. 39D/924

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 28th day of May one thousand nine hundred and ninety six under the seal of the District Land Registrar of the Land Registration District of CANTERBURY WITNESSETH that SLADDENS BUSH FOREST LIMITED at Christchurch ---

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 109.5088 hectares or thereabouts being Rural Sections 34760, 35409, 35453 and 35459 ---

DISTRICT LAND REGISTRAR

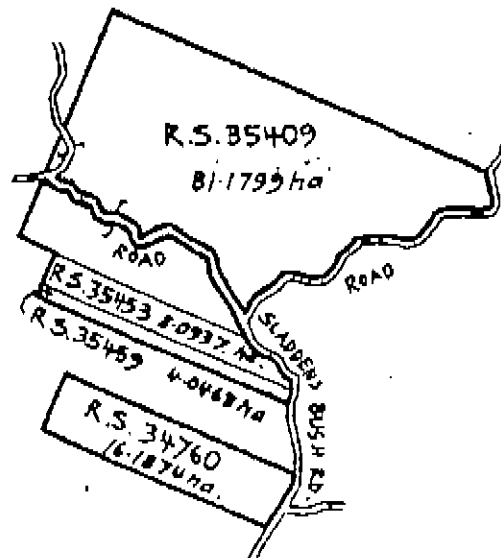
CANTERBURY N.Z.
ASSISTANT LAND REGISTRAR

Waimakariri District

Subject to:

Forestry right pursuant to the Forestry Rights Registration Act 1983 for a term of 30 years from 4.5.1993 granted by Transfer A65121/3

A.L.R.



No. 39D/924

Total Area : 109.5078 ha.
For dimensions see S.O. 3036, 3020

ACE
Pind

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OFFICIAL INFORMATION ACT

Identifier

CB39D/924

CERTIFICATE OF TITLE No. /



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DUE DILIGENCE

MT OXFORD

SUPPORTING FILE SUMMARY

DETAILS

PC/886 - SCH - 01 (27 November 1933 - 20 December 1988) - Volume 1 (folios 326 - 516)

FOLIO	DATE	TO	FROM	DETAILS
417	Circa 27/02/1957	DFO	CCL	<p>Pastoral Run licence over RS 36848 and Run 225 held by Patricia Eleanor Feary due to expire 29/02/1960, CCL requested report for renewal purposes. History of licensees and earlier tenures attached with the CCL request.</p> <p>By Case No. 5589 the LSB on 05/02/1958 approved the issue of a Pastoral lease to P E Feary over RS 36848 and Run 225 an area of 4142 acres at a new rent of 235 pounds per annum based on a carrying capacity of 1400 sheep. The maximum carrying capacity of the Run was fixed at 2500 sheep plus 10% for 6 months. (f.420)</p> <p>Lessee informed of LSB decision by letter of 05/03/1958 (f.422) and accepted the offer by letter of 06/05/1958. (f.423)</p> <p>Pastoral Lease No. P 86 was registered with the DLR under Section 83 of the Land Act 1948 on 16/03/1960 and recorded in Volume 529 Folio 205 on favour of P A Feary.</p> <p>ACTION COMPLETED</p>
436	20/05/1968	-	-	<p>Certificate of Alteration to area - Run 225 and RS 36848 situated in Blks XIV and XV Upper Ashley and Blk III Oxford Survey Districts - Previous area 4,142 acres now area 4,092 acres. Area of Run 225 now 2,520 acres SO 10866 (Approved 15 May 1968).</p> <p>Certificate of Alteration No. 749659 registered on 21/10/1968.</p> <p>ACTION COMPLETED</p>
450	30/11/1971	CS	Nth Cant EPB	<p>Power Board interested in establishing a VHF repeater on the lower eastern peak of Mt Oxford. Power Board letter to CS of 08/12/1971 discloses proposed site on copy of topo map. (f.453)</p>

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File Summary - Mt Oxford

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				<p>Power Board advice by letter of 28/04/1972 CCL NZ Forest Service and Mrs Feary's permission at hand for VHF site on Mt Oxford. (f.458)</p> <p>FO report of 17/05/1972 discloses description of facility to be erected by the Power Board. (f.460)</p> <p>By Case No. 72/242 the LSB circa 06/06/1972 approved the V H F repeater site on the boundary of Run 225 and R S 36848 and State Forest Reserve 4699. There was no term of tenure granted nor conditions with the approval. (f.461)</p> <p>Power Board advised of approval to VHF site 12/06/1972. (f.462)</p> <p>INCOMPLETE ACTION - NO LEGALISATION UNDERTAKEN - EASEMENT WILL NEED TO BE CREATED.</p>
487	10/09/1984	DFO	CCL	<p>Request for a report of preferential disposal of licence into pastoral lease.</p> <p>COVERED BELOW</p>
492	14/11/1985	CCL	NCCB	<p>NCCB submits Soil and Water Conservation Plan for comment.</p> <p>FO report on proposed plan. Summary of proposals</p> <ul style="list-style-type: none"> - surrender of approx. 694 ha of Class VIII and VIIe land - AOS and TD of 50 ha of Class 6 land - Establish 3 conservation fences - 12 km of access tracking to improve rotational grazing. <p>CCL informs NCCB no objection to plan 24/01/1986 (f.495).</p> <p>CCL by letter of 03/11/1986 submits Variation of Lease document to NCCB for execution (includes surrender of 694 ha). (f.498).</p> <p>Variation documents returned by lessee's solicitors 21/04/1988 (f.504).</p> <p>Folios 21-27 on Volume 2-cover location and production of original lease for registration of</p>

File Summary - Mt Oxford

				<p>the variation.</p> <p>Document No. 852649.1 records Variation of Terms of Lease registered on 25/01/1990.</p> <p>Landcorp by letter (16/05/1995) to Cant Regional Council (f.367 - Volume 4) informed CRC the Water and Soil Conservation Plan (No. 703650) had never been secured by way of a Land Improvement Agreement against the lease.</p> <p>Landcorp Solicitor opinion re non- registration of LIA given to Landcorp manager (f 5.9 Volume 5). Solicitor suggested the CRC register a substitute agreement to reflect current ownership and due to monies being paid by the Crown that DOSLI could Caveat the title to protect the Crown interests.</p> <p>CCL confirmed Caveat action (to protect the Crowns interest until a Land Improvement Agreement was registered) with document signed by DG/SG sent to Landcorp (5.19 - Volume 5)</p> <p>By Document No. A182156.1 Caveat registered by Department of Land Information on 07/07/1995.</p> <p>THE LAND IMPROVEMENT AGREEMENT WAS NEVER REGISTERED AGAINST THE LEASE AND THE CAVEAT HAS NO LEGAL EFFECT AS A CONSEQUENCE OF FORFEITURE AS DOES THE SURRENDER ACTION PROTECTED BY VARIATION 852649.1 (as confirmed to me by Kit Monat, Solicitor).</p>
499	-	-	-	<p>Landcorp comments on DOC claims re reallocation of lands - Canterbury District.</p> <p>COVERED BELOW</p>

PC4086 - SCH - 02 (26 January 1989 - March 1992) - Volume 2 (folios 1 - 227)

Under 35 - - - - - Copy of executed Variation of Lease and plan showing 694 ha to be surrendered.

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File Summary - Mt Oxford

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51b	25/09/1990	Landcorp	Helmore Bowron and Scott	<p>Application to transfer lease from P E Feary to (her son and his wife) M S Feary and K A Feary.</p> <p>Landcorp advises Solicitors application successful 09/09/1990. (f.51f)</p> <p>Transfer document No. 931232.1 to M S Feary and K A Feary both of Oxford, Farmers registered 24/04/1991.</p> <p>ACTION COMPLETED</p>
95	08/07/1991	Landcorp	DOC	<p>Land Allocation View Hill L G 565 Memo discloses the LG land in the disputed land category.</p> <p>COVERED BELOW</p>
2.98	20/12/1991	Lessee	Landcorp	<p>Notice of Renewal of Lease to lessee - Lessee's Impts \$58,000; LEI - \$56,000 Annual Rent \$840 plus GST.</p> <p>Lessee accepted the lease renewal offer 14/01/1992. (f.110)</p> <p>Documents sent to lessee 22/06/1993 (f.303 - Volume 3)</p> <p>Solicitors write to Landcorp with concerns over renewal document containing a variation to the lease to include Part IV of the Conservation Act (Marginal strips). (f.332 - Volume 4)</p> <p>Submission to CCL by Landcorp to omit reference to Part IV from the renewal documentation. (f.333 - Volume 4)</p> <p>Amended renewal documents sent to lessee 22/09/1994 (f.342 - Volume 4) advising that the documents excluded the reference to Part IV of the Conservation Act 1987. Documents returned 26/10/1994. (f.347 - Volume 4)</p> <p>Memorandum of Lease No. A153592.1 registered 16/01/1995.</p>

					ACTION COMPLETED
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PC/086 - SCH - 03 (March 1992 - 15 September 1993) - Volume 3 (folios 228 - 321)

310	29/06/1993	Landcorp	DOSLI	<p>Landcorp sent copy of SO 19023 with Section 24 (9) Conservation Act 1987 strips.</p> <p>Upon renewal of pastoral lease Section 24 strips to come into effect - both sides of Big Ben Stream and a marginal strip under Section 58 Land Act 1948 adjoining the Ashley River with the boundary of RS 36848.</p> <p>NO INVOKED AT RENEWAL -SEE ABOVE - THE MARGINAL STRIPS DEFINED AS FOR A PASTORAL LEASE BUT ANY FUTURE DISPOSITION WOULD REQUIRE FULL EFFECT OF SECTION 24(9) TO BE INVOKED ALONG ANY QUALIFYING RIVERS AND STREAMS.</p>
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PC/086 - SCH - 04 (16 September 1993 - 8 June 1995) - Volume 4 (folios 322 - 376)

Relevant folios covered in subject matters above and recorded with folio number and Volume number

329	21/12/1993	Landcorp	Checketts McKay	<p>Solicitors for lessee inform Landcorp the Lessee has suffered a loss and a claim report was enclosed by the Solicitors.</p> <p>Landcorp Solicitor memo to S Bamford (15/06/1992) provides legal opinion (f.247 - Volume 2)</p> <p>Landcorp solicitors response to CCL 17/01/1994. - (f.4.15)</p> <p>CCL -obtain Assessment of Compensation Liability from Aldous MacIvor and Associates (not clear from file but one must assume CCL commissioned)</p> <p>Draft report. - (f.359)</p>
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OFFICIAL INFORMATION

File Summary - Mt Oxford

Minutes of Meeting of 08/05/1995 between parties - (f.367) - Action to arise at end of minutes.

Aldous MacIvor and Associates full Claim report. - (f.375)

Arising from 08/05/1995 meeting LG 565 to be incorporated in lease. Landcorp submission to CCL of 15/08/1995 LG incorporation - (f.401).

CCL - (06/09/1996) approved submission - Case 96/50 - letter to lessee same date - (f.402 -Volume 5)

Lessee solicitor query offer (f.403) and Landcorp respond to CCL 29/11/1995 (f.406 - Volume 5)

Aldous MacIvor and Associates review letters (30/11/1995) (f.5.46 -Volume 5)

CCL inform KFL matter should be referred to Chief Ombudsman 21/12/1995 (f.413 - Volume 5)

CCL memo to Solicitors - offer to incorporate LG is withdrawn.(21/12/1995) - (f.5.53 - Volume 5)

KFL letter (29/08/1996) to CCL informs CCL rent owing on both lease and LG. (f.429 -Volume 5)

CCL facsimile to KFL 03/09/1996 disclose earlier letters between CCL/Lessee solicitors (23/01/1996, 30/01/1996 and 05/02/1996 re claim payments (f.433 -Volume 5) CCL letter of 05/02/1996 final paragraph flags possible further issues.

Note 10.8 Volume 10 is the WITHOUT PREJUDICE offer to CCL from Checketts McKay giving rise to the Claim payment.

Public Notice in the Press (18/09/1996) discloses lessee not paying Crown rent demands. (first of many) (f.438 -Volume 5)

Copy of CCL memo to Min of Lands 08/11/1996-situation report. CCL expects to deal with

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lessee in a "formal setting". (f.475 - Volume 5)

CCL letter (13/12/1996) to Checkouts - comprehensive letter setting out CCL position. (f.6.3 - Volume 6)

Checketts McKay inform CCL Lessee has new solicitor - Kelvin Marks - Dunedin. (11/03/1997 - (f.6.16 - Volume 6)

CCL letter to Crown Law (01/05/1997) seek advice re rent arrears (f.6.24 - Volume 6)

Lessee facsimile to KFL 14/05/1997 - intends to construct Run Plan track. (f.507 - Volume 6)

KFL facsimile (21/05/1997) to Lessee outlines position re approval position in respect to tracking. (f.6.68 - Volume 6)

CCL letter of 22/05/1997 to Lessee - in essence CCL refuted the lessees claim to loss of profits. (f.6.79 - Volume 6)

KFL letter (26/05/1997) to Lessee outlines position of track approvals (f.6.85 - Volume 6)

KFL full report to CCL 26/05/1997 to CCL on approved tracking. (f.557 - Volume 6)

CCL letter (03/06/1997) to Lessee includes reference to claim - no change to CCL position.

KFL file note (05/06/1997)- information lessee has commenced track work (7.20 - Volume 7)

Note this track work was contrary to track approvals and the Crown took action through Crown law to secure an Ex-Parte Interim Injunction to stop the work. Substantial papers on the files Volumes 7,8,9,10 relate to this action.

Crown Law fax (15/12/1997) to LINZ re Cameron & Co (Lessee solicitors) letter of 15 December reference to claim (8.77 - Volume 8)

Crown Law letter to LINZ 18/12/1997 informed LINZ Crown Law had requested from

REFUSED UNDER THE OFFICIAL INFORMATION ACT

				Cameron & Co details of compensation sought. (9.48 - Volume 9)
ACTION COMPLETED ON CURRENT FILE				

PC/886 - SCH - 05 (09 June 1995 - 25 November 1996) - Volume 5 (folios 377 - 479)

Relevant folios covered in subject matters above and recorded with folio number and Volume number

420	01/07/1996	Lessee	KFL	<p>KFL inform lessee six months overdue with rent from 01/01/1996 to 30/06/1996 rent for the period 01/07/1996 to 31/12/1996 also due for payment.</p> <p>KFL informs CCL of rent arrears 29/08/1996 (£429)</p> <p>Lessee places public notice in the Press (18/09/1996)- includes reference that no rent would be paid (£5.83) first of many public notices.</p> <p>KFL as management again ask lessee for rent and arrears -(£ 491 - Volume 6)</p> <p>Lessee responds - "unable to shed fully informed light on this issue and other interconnected issues" (£492 - Volume 6)</p> <p>CCL writes to Crown Law re rent arrears and asked for advice (£502 - Volume 6)</p> <p>Crown Law offers CCL advice (16/05/1997) - write demanding rent due and if this action fails commence proceedings for summary judgement. (£545 - Volume 6)</p> <p>KFL letter to Lessee demanding receipt of arrears within one month or action will be taken to recover the rent due. (30/05/1997 - £576 - Volume 7).</p> <p>CCL facsimile (01/05/1998) to KFL with two letters dated 22 April 1998 both addressed to the Lessee one informing the Lessee summary judgement had been granted to the CCL in the sum of \$8,422.26. (comprised \$7,302.26 unpaid lease and licence rentals, \$1,000 costs and \$120 disbursements. Lessee offered the opportunity to pay otherwise the CCL would seek the Min of Lands approval to forfeit the lease and licence held by the Lessee.(£1,144</p>
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File Summary - Mt Oxford

				Volume 10)	<p>CCL informs KFL by letter (15/06/1998) Lessee served a notice from Crown Law advising the Lessee of the Notice of Forfeiture signed on 02/06/1998 (f.10.49 - Volume 10)</p> <p>Copy of NZ Gazette No. 83 1998 p.1884 Notice under the Land Act of land forfeited. (f.10.53 -Volume 10)</p> <p>By document No. A385469.1 Forfeiture of the Pastoral lease pursuant to Section 146 of the Land Act 1948 was registered 01/01/1999.</p> <p>ACTION COMPLETED.</p> <p>IT IS UNDERSTOOD THAT LESSEE IMPROVEMENTS NOT REMOVED ARE ABANDONED AND REVERT TO THE CROWN AS A CONSEQUENCE OF FORFEITURE</p>
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PC/086 - SCH - 06 (12 December 1996 - 27 May 1997) - Volume 7 (folios 480 - 562)

Relevant folios covered in subject matters above and recorded with folio number and Volume number

PC/086 - SCH - 07 (27 May 1997 - 30 July 1997) - Volume 7 (folios 565 - 641)

Relevant folios covered in subject matters above and recorded with folio number and Volume number

PC/086 - SCH - 08 (01 August 1997 - 18 December 1997) - Volume 8 (folios 642 - 695)

Relevant folios covered in subject matters above and recorded with folio number and Volume number

PC086 - SCH - 09 (09 January 1998 - 28 February 1998) - Volume 9 (folios 696 - 730)

Relevant folios covered in subject matters above and recorded with folio number and Volume number

PC086 - SCH - 10 (01 March 1998 - 22 October 1998) - Volume 10 (folios 731 - 10.103)

Relevant folios covered in subject matters above and recorded with folio number and Volume number

10.98	05/10/1998	KFL	Wilder Transport	<p>Sought access over Crown land via track (replacing route along paper road) reconstructed over adjoining freehold land (RS 35409) to forested block (RS 36971).</p> <p>CCL advised, following advice from KFL, on 26/10/1998 (f 11.1) that right of access along the track identified is granted until Court action in respect of the property is resolved. The right under the Land Act 1948 subject to :</p> <ol style="list-style-type: none"> 1) The CCL and his agents having access over Wilders land. 2) The gates being locked when not in use. 3) The use of the land being restricted to access only. <p>COURT ACTION COMPLETED - IF THIS RIGHT IS STILL REQUIRED AND OPERATIVE THEN FORMAL ACCESS EASEMENTS SHOULD BE CREATED OVER THE LAND TO PROVIDE LEGAL AND PRACTICAL ACCESS TO THE CROWN LAND AND THE FREEHOLD OWNERS AS REQUIRED.</p>
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PC086 - SCH - 11 (23 October 1998 - Current) - Volume 11 (folios 11.1 - 11.22)

Relevant folios covered in subject matters above and recorded with folio number and Volume number

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CPL /04 /10/12771 (Current) - Volume 1

No relevant folios

Pc - 086 - A - SCH - 01 (01 January 1890 - Current) - Volume 1

PLANS ONLY

LGe565 - SCH - 01 (01 March 1927 - 28 October 1987) - Volume 1 (folios 112 - 103 - new series part way through)

13.2	28/04/1954	-	-	By Case No.1072 the CCL on 28/04/1954 approved the cancellation of F J & VD V Gorton's licence and the issue of an Occupation Licence to P A Feary under S.29 Reserves and Domains Act 1953 over Part Reserve 3739 - Area 306 acres 30 perches. Licence for a term of 5 years from 01/07/1954. Completed Licence on file (f.13.4) ACTION COMPLETED
13.5	13/10/1960	-	-	By Case No.60/637 the CCL on 13/10/1960 approved the renewal of the Occupation Licence., effective through to 30/06/1965 Submission has hand written note the Reserve revoked -NZ Gaz. 1953/1146 ACTION COMPLETED
13.9	24/08/1965	-	-	By Case No. 65/341 the CCL on 24/08/1965 authorised the extension for two and a half years the miscellaneous licence from 01/07/1965 pursuant to S.65 Land Act 1948.

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File Summary - Mt Oxford

13.10	28/02/1968	-	-	ACTION COMPLETED By Case 69/170 the CCL on 15/04/1969 approved the review of Temporary Tenancy held by P E Feary for Part Reserve 3739 and approved a new term of three and a half years from 01/07/1969.
13.12	09/11/1972	P A Feary	CCL	ACTION COMPLETED New tenancy offered from 01/01/1973 for a term of 5 years. Offer accepted
13.16	14/06/1979	-	-	ACTION COMPLETED By Case No. 79/316 the CCL on 18/06/1979 approved the review of Temporary Tenancy held by P E Feary and approved a new term of 5 years from 01/07/1979.
13.18	21/02/1984	-	-	ACTION COMPLETED By Case No. 84/700 the CCL on 31/08/1984 approved the review of Temporary Tenancy held by P E Feary and approved a new term of two and a half years from 01/07/1984. Offer accepted (f.13.19).
13.21	10/09/1984	DFO	CCL	ACTION COMPLETED Request for report from DFO on preferential disposal - application by Mr Feary. CCL notes Pastoral Lease and licence to occupy in mother's name transfer process underway. DFO recommends LG be incorporated in Pastoral Lease - (f.13.23) CCL letter to M Feary before disposal can be considered notice to be served on adjoining owners and a public notice in the paper calling for objections (f.13.24) Change of Appellation - Rural Section 42115 situated in Blk II & III Oxford Survey District. Area 123.9096 ha - formerly Part Reserve 3739 Crown land - NZ Gazette 1955 p.1146 - SO 5969 (approved 25/03/1925).

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File Summary - Mt Oxford

				<p>Senior Ranger to CCL - informed CCL this land allocation disputed, conservation values with consideration of re-allocation to DOC (f.13.34)</p> <p>Copy of Landcorp memo to Landcorp HO - LG 565 should be with Landcorp access to Pastoral lease is "paramount". (f.13.38)</p> <p>Landcorp Appraiser supports Landcorp retaining control - a covenant could be placed over bush areas. Also recommended consideration of incorporation into the Pastoral lease. (f.13.40)</p> <p>Public Notice Application for land (f.113 - Volume 2)</p> <p>MATTER CONTINUED VOLUME 2</p>
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LG565 - SCH - 02 (01 August 1990 - 19 January 1999) - Volume 2 (folios 104 - 161)

	27/09/1990			<p>Draft joint report re allocation of RS 42115 by Landcorp and DOC staff - recommended 40 ha split to pastoral lease balance to DOC.</p> <p>DOC want whole block. (f.112)</p> <p>Landcorp contests DOC conservation values and to pursue action for incorporation into pastoral lease. (f.117a)</p> <p>Landcorp/DOC meeting (19/08/1991) - outcome agreed to split survey costs to be shared.</p> <p>Landcorp to inform CCL of allocation agreement. No survey action until Feary agrees to purchase and pay 50 % of survey. (f.120)</p> <p>DOSLI informed of allocation agreement 08/10/1981. (f.124)</p> <p>Feary not in agreement with splitting LG 565 - 05/10/1992. (f.129)</p>
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File Summary - Mt Oxford

				Treasury reallocate LG 565 land to CCL - letter 06/10/1994. (f.14.41)
110	12/03/1991	Licensee	Landcorp	<p>ADMINISTRATIVE ACTION (ALLOCATION) COMPLETED</p> <p>Informed Mrs P A Feary transfer of licence approved. (Advice of Transfer of LG 565 form - transfer to M S and K A Feary.</p> <p>NO CCL APPROVAL ON FILE - EFFECTED BY WAY OF RE-ISSUE</p>
142	31/05/1995	Landcorp	CCL	<p>CCL letter to Landcorp 31/05/1995 - reference to a meeting 28/10/1994 various parties- outcome intention to amalgamate the LG into the lease. (f.142)</p> <p>Submission to CCL by Landcorp (15/08/1995) for amalgamation of LG into pastoral lease. (f.151)</p> <p>Landcorp respond to a CCL enquiry re Licensee's Solicitor query over an "offer" for LG 565. No details of a written offer found - 29/11/1995. (f.14.64)</p> <p>Copy of letter to Licensee's solicitor from CCL (21/12/1995) withdrawing the offer to incorporate the LG in the lease. (f.14.66)</p> <p>CCL DECISION WITHDRAWING INCORPORATION OFFER - ACTION COMPLETED</p>
129	22/03/1994	Landcorp	Lessee Solicitors	<p>Solicitors sought confirmation the LG would be renewed for a further year.</p> <p>Licensee offered an extension of the LG by Landcorp (06/04/1994) for a 5 year term from 01/07/1994 and accepted. (f.141)</p> <p>ACTION COMPLETE</p>
158	29/08/1996	CCL	KFL	<p>KFL informed CCL that rent for the LG was in arrears.</p> <p>KFL supplied to LINZ (18/03/1997) current details of rent arrears and copy of licensee's response. (f.14.103)</p>

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			<p>CCL supplied to KFL copy of Crown Law letter (22/04/1998) to Licensee - this disclosed summary judgement granted to CCL for the sum of \$8,422.26. Licensee had to 6 May 1998 to commence a repayment regime. (F14.109)</p> <p>OCL informs KFL by letter (15/06/1998) Notice of Forfeiture had been served on the Licensee (F14.122)</p> <p>Copy of NZ Gazette 1998 p. 1884 Notice under the Land Act of land forfeited. (F14.141).</p> <p>ACTION COMPLETED</p>
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LG6565 - SCH - 03 (06 October 1998 - Current) - Volume 32 (folios 15.1 - 15.6)

No relevant folios

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