

Crown Pastoral Land Tenure Review

Lease name : MT STUDHOME

Lease number : PT 079

Due Diligence Report (including Status Report)

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

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

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

December 05

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

MT STUDHOLME PASTORAL LEASE

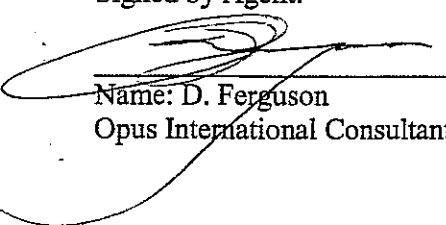
File Ref: CON 50214/09/12700/A-ZNO-01 Report No: CH 0007
Office of Agent: **Christchurch** LINZ Case No: 00/

Report Date: **11/12/2000**
Date sent to LINZ: **11/12/2000**

RECOMMENDATIONS

1. That the Commissioner of Crown Lands or his delegate **note** this Due Diligence Report which has been prepared in accordance with the Pre Tenure Review Assessment Standard;
2. That the Commissioner of Crown Lands or his delegate **note** the following incomplete actions:
 - a) A ROW in favour of the TVNZ site. (An accredited Agent has been engaged by LINZ to complete this action).
 - b) Title to Telecom site and ROW easements held in abeyance pending creation of the ROW easement in (1) above.
 - c) Creation of Rights of Way easements in favour of adjoining Conservation Sections.
 - d) Creation of Right to convey power in favour of Alpine Energy over the power supply as shown on SO 19578 affecting RS 41427 and the lease.
 - e) The works and surrender (of RS 41427) have been completed in accordance with the Land Improvement Agreement.
3. That the Commissioner or his delegate note the following matters:
 - a) An increase to the stock limitation in the lease was not noted in the documentation at the time boundary adjustments were completed in 1975.
 - b) The existence a gorse control programme to be completed by 31 December 2001 secured by Deed of Bond between the CCL and the lessee.

Signed by Agent:


Name: D. Ferguson
Opus International Consultants Limited

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

Name:
Date of Decision: / /

RELEASED UNDER THE OFFICIAL INFORMATION ACT

1. Details of Lease:

Lease Name: Mt Studholme.
 Location: Hunter Hills, 20 km west of Waimate.
 Lessee: Caberfeidh Farms Limited.
 Tenure: Pastoral lease pursuant to Section 66 and registered under Section 83 of the Land Act 1948.
 Term: 33 years from 1 July 1992 (Expires 30 June 2025).
 Annual Rent: \$1500.00.
 Rental Value: \$100,000.00.
 Date of Next Review: 1 July 2003.
 Land Registry Folio Ref: 11K/1308 (Canterbury Registry).
 Legal Description: Run 284, Parts Run 250 and Parts Run 3347 situated in Blocks V and IX Waimate and Blocks VII, VIII and XII Waihao Survey Districts
 Area: 1886.4191 hectares

2. File Search:

Files held by Agent (Knight Frank (NZ) Ltd) on behalf of LINZ:

File Reference	Volume	First Folio No.	Date	Last Folio No	Date
P079	1	169	23/04/46	356	11/06/65
P079	2	357	07/06/65	559	24/12/74
P079	3	558	18/11/74	686	08/05/81
8079	4	687	05/05/81	-	30/05/97
Pt079	5	-	23/12/94	-	12/06/98
Pt079	7	-	24/01/97	-	01/07/00
Pt79.01	1	1	11/06/97	3	28/08/98
Pt79.01	2	11	26/07/99	19	22/12/99
Pt79.03	-	-	30/04/99	-	23/07/99
Pt79.04	-	-	03/12/99	-	03/12/99

Files held by Agent (Opus International Consultants) on behalf of LINZ:

File Reference CON/50214/09/12700/A-ZNO-02
 Volume 1
 First Folio No. 1
 Date August 2000
 Last Folio No. -
 Date Current

Other relevant files held by LINZ:

File Reference	Volume	First Folio No.	Date	Last Folio No.	Date
8225/12/11-1-DCH	1		15/6/93	-	Current

3. Summary of Lease Document:

3.1 Terms of Lease

A 33 year term from 1 July 1992 at the Annual rental of \$1500 based on the Rental Value of \$100,000.

Stock Limitation in Lease

2835 sheep (including 1150 Breeding ewes) and 70 cattle (including 50 breeding cows).

The Stock limitation in the Lease is 2685 sheep (including 1100 breeding ewes) and 70 cattle (including 50 breeding cows). However an incorporation in 1969 increased this to 2835 sheep and 70 cattle. The documents do not record the adjustment to the stock limitation on incorporation.

Commencement date

1 July 1992.

The Memorandum of Renewal of Lease No. A60552/1 was registered on 13 July 1993.

Other Provisions

No other relevant provisions.

3.2 Area Adjustments

Area adjustments completed are historical.

3.3 Registered Interests

Easements

Right of Way over part of the lease created by Proclamation 759013 appurtenant to CT 8F/856 held by Television New Zealand (NZ Gazette 1969 p266 - 11.5158 hectares)

Transfer A307362.5 (registered 14 July 1997) created:

- 1) a telecommunication easement
- 2) right of way
- 3) an electricity easement

all in gross in favour of Vodafone New Zealand Limited by Transfer A 412600.1 (registered 28 June 1999).

Compensation Certificates

Compensation Certificate 853922 (registered 13 January 1972) secures an Agreement by the Crown (NZ Post Office) to take Part Run 284 (2787 m2) for a VHF site together with right of way over part of the land in GN 759013.

Compensation Certificate 53396/1 (registered 3 October 1975) secures an Agreement by the Crown (NZ Post Office) to take Part Run 284 (1765 m2) as an addition to the existing VHF site together with an easement for ROW over proposed access road and of the existing NZBC access right of way.

Land Improvement Agreement

Land Improvement Agreement 089421/1 registered 16 July 1976. (It appears that this could be discharged as actions completed).

Mortgages

A307362.6 to National Bank of New Zealand registered 28 June 1999.

3.4 Unregistered Interests

Recreation Permits

A search of available records did not reveal the existence of any Recreation permits.

Telecom site and access

Compensation Certificates 53396/1 and 853922 protected agreements made in 1971 and 1975 respectively taking land in the lease for a NZ Post Office (now Telecom) land mobile station together with the access created in the taking of land for TVNZ. Allocation to Telecom is not complete.

Easements

Right of Way Easements over the existing TVNZ access on the lease to Department of Conservation (RS 41427 and Reserve 4249.

Rights to convey power over H-I and J-K on SO 19578 in favour of Alpine Energy.

Radio Repeater Station - Central Radio Services

Central Radio Services has authority by letter from Landcorp dated 16 May 1990 to erect a small radio receiving and transmitting installation on the lease with access to be available via a formed track.

Agreement (Deed of Bond)

The lessee entered into an Agreement (Bond by Deed) with the Commissioner of Crown Lands dated 30 May 1997 subject to the payment of a \$10,000 bond to ensure gorse eradication is undertaken. .

Unregistered Mortgages /debts

None known.

A copy of the lease is attached as Appendix 1

4. Summarise any Government programmes approved for the lease:

A Land Improvement Agreement is registered as Document 089421/1 and secures a SWC Plan executed on 14 July 1976 between the then lessee, J.R. Innes, and the South Canterbury Catchment Board. The works included spelling of certain areas from grazing and retirement and surrender of 219 hectares following fencing and provision of off-site grazing. Surrender of the 219ha has been completed and the Agreement may require discharging.

This property was not, according to the file, part of any Rabbit and Land Management Plan.

5 Summary of Land Status Report:

A Land Status Report undertaken by Opus International Consultants on 29 November 1999 confirms the status of the land as Crown Land, leased pursuant to Section 66 of the Land Act 1948 and registered under Section 83 of the same Act.

The land is subject to the registered interests included in *Clause 3.3* above and Part IVA of the Conservation Act 1987 upon disposition.

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

The report noted the following issues:

- 1) The crown has acknowledged that it has a contingent liability to formalise by way of Easement the two gaps in the Right of Way created by Proclamation 759013 shown coloured blue on SO 10891 [areas 1-0-09 and 1-0-24 acres now shown as Areas D and F on SO 19578] and action is under way to formalise this.
- 2) Following legalisation of the "two gaps" in the ROW referred to above action will also be required to:
 - a. Formalise SOE Allocation T J40-2-CO to Telecom New Zealand (protected by Compensation Certificates 53396/1 and 853922) by registration of an application under Section 25 (1) of the State Owned Enterprises Act 1986 and the Rights of Way and Electric Power easements as shown on SO 19578.
 - b. Formalise the "two gaps" in the R.O.W. created by Transfer A307362.5 and A 412600.1 in favour of Vodafone New Zealand Limited as shown H and J on SO 19697.
- 3) It is noted that minor radio transmission facilities have been erected on Mt Studholme by other users and investigations should be undertaken with a view to legalisation of any use and occupancy of sites and access.

A copy of the Land Status Report is attached as Appendix 2.

6 Review of Topographical and Cadastral Data:

Both maps attached to the Land Status Report show there are no known huts, water races or historic sites on the property. The topographical map reveals the existence of:

- a) A TV repeater installation on Mt Studholme and a Telecom repeater installation on the ridge top lower down the range both serviced by road access.
- b) An airstrip near the track below the Telecom installation.

Legal Roads – formed and paper

The Land Status Report indicates that the original plan denoted the roads abutting the roads are legal by Crown Grant or Section 110A of the Public Works Act 1928.

Fenced boundaries vs Legal Boundaries

There would appear to some minor deviation on the northern boundary.

7 Details of any neighbouring Crown or Conservation land

Run 47B (Mt Cecil Pastoral lease) is situated on the northern boundary and is subject to Tenure Review.

RS's 36232, 40539 – 40542, 41039 and Part Reserve 3347 on the eastern boundary are held as stewardship land subject to Section 62 of the Conservation Act 1987 (Hooks Bush Conservation Area).

Part Reserves 2249 and 3347 on the south-eastern boundary are held as stewardship land subject to Section 62 of the Conservation Act 1987 (Hooks Bush Conservation Area).

RS 41427 (area surrendered from the lease in 1983) within the periphery of the lease is held as stewardship land subject to Section 62 of the Conservation Act 1987 (Mt Studholme Bush Conservation Area).

8 Summarise any uncompleted actions or potential liabilities

8.1 TVNZ site and Access –gaps in the ROW

Proclamation 759013 created a TVNZ site together with access within the Pastoral Lease boundaries. This however did not include access to two small areas of the Pastoral Lease in favour of TVNZ.

An Accredited Agent has been engaged by LINZ to formalise these two areas, D and F on SO 19578.

8.2 Telecom site and access

Title to a Telecom site recorded as Allocation T* J40*2* CO situated within the peripheral boundaries of the lease is in abeyance pending the registration of an easement over the two gaps in the ROW (shown D and F on SO 19578).

8.3 Easements to Conservation land

Although approval was granted in 1969 changing circumstances have meant that access to two adjoining conservation areas have not been legalised.

8.4 Power Supply Easements

No action has been taken to obtain an electrical easement over the lease (shown I-H and J-K on SO 19578) in favour of Alpine Energy. This services both the Telecom and TVNZ sites.

8.5 Agreement (Deed of Bond) – Gorse Control Programme

An Agreement requires an approved gorse eradication programme to be completed to the satisfaction of the Commissioner by 31 December 2001.

8.6 Land Improvement Agreement

Surrender has been completed (Area now defined as RS 41427 – area: 200.7900 ha) and held as stewardship land by Section 62 of the Conservation Act 1987. As a result the Agreement would appear to have lapsed or expired.

APPENDIX

1. **Copy of Lease document**
2. **Copy of Land Status Report**



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



R. W. Muir
Registrar-General
of Land

Search Copy

Identifier CB11K/1308
Land Registration District Canterbury
Date Registered 15 September 1972 12:00 am

Part-Cancelled

Prior References
CB529/97

Type	Lease under s83 Land Act 1948		
Area	1886.4191 hectares more or less	Term	33 years from 1 July 1959 and extended for 33 years commencing on 1.7.1992
Legal Description	Part Run 284, Part Run 250 and Part Run 3347		

Proprietors
Caberfeidh Farms Limited

Interests

Variation of the within Lease No. P79 - 24.7.1996 at 9.00 am

Subject to a right of way over parts (coloured orange on plan attached to Proclamation 759013) appurtenant to the land taken by Proclamation 759013 - 27.2.1969

89421.1 Land Improvement Agreement pursuant to Section 30 Soil Conservation and Rivers Control Act 1941 - 16.7.1976 at 9.28 am

A60552.1 Variation and extension of term of within Lease for 33 years commencing on 1.7.1992 - 13.7.1993 at 11.48 am

A307362.5 Transfer creating the following easements in gross - 14.7.1997 at 11.47 am

Type	Servient Tenement	Easement Area	Grantee	Statutory Restriction
Telecommunication	Part Run 284, Part Run 250 and Part Run 3347 - herein	A SO 19697	Vodafone New Zealand Limited	
Right of way	Part Run 284, Part Run 250 and Part Run 3347 - herein	DEFIKXYZHJ SO 19697	Vodafone New Zealand Limited	
Electricity	Part Run 284, Part Run 250 and Part Run 3347 - herein	CDG SO 19697	Vodafone New Zealand Limited	

A307362.6 Mortgage to The National Bank of New Zealand Limited - 14.7.1997 at 11.47 am

5033558.1 Transfer creating the following easements - 5.4.2001 at 9:01 am

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way	Part Run 284 and Part Run 250 and Part Run 3347 - herein	D & F SO 19578	Part Run 284 - CT CB8F/956	N/A

5339734.1 Gazette Notice (2002/3526) declares part Run 284 marked A on SO 19578 (4552m2) to be set apart for telecommunications purposes and is vested in Her Majesty the Queen - 11.9.2002 at 9:00 am. CT 53887 issued for the fee simple

Identifier

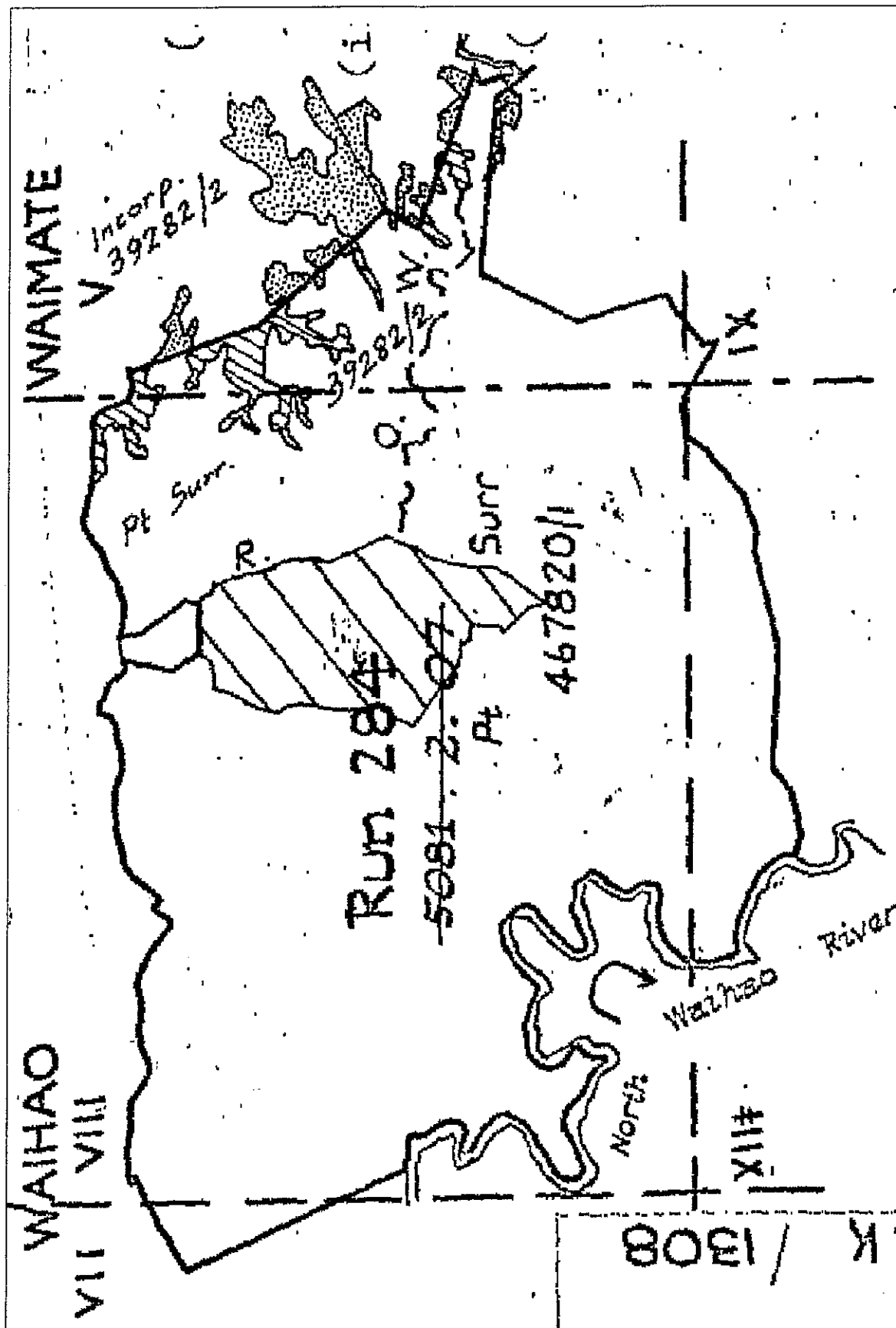
CB11K/1308

5339734.2 Gazette Notice (2002/3527) declares part Run 284 marked A on SO 19578 (4552m2) is acquired for telecommunications purposes and is vested the Her Majesty the Queen - 11.9.2002 at 9:00 am. CT 53886 issued for the Leasehold estate

Subject to a right of way over parts marked B, C, D, E, F and G and a right to convey electric power over parts marked H-I and J-K on SO 19578 created by Gazette Notice 5339734.2 - 11.9.2002 at 9:00 am

Identifier

CB11K/1308



Parent C/T: 529/07
N/C Order No. 881117
Lease No.

Not Registered under the Land Transfer Act 1952 -
Registered under Section 83 of the Land Act 1948

No. 11K / 1308

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT
PART CANCELLED
TO BE CONVERTED REGISTER

Registered Lease No.	Name of Lessor	Term of Lease	Lessor's Title:
Pastoral Lease P.79	Her Majesty the Queen	33 years from 1 July 1959 1992	Vol. 529 Folio 97

APPENDIX I

This Certificate dated the 15th day of September one thousand nine hundred and seventy two under the seal of the District Land Registrar of the Land Registration District of CANTERBURY

WITNESSETH that RONALD DEANS WELNE a Public Accountant and JOHN WILLIAM ROLLESTON a Solicitor, both of Timaru are

OBSOLETE

is scised of an estate of leasehold created by the lease particulars of which are set out above (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorials 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 5081 acres 2 roods 7 perches or thereabouts situated in Blocks V and IX of the Waimate Survey District and Blocks VII, VIII and XII of the Waihao Survey District, being Run 284



M. W. Rolleston
Assistant Land Registrar

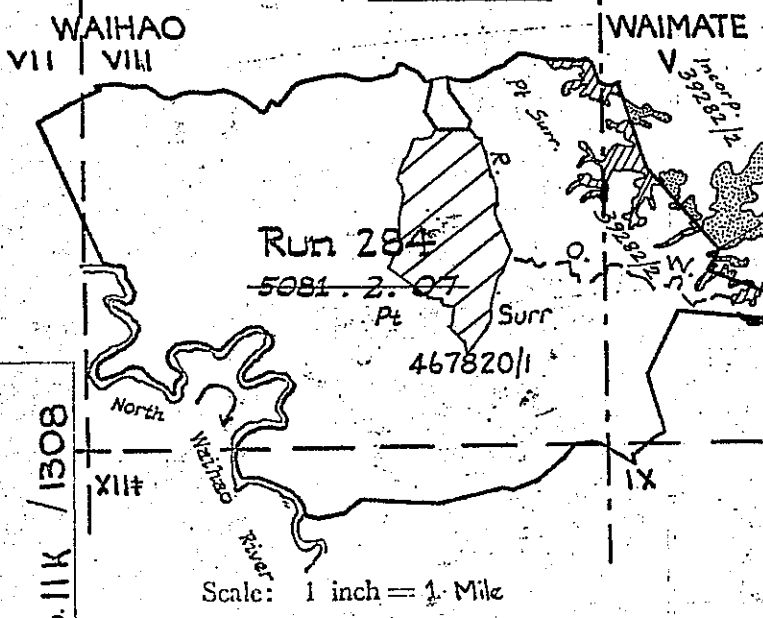
Area: 5081.2.07
 Metric Area: 2056.4277 ha.
 Add Incorporation 80.4561 ha
 39282/2 2136.8838 ha
 Less Pt Surrender 49.6747 ha
 39282/2 2087.2091 ha

Less Pt Surrender 200.7900 ha
 467820/1 1886.4191 ha

subject to:-

- (i) Right of Way over parts (coloured orange on plan attached to Proclamation 759013) appurtenant to the land taken by the said Proclamation
- (ii) Mortgage 716508 to Helen Moana Timaru Limited 25/7/1967 at 2.40 p.m.
- (iii) Mortgage 716509 to George Rhodes Limited 11/10/1967 at 9.40 a.m.
- (iv) Mortgage 869234 to John William Rolleston Nominees Limited - 1/6/1972 at 2.00 p.m.

CHARGED
23 JUL 1980
M. W. Rolleston
A.L.R.



= OVER =

No. 11K / 1308

Mortgage 908453/9 to Topp Rolleston Nominees Limited - 11.7.1990 at 11.45am

10/11/93
J. S. S.
for A.L.R.

A307362.4 Transfer in exercise of power of sale in Mortgage A249174/7 to Caberfeidh Farms Limited

Transfer A39347/1 of a share to Carolyn Frances Innes of Wallace, Married Woman - 26.2.1993 at 11.45am

DISCHARGED
OBSOLETE

Subject to a telecommunication easement marked 'A' on S.O. 19697, a right of way marked 'D', 'E', 'F', 'I', 'K', 'X', 'Y', 'Z', 'H' and 'J' on S.O.19697 and an electricity easement marked 'C', 'D' and 'G' on S.O.19697 all in gross in favour of BellSouth Asia/Pacific Enterprises, Inc, BellSouth New Zealand Limited, BellSouth New Zealand Holdings Limited and ST Cellular (NZ) Pte. Limited created by Transfer A307362.5

No.A60552/1 Variation and Extension of term of within Lease for 33 years commencing on 1.7.1992 - 13.7.1993 at 11.48am

[Signature]
for A.L.R.

A307362.6 Mortgage to The National Bank of New Zealand Limited

all 14.7.1997 at 11.47

Mortgage A60552/3 to Topp Rolleston Nominees Limited - 27/7/93 at 11.48am

DISCHARGED
OBSOLETE

[Signature]
for DLR

No. A238245/1 presented for registration 20.5.1996 and withdrawn 21.5.1996

OBSOLETE

A412600.1 Transfer of the easements contained in Transfer A307362.5 to Vodafone New Zealand Limited - 28.6.1999 at 9.00

[Signature]
for RGL

Transfer A249174/3 to Omahau Holdings Limited at Christchurch 24.7.1996 at 9.00am

OBSOLETE

BALANCE REMAINING
AREA: 1886.4191 ha
DESCRIPTION: pt Run 284 pts
Run 250 and pts Run 3347

Variation of Lease No. P79 - 24.7.1996 at 9.00am

[Signature]
for A.L.R.

Mortgage A249174/7 to Lake Investments Limited and Gordon Marketing Limited - 24.7.1996 at 9.00am

Exercised by
for A.L.R.

Mortgage A256161/1 to Queen Charlotte Nominees Limited - 3.9.1996 at 9.48am

Exercised by
for A.L.R.

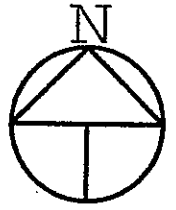
CAVEAT A256161/2 BY BELLSOUTH ASIA/PACIFIC ENTERPRISES, INC, BELLSOUTH NEW ZEALAND LIMITED, BELLSOUTH NEW ZEALAND HOLDINGS LIMITED and ST CELLULAR (NZ) PTE LTD - 3.9.1996 at 9.18am

WITHDRAWN

CAVEAT A300774/1 BY CABERFEIDH FARMS LIMITED - 4.6.1997 at 3.14pm

WITHDRAWN
OBSOLETE

for A.L.R.



Pt Run 284
11.5158 ha
(See Report 3
of 3)

RS 41427
200.7900 ha
(See Report 2
of 3)

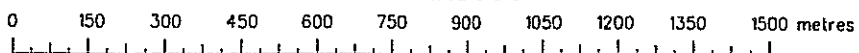
Pt Run 284

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

Version	1	2	3	4	5
Canterbury Land District	Sheet 2 of 2				
Topographic Map 260 - J40	Date 29/10/99				

Mt Studholme

Scale 1:15000



**Property 1 of 3
Land Status Report**

Project Number : G 002 - 53SR - 006 YC

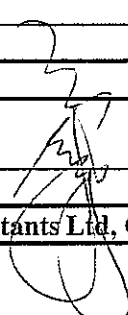
This report has been prepared on the instruction of Land Information New Zealand in terms of Contract No : 50176 dated 23 September 1999 and is undertaken for the purposes of the Crown Pastoral Land Act 1998.

LAND STATUS REPORT for Mt Studholme				LIPS Ref 12700
Property	1	of	3	

Land District	Canterbury
Legal Description	Part Run 284, Parts Run 250 and Parts Reserve 3347 situated in Blocks V and IX Waimate and Blocks VII, VIII and XII Waihao Survey Districts.
Area	1886.4191 hectares.
Status	Crown land subject to the Land Act 1948.
Instrument of title /lease	Balance Pastoral Lease 11K/1308 pursuant to Section 66 and registered under Section 83 of the Land Act 1948.
Encumbrances	Subject to: 1. Right of Way over parts (coloured orange on S.O.10891 attached to Proc. 759013) appurtenant to CT 8F/956. 2. Compensation Certificate No. 53396/1 pursuant to Section 17 of the Public Works Act 1948. 3. Land Improvement Agreement No. 89421/1 under the provisions of Section 30 of the Soil Conservation and Rivers Control Act 1941. 4. Compensation Certificate No. 853922 pursuant to Section 17 of the Public Works Amendment Act 1948. 5. Transfer A307362.5 creating a telecommunication easement marked 'A' on SO 19697, a right of way marked 'D', 'E', 'F', 'I', 'K', 'X', 'Y', 'Z', 'H' and 'J' on SO 19697 and an electricity easement marked 'C' and 'D' and 'G' on SO 19697 all in gross in favour of Vodafone New Zealand Limited by Transfer A 412600.1. 6. Part IVA of the Conservation Act 1998 upon disposition.
Mineral Ownership	Mines and minerals are owned by the Crown because the land has never been alienated from the Crown since its acquisition in 1848 for settlement purposes from the former Maori owners under the Kemps Purchase.
Statute	Land Act 1948 and Crown Pastoral Land Act 1998.

Data Correct as at	29 November 1999
[Certification Attached]	Yes

Prepared by	Don McGregor
Crown Accredited Agent	Opus International Consultants Ltd, CHRISTCHURCH



Notes : This information does not affect the status of the land but was identified as possibly requiring further investigation at the due diligence stage : See Crown Pastoral Standard 6 paragraph 6.

1. The Crown has acknowledged that it has a contingent liability to formalise by way of Easement the "two gaps" in the R.O.W. created by Proclamation 759013 shown coloured blue on SO 10891 [Areas 1-0-69 and 1-0-24 acres (now shown as D and F on SO 19578)] and action is underway to formalise this.
2. Following legalisation of the "two gaps" in the R.O.W. referred to above action will also be required to:
 - (a) Formalise SOE Allocation T J40-2-CØ to Telecom NZ (protected by Compensation Certificates 53396/1 and 853922) by registration of an application under Section 25(1) of the State Owned Enterprises Act 1986 and the Rights of Way and Electric Power easements as shown on SO 19578.
 - (b) Formalise the "two gaps" in the R.O.W. created by Transfer A307362.5 and A 412600.1 in favour of Vodafone New Zealand Limited as shown H and J on SO 19697.
3. It is noted that minor radio transmission facilities have been erected on Mt Studholme by other users and investigations should be undertaken with a view to legalisation of any use and occupancy of sites and access.

LAND STATUS REPORT for Mt Studholme Station

LIPS Ref 12700

Property 1 of 3

Research Data: *Some Items may be not applicable*

SDI Print Obtained	Yes
NZMS 261 Ref	J40
Local Authority	Waimate District Council
Crown Acquisition Map	N.A.
SO Plan	<p>SO 6194 – (approved 15/8/1928) – Plan of Proposed Exchange (Pt Res 3347 and Pt Run 48)</p> <p>SO 6195 – (approved 15/8/1928) – Plan of subdivision of runs 48, 49 and 50.</p> <p>SO's 10891 and 10892 – (approved 31/10/1967) – Plans of land to be taken for TV station site (Mt Studholme) and Proposed Right of Way.</p> <p>SO 11648 – (approved 17/7/1971) – Plan of Res 3035, Parts Res 3347, Part Runs 250 and 254, RS 17921 Road to be closed and proposed ROW.</p> <p>SO 19040 – (approved 26/7/1993) – Plan of Waterways in Pastoral Lease along which Section 24 Conservation Act 1987 applies.</p> <p>SO 19578 – (approved 15/4/1996) – Plan of Pts Run 284 Pts R3347 and Proposed Easements over RS 41427 and Part Run 284.</p> <p>SO 19697 – (approved 31/1/1947) – Proposed easements over Part Run 284 and Part Reserve 3347.</p>
Relevant Gazette Notices	<p>N.Z. Gazette 1898 p.1457 set apart Reserve 3347 for State Forest Purposes.</p> <p>N.Z. Gazette 1969 p 266 registered as Proclamation 759013 (Land and Easement taken for Broadcasting purposes).</p>
CT Ref / Lease Ref	Balance Pastoral Lease 11K/1308 pursuant to Section 66 and registered under Section 83 of the Land Act 1948.
Legalisation Cards	SO 19578 – Action incomplete to confer on Telecom ownership of its site under Section 25(1) SOE Act 1986 and formalise proposed R.O.W. and Electric Power Easements.
CLR	Confirms Pastoral Lease tenure.
Allocation Maps (if applicable)	No allocations to DOC or SOE's. Extracts of DOC (SO 17109) and SOE (SO 17066) allocation maps attached. Land locked RS 41427 allocated - (refer Property 2 of 3).
VNZ Ref - if known	VR 25140/15300
Crown Grant Maps	NA

No Mangrove strip assessment

Research – continued

If Crown land – Check Irrigation Maps.	N.A.
Mining Maps	N.A.
<p>If Road</p> <p>a) Is it created on a Block Plan – Section 43(1)(d) Transit NZ Act 1989</p> <p>b) By Proc</p> <p>c) Gazette Ref</p>	<p>a) SO Plan 6195 – The original plan sighted denoted the roads abutting the roads as burnt sienna and therefore legal by Crown Grant or Section 110A of the Public Works Act 1928 (now Section 43(1) of the Transit Act 1989).</p> <p>b) Proc Plan N.A.</p> <p>a) Gazette Ref. N.A.</p>
<p>Other Relevant Information</p> <p>a) Concessions - Advice from DOC or Knight Frank</p> <p>b) Subject to any provisions of the Ngai Tahu Claims Settlement Act 1998</p> <p>c) Mineral Ownership</p>	<p>a) No current concessions. DOC advise area (RS 41427) held as stewardship land under Section 62 of the Conservation Act 1987. See Property 2 of 3. Existence of concessions administered by Knight Frank not determined.</p> <p>b) Searched. N.A.</p> <p>c) Either</p> <p><input type="checkbox"/> 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 Purchase.</p> <p>Parts Reserve 3347, set apart State Forest by N.Z. Gazette 1898 p.1457 and the subject of exchanges with Mt Studholme, was formerly Part of original Run 48 (now Pts Run 250 and 284) and has also never been alienated from the Crown.</p> <p><input type="checkbox"/> Contained in [provide evidence].</p>
d) Other Info	b) N.A.

**Property 2 of 3
Land Status Report**

Project Number : G 002 - 53SR - 006 YC

This report has been prepared on the instruction of Land Information New Zealand in terms of Contract No : 50176 dated 23 September 1999 and is undertaken for the purposes of the Crown Pastoral Land Act 1998.

LAND STATUS REPORT for Mt Studholme		LIPS Ref 12700	
Property	2	of	3

Land District	Canterbury
Legal Description	RS 41427 situated in Block VIII Waihao Survey District.
Area	200.7900 hectares.
Status	Stewardship land held subject to Section 62 of the Conservation Act 1987.
Instrument of title / lease	No instrument.
Encumbrances	Subject to: 1. Right of Way shown A, B, C, D, E and F created by Proc. 759013. 2. Part IVA of the Conservation Act 1987.
Mineral Ownership	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 Purchase.
Statute	Conservation Act 1987.

Prepared by	Don McGregor
Crown Accredited Agent	Opus International Consultants Ltd, CHRISTCHURCH

Notes:	SO 19578 shows proposed easement Rights to convey electric power to the Telecom installation on Mt Studholme including over RS 41427 as shown I -J. This easement should be created following issue of title to Telecom.
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LAND STATUS REPORT for Mt Studholme Station		LIPS Ref 12700
Property	2	of 3

Research Data: *Some Items may be not applicable*

SDI Print Obtained	No
NZMS 261 Ref	J40
Local Authority	Waimate District Council
Crown Acquisition Map	N.A.
SO Plan	SO 15698(2 Sheets) – (approved 16/4/1982) - Plan of RS 41427.
Relevant Gazette Notices	N.A.
CT Ref / Lease Ref	No instrument. This area was surrendered from Pastoral Lease 11K/1308 by Document 467820/1.
Legalisation Cards	N.A.
CLR	N.A.
Allocation Maps (if applicable)	Allocated to DOC by J40-8 shown on the extract of SO 17109 contained in report for Property 1 of 3.
VNZ Ref - if known	Not known.
Crown Grant Maps	NA
If subject land Marginal Strip:	
a) Type [Sec 24(9) or Sec 58]	a) N.A.
b) Date Created	b) N.A.
c) Plan Reference	c) N.A.

LAND STATUS REPORT for Mt Studholme Station

LIPS Ref 12700

Property 2 of 3

Research – continued

If Crown land – Check Irrigation Maps.	N.A.
Mining Maps	N.A.
<p>If Road</p> <p>a) Is it created on a Block Plan – Section 43(1)(d) Transit NZ Act 1989</p> <p>b) By Proc</p> <p>Gazette Ref</p>	<p>a) SO Plan N.A.</p> <p>b) Proc Plan N.A.</p> <p>a) Gazette Ref. N.A.</p>
<p>Other Relevant Information</p> <p>a) Concessions - Advice from DOC or Knight Frank</p> <p>b) Subject to any provisions of the Ngai Tahu Claims Settlement Act 1998</p> <p>c) Mineral Ownership</p>	<p>a) DOC has advised this area (RS 41427) is held as stewardship land under Section 62 of the Conservation Act 1987. See Property 2 of 3.</p> <p>b) N.A.</p> <p>c) Either</p> <p><input type="checkbox"/> 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 Purchase.</p> <p><input type="checkbox"/> Contained in [provide evidence].</p>
d) Other Info	b) N.A.

Project Number : G 002 – 53SR – 006 YC

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LAND STATUS REPORT for Mt Studholme				LIPS Ref 12700
Property	3	of	3	

Land District	Canterbury
Legal Description	Part Run 284, situated in Block VIII, Waihao Survey District.
Area	11.5158 hectares.
Status	Freehold land held by Television New Zealand Limited.
Instrument of title / lease	CT 8F/956.
Cumbrances	Subject to: 1. Appurtenant Right of Way over Part Run 284 (CT 11K/1308) coloured orange on the plan attached to Proclamation 759013 taken by Proclamation 759013. 2. Section 8 of the Atomic Energy Act 1945. 3. Part IVA of the Conservation Act 1987. 4. Section 11 of the Crown Minerals Act 1991.
Mineral Ownership	N.A.
Statute	State Owned Enterprises Act 1986.

Prepared by	Don McGregor
Crown Accredited Agent	Opus International Consultants Ltd, CHRISTCHURCH

Notes :	<ol style="list-style-type: none"> There are two "gaps" in the Right of Way created by Proclamation 759013 shown coloured blue on SO 10891 (areas 1-0-09 acres and 1-0-24 acres) as a result of an uncompleted Crown action. The Crown has the legalisation of this outstanding action underway. This is protected by Compensation Certificate 853922 (over Mt Studholme) pursuant to Section 17 of the Public Works Amendment Act 1948. The interests of the other ROW users, including Telecom NZ, will need to be formalised following resolution of the above outstanding issue. Refer to "Notes" in Property 1 of 3.
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LAND STATUS REPORT for Mt Studholme Station		LIPS Ref 12700
Property	3	of 3

Research Data: *Some Items may be not applicable*

SDI Print Obtained	No
NZMS 261 Ref	J40
Local Authority	Waimate District Council
Crown Acquisition Map	N.A.
SO Plan	SO 10891 and SO 10892 – (approved 31/10/1967) Plan of land to be taken for TV Station site (Mt Studholme) and Proposed Right of Way.
Relevant Gazette Notices	Proc. 759013 (NZ Gazette 1969 p266).
CT Ref / Lease Ref	CT 8F/956
Legalisation Cards	N.A.
CLR	N.A.
Allocation Maps (if applicable)	N.A.
VNZ Ref - if known	Not known.
Crown Grant Maps	NA
If subject land Marginal Strip:	
a) Type [Sec 24(9) or Sec 58]	a) N.A.
b) Date Created	b) N.A.
c) Plan Reference	c) N.A.